



CYNGOR SIR  
YNNYS MON  
ISLE OF ANGLESEY  
COUNTY COUNCIL



## Background

This is one of a range of emerging papers prepared to offer more detailed information and explain the approach of the plan to different topics and issues affecting the Joint Local Development Plan Area. This paper will look specifically at the different housing growth and spatial distribution options that have been considered. The paper will be developed as the preparation of the Deposit Plan (which will be the full Plan) proceeds and a final version will be published at the Deposit stage.

The Preferred Strategy document is the **first statutory stage** of the Joint Local Development Plan (JLDP). The JLDP shapes the future growth of communities in the Joint Local Development Plan Area and will set out the policies and land allocations against which planning applications will be assessed.

The Preferred Strategy version of the Plan is also an important opportunity to comment on the strategies that will shape the final Deposit Plan. The Deposit Plan is the **second statutory stage** of the plan and will allow a further period of formal public consultation. The Deposit Plan will be submitted to the Welsh Government, which will appoint an independent inspector to assess the soundness of the Plan in the Examination in Public. If the inspector considers the Plan to be sound it will be recommended for adoption. When adopted the JLDP will supersede the Gwynedd Unitary Development Plan (2009) for the Gwynedd Local Planning Authority Area, and the Gwynedd Structure Plan (1993) and Ynys Môn Local Plan (1996) for the Ynys Môn Local Planning Authority.

This topic paper can be read in isolation or in conjunction with the other Topic Papers and Background Papers that have been prepared to give a full picture the Joint Local Development Plan Area

If you have any comments on this Topic Paper, they can be submitted by email to [planningpolicy@gwynedd.gov.uk](mailto:planningpolicy@gwynedd.gov.uk). or in writing to:

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Comments should be structured in that they:

- (i) clearly state which document and which part of that document e.g. paragraph, figure or map, that they relate to;
- (ii) Specify the change required; and
- (iii) Provide justification for this change.

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### 1 Introduction

- 1.1 Legislation requires that the contents of a Local Planning Authority's development plan should be founded on a thorough understanding of the needs of its area and the opportunities and constraints which operate within that area. The adopted development plan will set out a long term (15 years) strategy for the spatial development of the Plan area. It should be flexible, deliverable and capable of being monitored over its life and able to respond to changing circumstances. The development plan needs to set out what types of new development will take place in the Plan area, how much development will take place, where it will take place (broadly initially and then in more detail), and when and how it will be delivered. A key element of this is therefore the amount and location of new homes in the Plan area and to ensure that this reflects the aspirations that the community has for the future of the Plan area and is consistent with the evidence.
- 1.2 Therefore, the first stage in the Councils' preparation of the Joint Local Development Plan has been to gather evidence about the Plan area. This has included:
  - preparing up-to-date information on key aspects of the social, economic and environmental characteristics of its area;
  - preparing a number of studies on a variety of topics including affordable housing viability, employment, retail.
- 1.3 The evidence gathering and analysis will continue until the Joint LDP is submitted to the Government for examination by the Planning Inspectorate.
- 1.4 There is no 'established' methodology for identifying a housing provision figure to be agreed for inclusion in the Joint LDP. Rather it is a matter of taking into account what should be considered, using the best evidence available, in order to contribute to informed discussions amongst the decision-takers, and to explain the process and the choice to all interested parties. The Preferred Strategy document presents the broad housing growth level for public consultation purposes based on an analysis of relevant evidence, which includes the views of communities and other stakeholders.
- 1.5 The final Strategy will be presented in the Deposit Plan, following consideration of representations received during public consultation about the Preferred Strategy, new information and collaborative detailed analysis of existing information, for example:
  - Welsh Government's 2011 based population and household projections due out late Summer/ early Autumn 2013;

- The nuclear new build project at Wylfa, Anglesey and other major infrastructure projects;
  - Economic viability of the Joint LDP, i.e. the Plan policies will be viable for the sufficient number of sites upon which the plan relies in order to fulfill its objectively assessed needs. Viability assessment of the Plan will involve the assessment of, for example:
    - Availability of critical infrastructure and the cost of filling any gaps in provision;
    - Constraints to development;
    - Site availability.
  - The spatial implications of the Councils' plans, programmes and strategies, e.g. schools reorganization plans
- 1.6 An analysis of the above and other relevant topic based evidence will enable the Councils to refine and focus policies and develop detailed proposals for the Deposit Plan.
- 1.7 Section 2 of this Topic Paper will briefly describe the links between the Joint LDP and some of the other plans and strategies that will influence the area's development. Section 3 refers to the impact assessments that influence the Joint LDP's contents, whilst Section 4 provides information about the various factors that require consideration to determine the right level of growth and distribution. Various housing growth and spatial distribution options are assessed in Sections 5 and 6, respectively. Section 7 summarises the draws conclusions.

## 2 Housing growth and distribution - links to other strategies and plans

- 2.1 Within Anglesey and the Gwynedd Local Planning Authority area there are significant opportunities to strengthen the environmental, social and economic well-being of the Plan area. In order to do this both local planning authority areas must be well placed to meet current and future demands for housing and employment, whilst safeguarding and enhancing their rich environmental assets and ensuring that sustainable development is achieved. To achieve this, a number of documents have been produced which identify the key priorities, objectives, and outcomes for the counties. More detailed information is provided about these plans and strategies in Topic Paper 2: Plans and Strategies (May 2013).
- 2.2 Each Council's Strategic Plan sets out what the Councils will achieve between now and 2015 (Anglesey) and 2017 (Gwynedd). They set the foundations to make the Councils as efficient as possible and equipped for the future. The visions are as follows:

### Anglesey Business Plan 2011 – 2015

**“To be a well-run County Council, delivering consistent service to our citizens whilst providing value for money”**, which is supported by a series of high level outcomes:

- Anglesey has a thriving and prosperous rural economy
- People in Anglesey achieve their full potential
- People in Anglesey are healthy and safe
- People in Anglesey enjoy, protect and enhance their built and natural environment for future generations
- People in Anglesey will be proud of their Council

### Gwynedd Strategic Plan 2013 - 2017

**“Supporting the people of Gwynedd to thrive in difficult times”** which is supported by a series of thematic visions:

- Supporting all children and young people to live fulfilled lives
- Inspiring the people of Gwynedd to live healthy lives
- Supporting vulnerable children and people to live fulfilled lives
- Improving opportunities for the people of Gwynedd to live, work and succeed locally
- Promoting a suitable supply of homes for people in Gwynedd
- Promoting a safe and sustainable environment, with convenient connections
- Working together to create a confident and Welsh future

- Reducing the impact of deprivation on the people of Gwynedd
- The people of Gwynedd central to everything the Council does

2.3 The Single Integrated Plans, prepared by the Councils and their partners, that cover the Plan area provide a clear picture of what sort of place the Councils and their partners want each county to become. A recently formed Joint Anglesey and Gwynedd Local Services Board will review each Single Integrated Plan during 2013 – 14 to prepare an Anglesey and Gwynedd Single Integrated Plan.

### Anglesey Single Integrated Plan (2012 - 2025):

- Supporting people and communities to improve quality of life
- Protecting and enhancing the natural and built environment
- Maximising work opportunities with high quality education and skills

### Gwynedd Single Integrated Plan (2012 - 2017)

Gwynedd Together outcomes are:

- An area where the economy is thriving
- An area with a sustainable environment
- An area where children and young people succeed
- An exciting area to live in with vibrant communities
- An area with good health and the best care in the community

2.4 Delivery of the Joint Local Development Plan will be one of the ways in which the Business/ Strategic Plans and the Single Integrated Plans' visions and priorities will be met.

2.5 In November 2011, the Councils produced an engagement document to help inform the production of the Joint LDP Preferred Strategy. The document provided an opportunity for people, groups and organisations to have their say on the Joint LDP's vision, objectives, possible level and location of housing growth across the Plan area. The consultation document considered the current Single Integrated Plans' visions and priorities and a long term land use planning vision for the Plan area was established. A set of objectives flow from the vision. The vision and the objectives related to this Topic Paper set out in the Preferred Strategy document read as follows:

By 2026, Anglesey and Gwynedd will be recognised for their vibrant and prosperous communities that celebrate their unique culture, heritage and environment and will be a place of choice.

This means that the Joint Local Development Plan area will be one:

- where the housing needs of local communities in the area are better addressed in terms of supply, type, quality, energy efficiency, location and affordability
- where its residents and businesses are able to grasp new economic opportunities in order to thrive and prosper
- which boasts an appropriately skilled workforce and has a varied, well connected, sustainable and broad economic base that makes the best use of local strengths and opportunities where the benefits deriving from them are kept local
- that is home to vibrant networks of inclusive communities where residents enjoy good health and well-being
- where the Welsh language is an integral part of communities
- which adapts and responds positively to the challenges of climate change
- where the unique character of its built and cultural heritage, its countryside and landscape, and its environment is valued, protected and enhanced
- where people want to live, work and visit

Some of the proposed strategic objectives:

- |     |   |
|-----|---|
| SO1 | ensure an adequate and appropriate range of housing sites is available in sustainable locations,  |
| SO2 | enable a balanced housing supply ensuring that all housing is of good quality, affordable, covers a range of types and tenures to meet the housing requirements of all sections of the population |
| SO3 | secure a stable and balanced population within communities  |
| SO4 | make provision for changing educational and social services environment   |
| SO5 | ensure that settlements are sustainable, accessible and meet the range of needs of their communities  |

2.6 The vision and objectives are at the centre of the Joint LDP and inform the selection of the Preferred Housing Growth and Distribution Options and the development of the Strategic Policies.

### 3 Informing the Preferred Strategy's development

#### Sustainability Appraisal and Strategic Environmental Assessment (SA/SEA)

- 3.1 Sustainability appraisal is a tool that helps in the achievement of sustainable development, through appraising the social, environmental and economic effects of a plan from the outset. It is integral to the plan making process. It performs a key role in providing a sound evidence base for planning documents and forms an integrated part of the Local Development Plan process.
- 3.2 Sustainability appraisal became mandatory for development plans under the Planning and Compulsory Purchase Act 2004. It incorporates an environmental assessment in accordance with the requirements of European Directive 2001/42/EC, which is commonly known as the Strategic Environmental Assessment (SEA) directive.
- 3.3 The options (identified within section 4 and assessed in section 5 and 6 of this Topic Paper) for addressing challenges associated with identifying the right number of homes and spatial distribution required in the Plan area during the Plan period have been tested against the Sustainability Appraisal (SA) Framework. Detailed information about the Framework is included in the Preliminary SA Report, which can be viewed in public local libraries, main Council offices and on the Council's website [www.gwynedd.gov.uk/ldp](http://www.gwynedd.gov.uk/ldp) or [www.anglesey.gov.uk/ldp](http://www.anglesey.gov.uk/ldp)

#### Habitat Regulations Assessment (HRA)

- 3.4 The Councils are required under Articles 6 (3) and (4) of the Habitats Directive to assess the potential effects of their policies on European Sites which lie within and outside the Plan area. European sites are a part of the planning process. Where appropriate, proposals and policies within the Joint LDP will undergo HRA assessment. The HRA Screening Report can be viewed in the Town Hall, Bangor and on the Council's website [www.gwynedd.gov.uk/ldp](http://www.gwynedd.gov.uk/ldp) or [www.anglesey.gov.uk/ldp](http://www.anglesey.gov.uk/ldp)

#### 4 How many homes should we plan for up to 2026?

##### Why do we need more homes?

- 4.1 There are a number of factors which affect the requirement for new homes. These include the creation of new households, in and out migration, employment and economic factors, and changes to groups with specific accommodation needs.
- 4.2 The provision of new homes helps to meet some of the social and economic aspirations held by the community and other stakeholders in the Plan area, and will have a positive contribution to the following (not listed in any particular order):
- to provide a supply of affordable new homes
  - to provide a mix of housing size and tenures to retain existing households
  - to provide a housing mix and workforce which will support the local economy including the need to retain and attract an appropriately skilled workforce
  - to enable regeneration of the existing housing stock and contributing to renewal schemes
  - to accommodate the needs of new households in the Plan area
  - to deliver more energy efficient housing
  - to reflect the fact that the population is ageing, and that the majority of older people would like to stay in their own homes or in the same locality
  - to reflect the trend for smaller households due to changed family patterns and longer life expectancies
  - to help deliver improvements to health and wellbeing through improved housing quality and choice
  - to support the regeneration of town centres
- 4.3 In addition, the delivery of new homes in the Plan area will also help to meet the objectives of each Council's Strategic Plan, the Single Integrated Plans (referred to in section 2 above), Local Housing Strategy, and others which are relevant to this Topic Paper. More detailed information is provided about these plans and strategies in Topic Paper 2: Plans and Strategies (May 2013).

- 4.4 Having access to affordable, quality homes therefore is important for social and economic wellbeing and the health of children and families. It can also play an important role in promoting economic growth; low rates of house building lead to a restriction of labour mobility which can, as a result, constrain productivity. The Plan area needs to respond to increasing demand and the need to supply a responsive housing stock. The foundation of policy lies in the concept of sustainable development and the creation of communities where people want to live and work. Sustainable design is also becoming more important because the way our homes are built and managed determines the impact we have on the environment.
- 4.5 This section provides a summary of evidence reviewed and a snapshot of the Plan area in terms of housing, outlining key characteristics, trends, issues and opportunities. It also gives an overview of the infrastructure, climate change considerations. More detailed demographic information is provided in Topic Paper 3: Population and Housing (May 2013).

### National policy guidance

- 4.6 Planning Policy Wales Edition 5 – November 2012 (PPW) at paragraph 9.2.2 states that the latest Welsh Government household projections should form the **starting point** for assessing household requirements. Household projections are trend-based and indicate the number of additional households that would form if recent demographic trends continue. The Welsh Government in a letter dated 11th June 2009 (attached as Appendix 1), clarifies that the WG Household Projections ‘...are based on past trends and are not forecasts of the future number of households. It is for local planning authorities to consider the appropriateness of the projections for their area, based upon all sources of local evidence...’
- 4.7 This is further confirmed in: ‘Household Projections for Wales (2008- based) – Summary Report – Welsh Government 2010, which explains that the household projections provide estimates of the future number of households and are based on assumptions about future population growth and household composition and size. It states: ‘*The assumptions are based on past trends and the projections only indicate what may happen should recent trends continue .....Household projections are **not** forecasts of number of dwellings or houses. Instead they provide an indication of future **demand** for housing based on recent trends.*’
- 4.8 It is therefore clear from the two documents referred to above, local authorities and decision makers should consider carefully and critically the national projections before using them as a basis for establishing a housing land requirement. Firstly, it may be that actual population data are made available that may lead to questions about the projections, which are based on previous trends. Secondly, as PPW advises, individual planning

authorities should consider whether the national population projections remain appropriate for their particular area.

#### 4.9 PPW in paragraph 9.2.2 offers the following advice:

“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 Welsh 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. In estimating housing requirements local planning authorities should integrate the provisions of their local housing strategies with the relevant provisions of their development plans.”

#### 4.10 The factors included in 9.2.1 PPW are as follows:

- *People , Places, Futures - The Wales Spatial Plan;*
- *Statutory Code of Practice on Racial Equality in Housing - Wales;*
- the Welsh Government’s latest household projections;
- local housing strategies;
- community strategies;
- local housing requirements (needs and demands);
- the needs of the local and national economy;
- social considerations (including unmet need);
- the capacity of an area in terms of social, environmental and cultural factors (including consideration of the Welsh language) to accommodate more housing;
- the environmental implications, including sustainable building standards, energy consumption, greenhouse gas emissions and flood risk;
- the capacity of the existing or planned infrastructure; and
- the need to tackle the causes and consequences of climate change.

4.11 Paragraph 4.23 below provides information about the latest Welsh Government projections. Section 5 in the Topic Paper sets out how the Councils have considered the 2008 based projections, which was presented as **Option T2** in the November 2011 engagement document.

### Needs evidence

4.12 At the time of developing the Joint LDP growth strategy, consideration was given to the following sources of information.

#### Economic led housing requirements

- 4.13 Economic changes are a key driver affecting housing demand and household formation rates. Therefore, it is reasonable to try to relate the possible level of housing provision to the possible economic potential for the Plan area. Both Councils are very 'pro business', and try to ensure that all of their communities benefit from economic prosperity. They recognise the need to at least maintain and increase the level of employment in the area and improve the quality of employment locally to provide all sections of the community with the opportunities which match their skills and aspirations. This will require new investment to off-set the inevitable decline of some local employers; develop the skills base to ensure existing and prospective employers can access a high quality labour pool; and assist traditional sectors and attract new sectors and niches to take advantage of the strengths and opportunities that the area possesses.
- 4.14 The onset of the recession in 2007 and 2008 has led to a continued overall decline in jobs in the Plan area. This is the longest recession since quarterly figures were recorded in 1955. Both Councils and the Welsh Government are promoting plans, strategies and initiatives to respond to the situation, e.g. Anglesey Energy Island Programme (a response by the Isle of Anglesey County Council and its partners to a number of job losses and severe economic and social effects), Enterprise Zones. Nonetheless, the economic situation will continue to be difficult as government spending cuts, including in health and education take affect. We continue to be in uncertain times. The effects of the current economic recession, particularly its effect on the local housing market, were identified in the November 2011 engagement document as a key driver for change. Economic change has implications for housing needs and the supporting infrastructure of community services, transport and so on.
- 4.15 A number of economic scenarios were explored as part of, for example, the North West Wales Labour Market Study (2011) and the Anglesey and Gwynedd Employment Land Review (2011) and by the Anglesey Energy Island Programme. The economic scenarios anticipate a net decline in jobs (-800) and net increases of between 2,100 to 3,400 additional jobs by 2025. The upper range assumes a 'golden scenario' in that the new nuclear build project at Wylfa is developed and maximum benefit is gained from other Energy Island Programme initiatives and other strategies. Further information about the different scenarios is included in Anglesey and Gwynedd Employment Land Review (2011) Background Paper. An

executive summary of the Paper can be viewed on the Councils' websites [www.gwynedd.gov.uk/ldp](http://www.gwynedd.gov.uk/ldp) or [www.anglesey.gov.uk/ldp](http://www.anglesey.gov.uk/ldp). Copies of the full Paper can be obtained on request from the Joint Planning Policy Unit. The range of possible futures inevitably makes development planning quite complex. Table 1 below summarises the range of implied employment changes for each employment scenario for Anglesey and Gwynedd (unitary authority):

Scenario	Employment change 2009 – 25
Base case Scenario 1 (2 unit Wylfa & decommissioning 2010 – 24)	- 800
Scenario 2 (Replacement reactor & partial Energy Island Programme outcomes 2009 – 25)	2100
Scenario 3 (replacement reactor & Enterprise Zone benefits 2009 – 25)	2,700
Scenario 4 (Double dip recession, strong manufacturing growth)	3,400

**Table 1: Employment growth scenarios**

- 4.16 The Councils' view, as set out in their Strategic Plans, is that we should "plan for success", in the sense of making plans that allow for the growth potential of high value growth sectors to be realised; it is sensible to target a future where the new potential employment at least replaces that which has already gone and that which is inevitably going to go but with some economic growth as well.
- 4.17 In order to support economic growth, a comparable level of homes will need to be provided to support population growth, or more specifically the growth of economically active residents. For instance, if economic growth of 510 jobs per annum was pursued then 510 economically active people will be required to support these jobs and these new people would generally require accommodation. Having looked at the area's economic activity rate and household size the level of household growth was established, which in turn was converted to the number of homes that could be required to deal with the economic changes. This option does not take account of demographic changes. The latter was presented as a housing growth option, which was considered during the public engagement stage that started in November 2011 (see **Option T4** in section 5 in this Topic Paper).

### Demographic projections

- 4.18 A key determinant of housing requirements and how these are likely to change in the future is the demographic profile of the population, on which population projections and then household projections are based.
- 4.19 An area with about the same number of jobs as today would need more homes and services, because of other changes in society, such as falling average household size, and rising expectations about the type and location of homes. Population and household growth is expected to occur to one degree or another almost irrespective of a chosen economic/ employment scenario. Much of the growing need will come from demographic change: that is, change in population characteristics. In particular, people are living longer, and they are living on their own more and for longer.
- 4.20 Combined with people's lifestyle changes, as with the rest of the country, the average size of households has been falling: in the Joint LDP area's case the Welsh Government's 2008 based projections anticipated a fall from about 2.2 people per household to 2.03 over the next decade, and possibly even lower beyond that.(see 4.23 below). However, the 2011 Census revealed that household size was not as low in 2011 as had been anticipated by the 2008 based projections. Nonetheless, it is still likely that much of the additional housing requirement will occur however the economy performs. The next set of paragraphs describe the various household projections.
- 4.21 The Welsh Government's published 2003 based projection, which were published in 2005, provided projected figures for north Wales as a whole. In accordance with national planning policy set out in Planning Policy Wales (2nd Edition) the north Wales projection was apportioned to each local authority through an agreement between the authorities (2009). This resulted in agreed annual dwelling requirement of 170 and 270 for Anglesey and Gwynedd (local Planning Authority area), respectively up to 2026. These figures accorded with the direction of travel for Anglesey in its then emerging 2010 Local Development Plan (which has since been withdrawn by the Isle of Anglesey County Council in order to prepare the Joint LDP). It was also very similar to the annual dwelling requirement promoted in the recently adopted (2009) Gwynedd Unitary Development Plan. The apportionment presented the most recent growth strategy approved by both Councils. On this basis it was considered that the agreed annual apportionment presented a reasonable option to be considered by communities and stakeholders (see **Option T1** in section 5 of this Topic Paper).
- 4.22 The Welsh Government subsequently published its 2006 based projections in 2009, which were provided for individual local authority areas. These

projections resulted in a projected growth level of 253 and 576 dwellings per annum for Anglesey and Gwynedd (county), which is significantly higher than the 2003 based projections, particularly in Gwynedd.

- 4.23 The 2008 based population and household projections (published in 2010) are the latest national projections. These projections, based on analysis of a 5 year birth, deaths and migration trend, anticipate an average annual dwelling requirement of 268 and 370, for Anglesey and Gwynedd Local Planning Authority, respectively up to 2026. These projections present a lower anticipated growth level when compared to the 2006 based projections, but is higher than the 2003 based projections. The Councils accept that the 2008 based projections should be presented as an option for determining need for housing in the Plan area (see **Option T2** in section 5 of this Topic Paper). As is indicated in paragraph 1.5 above, the results of the forthcoming 2011 based population and household projections will be considered as the Deposit Plan is prepared.
- 4.24 Since the 2008 based projections have been published a number of mid-year population and household estimates have been published. Information from the 2011 Census about households at a local authority level has also been published. The following table (Table 2) compares the results from the mid year estimates and Census with the 2008 based projections..

**Table 2: Comparison between annual household estimates, 2008 based household projections and 2011 Census**

		<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>
Household estimates	Anglesey	30,621	30,785	30,886	
	Gwynedd	51,865	52,163	52,450	
2008 Household projections	Anglesey	30,621	30,911	31,196	31,482
	Gwynedd	51,865	52,222	52,586	52,967
2011 Census	Anglesey				30,594
	Gwynedd				52,473

4.25 Paragraph 1.5 above refers the need to consider requirements associated with the proposed nuclear new build project at Wylfa in preparing the Joint LDP. Prior to Hitachi's purchase of Horizon, the Isle of Anglesey County Council commissioned a study to consider the requirements for accommodation for construction workers involved in the new nuclear build project, - "Wylfa New Nuclear Power Station: Providing accommodation for construction workers. The Council's Position" (March 2011). Based on the available information the study concluded that a three prong approach should be taken, i.e.:

- 1/3 of construction workers accommodated within purpose built buildings (small on site provision to accommodate operational needs but majority located off site)
- 1/3 in private rented accommodation (mixture of new housing units and existing ones)
- 1/3 in tourist accommodation (mixture of new places and existing ones).

4.26 The study anticipated that around 400 new "conventional" housing units could be required during the anticipated 6 years construction period. The baseline that substantiates the Council's current Position Statement will be reviewed after Hitachi/ Horizon release more information about the requirements associated with the technology used to build the new power station.

- 4.27 The Isle of Anglesey Council has also recently (2012) commissioned a Local Housing Market Assessment: Housing for local residents and housing solutions resulting from the Energy Island Programme. . This Study has not been finalised, but it will inform the Joint LDP's detailed policies and proposals
- 4.28 Previously the Isle of Anglesey County Council collaborated with other North West Wales local authorities on a North West Wales Local Housing Market Areas Study. The baseline report (2008) reveals an affordable housing need for Anglesey of between 294 and 304. The NWWLHMA projected a need for between 664 and 828 affordable housing units for Gwynedd (the county). Gwynedd Council will review the 2008 baseline report during 2013 – 14 to provide an updated affordable housing need figure.

### **How many homes have been built - delivery and supply evidence**

- 4.29 In determining the housing requirement for the Plan area, it is essential that there is confidence that the level of housing envisaged is likely to be delivered through the planning and development processes. One step therefore is to assess past and future market capacity in the Plan area.
- 4.30 The capacity of the market is the level of housing completions that can be delivered and sold or rented by developers. This takes account of the wider restrictions of the planning system, in generally not allowing development in the open countryside, and directing major new development to land allocations or windfall sites within or on the edges of the recognised settlements.
- 4.31 Past completions are primary evidence of market capacity as this indicates the exact level of housing built by developers. Since the effects of economic cycles are considered it is therefore considered a good indication of the minimum and probably the maximum levels that can be expected to be replicated in the future.
- 4.32 The total number of completions over the 10 years between 2000/01 to 2009/10 is 4,160 dwellings in Anglesey and the Gwynedd Local Planning authority area, respectively. This equates to an average of 196 and 220 dwellings per annum (dpa). This period covers over 5 years of relative boom, and almost 3 years of recession. The annual studies also reveal that an average 50% of all new housing is delivered on sites of 4 units or less, which is unsurprising given the predominantly rural nature of the counties. This long term completions level provides a benchmark from which to consider future market capacity, and was presented during the 2011/12

engagement period as a delivery approach option (see **Option T3** in section 5 of this Topic Paper).

- 4.33 Data from the Gwynedd Council's Private Housing Sector Service (7/1/13) notes that there are 1,078 long-term empty properties (6 months or more) in Gwynedd. In April 2012, there were 699 empty properties in Anglesey (information provided by Isle of Anglesey County Council's Housing Service).
- 4.34 According to the 2001 Census 7.8% and 3.7% of household spaces in Gwynedd and Anglesey, respectively, were recorded as second residences/holiday accommodation.

### Environmental and social capacity evidence

- 4.35 The area's capacity to accommodate development requires consideration in determining the appropriate level of provision, as well as spatial distribution, in the Plan area. Topic Paper 5 Developing the Settlement Hierarchy provides information on settlements in the Plan area in order to assess their relative sustainability in relation to their size, numbers of social and community facilities and access to public transport. This information has been used to establish a hierarchy to indicate a settlement's potential for accommodating development in relation to other settlements in the Plan area, although a final decision on how much development a settlement can accommodate will depend on a wide range of other factors, such as impact on the character of the settlement and its environmental setting and its location in relation to other settlements. More detailed work is being undertaken to determine exact levels of growth that should be attributed to individual settlements within the hierarchy. This will be recorded in an updated version of Topic Paper 5.
- 4.36 There are a number of physical environmental constraints to housing development and other types of development within the Plan area. It is predominantly rural in nature, which is described in more detail in Topic Paper 5 Developing the Settlement Strategy. There are also significant constraints affecting large areas of the Plan area, which make them either unsuitable for development or requires the scale and/or type of development that is promoted be rigorously managed.
- 4.37 Maps 1a and 1b in Appendix 1 of this Topic Paper illustrate the type and spread of environmental constraints. In recognition of its nationally important landscape value a large part of the Gwynedd Local Planning Authority area falls within the Llyn Area of Outstanding Beauty, a statutory national designation. Most of Anglesey's coastline is also washed over with this statutory designation. Parts of the Plan area boundary meet up with the

Snowdonia National Park. Therefore, areas within the Plan area form the setting of this statutory national designation. There are also substantial areas within the Plan area covered by European designation: Special Area of Conservation, Special Protection Areas, RAMSAR sites. Some areas are either designated or proposed as World Heritage Sites, an international designation, which have Buffer Zones. Large areas are defined as Sites of Special Scientific Areas, National Nature Reserves and Historic Landscapes, which are European or national designations. Some areas are designated because they are locally important landscapes, - Special Landscape Areas. More detailed maps would show areas of archaeological and/ or architectural value, e.g. Listed Buildings, Conservation Areas.

- 4.38 These international, European, national and local designations recognise the Plan area's unique, high quality natural and built environment, which must be taken into account when planning future development.
- 4.39 In addition several parts of the Plan area, including parts of large settlements, are defined as zone C flood risk on the Welsh Government's Development Advice Maps (revised 2013). These areas are vulnerable to the impact of climate change. Guidance about national planning policy included in TAN 15 Development and Flood Risk (2009) makes it clear that new development should be directed away from zone C. This places a major constraint on new housing development (defined as a highly vulnerable type of development in TAN 15) in this zone.
- 4.40 The annual TAN 1 Joint Housing Land Availability Studies for Anglesey and Gwynedd Local Planning Authority areas (2011) identifies that the total potential housing supply to 2016 is 3,437 housing units. This includes current development plan allocations, and planning consent data. Both Authorities were able to demonstrate a 5 year supply of housing land as required by national planning policy. Details of the TAN 1 Joint Housing Land Availability Studies for both local planning authority areas can be viewed on the Welsh Government's website (Anglesey - <http://wales.gov.uk/topics/planning/planningstats/housing-land-availability-in-wales/ynysmon/?lang=en> and Gwynedd - <http://wales.gov.uk/topics/planning/planningstats/housing-land-availability-in-wales/gwynedd/?lang=en>). Further annual Housing Land Availability Studies will examine the supply of housing land over the relevant ensuing 5 years period.
- 4.41 The current Urban Capacity Study (May 2013) set out in Topic Paper 6, which covers Amlwch, Bangor, Blaenau Ffestiniog, Caernarfon, Holyhead, Llangefni, Porthmadog and Pwllheli identifies a broad amount of opportunities for development in and around the settlements, which could provide suitable sites and locations for additional housing development. This analysis takes account of flood risk and other constraints. This does not

mean that sites would be suitable for development in planning terms and it will be the role of the Joint LDP to allocate suitable sites or broad areas of search, i.e. through criteria based policy

- 4.42 The Welsh language is a major part of the social and cultural fabric of Wales. The future development and sustainability of the language is reliant on a wide range of factors, particularly education, demographic change, community activities and a sound economic base to maintain thriving Welsh communities. According to PPW the land use planning system should take account of the needs and interests of the Welsh language and in so doing contribute to its well being.
- 4.43 The Plan area is home to one of the strongest Welsh speaking communities in Wales, with 65.4% and 51.2% of the resident population in Gwynedd and Anglesey, respectively, possessing an understanding of the language (2011 Census). This proportion is lower than recorded in the 2001 Census. This relatively strong representation of Welsh speakers still means that the language is very much part of the Plan area's social fabric and that it is appropriate that this be taken into account in the formation of land use policies. Other factor that need to be taken into account are the proportion of the resident population that was born outside Wales, and the proportion of second and holiday homes in some areas. These factors are considered to be of relevance in terms of planning for the development and sustainability of the Welsh language and culture. More detailed information is included in Topic Paper 10 Welsh language.
- 4.44 The most significant way in which the Joint LDP can consider the Welsh language will be through its Strategic Policies. While it will be impossible to ascertain what the magnitude of the impact of an overall level of growth in new homes on the Welsh language would be, it is clear that should no growth take place, then a shortage of housing would result, negatively effecting those in need, many of whom would be Welsh speakers. Therefore, by providing an appropriate level of growth across the Plan area, the Joint LDP could create the right circumstances where for local people to access local housing, employment and services and therefore, remain in the area.
- 4.45 How a particular level of growth is distributed across the Plan area can influence community cohesion, community interactions, the availability of services and facilities. In turn these elements can create an environment where the language can be used on a day to day basis.
- 4.46 The Councils are undertaking an infrastructure study to provide a detailed evidence base to support the production of their Local Development Plan. This study identifies the various forms of infrastructure that are required to meet the level of growth, which may come forward in the Plan area over the

plan period (2011 – 2026). These are categorised into fundamental, necessary and preferred types of infrastructure.

4.47 A baseline assessment of the existing infrastructure within the Plan area and its environs has been carried out. It will help to identify any existing infrastructure deficiencies throughout the Plan area and allows the Councils the opportunity to address any shortcomings through engaging with stakeholders, identifying costs early on and reviewing available funding streams. The Councils plan for and manage growth through the Joint LDP and when making planning decisions. Preparing the Joint LDP will show whether the existing and proposed provision of infrastructure for the area is at an acceptable level now and, looking into the future, whether existing and proposed infrastructure can absorb the expected residential and commercial development. It may be possible to secure funding for certain infrastructure types through developer contribution requirements (such as Section 106 Agreements, or the Community Infrastructure Levy if introduced in the area). The Councils also expect to influence infrastructure providers' investment plans.

4.48 A number of discrete types of infrastructure are being reviewed in detail to support for this Study and they include:

- Flood defence and drainage - flood defence, surface water drainage
- Utilities - water supply and distribution, gas supply and distribution, electricity, telecommunications, sewage and wastewater treatment
- Health - NHS GP services, NHS dental services, pharmacy services, hospital services
- Education - pre-school and early years, primary and secondary schools, further and higher education
- Leisure and amenity - sports and leisure, public open space, library services, community recycling facilities
- Older and young person's services - older person's accommodation, services for children and families
- Emergency services
- Transportation - highways, bus services, rail services

4.49 The baseline assessment has revealed that some types of infrastructure in parts of the Plan area are already operating at capacity, e.g. waste water treatment works, sections of the highway, flood defences, whilst changes in how some services and facilities will be delivered, e.g. primary and secondary schools, older person's accommodation. Development of detailed policies and proposals will consider and respond to these issues.

## 5 Exploring levels of growth options

- 5.1 An important feature of the local development plan system is the emphasis on identifying and testing realistic options for meeting the vision and objectives. The Vision included in the Preferred Strategy document is repeated in paragraph 2.4 above as are the objectives that are most relevant to this topic area. A full schedule of objectives is included in the Preferred Strategy document ([www.gwynedd.gov.uk/ldp](http://www.gwynedd.gov.uk/ldp) or [www.anglesey.gov.uk/ldp](http://www.anglesey.gov.uk/ldp))
- 5.2 The Welsh Government's Local Development Plan Manual suggests that numerical projections of demand provide a starting point. This then needs to be weighed against the vision for the area, capacity issues within the locality, and environmental and infrastructure constraints. It is suggested that this exercise is restricted to a small number (2 – 4) growth options to be considered seriously. A judgment is then necessary to identify a proposed policy-based approach.
- 5.3 Taking account of national planning policy and local aspirations and sensitivities four housing growth options were considered by stakeholders during the public engagement period between November 2011 and January 2012, and then by the Joint Planning Policy Committee and individual Council committees up to May 2012.
- 5.4 The four levels of growth options considered at the engagement stage between November 2011 and January 2012 (and briefly described in section 4 above) are set out in the table below. They are discussed in more detail separately. Alternative options were suggested during the public engagement period, which were considered by the Councils, are set out in Table 3 below. The alternative options considered are discussed in Table 4 and paragraphs 5.6 – 5.7 and 5.10 – 5.14 below..

Housing Scenario	Total number of new dwellings 2011 - 2026	Average annual build rate – dwelling per annum (dpa)
<b>T1</b> Trend based growth – based on 2007 regional apportionment requirement (based on 2003 based household projections)	6675	445
<b>T2</b> Welsh Government trend based growth (based on 2008	9570	638

Housing Scenario	Total number of new dwellings 2011 - 2026	Average annual build rate – dwelling per annum (dpa)
household projections		
<b>T3</b> House building trend growth (based on long term average annual build rate 2000 – 2010)	6240	416
<b>T4</b> Economic base growth not combined with demographic change	5835	389

Table 3: Potential growth options

Table 4 Appraisal of growth options

Broad outcomes to deliver vision and objectives	Growth Option			
	T1 – 445 dpa	T2 – 638 dpa	T3 – 416 dpa	T4 – 389 dpa
<b>Maximising economic development opportunities</b>	<p>Potential for co-location of employment opportunities with public services, facilities, infrastructure and housing as sufficient land should be available close to existing settlements.</p> <p>Moderate increase in population combined with successful skills development strategies which will lead to wider skills base, may encourage businesses to locate to the Plan area.</p> <p>Entrepreneurship may be encouraged, which</p>	<p>May lead to mismatch in housing and employment opportunities, particularly in the short term, and higher commuting rates out of the area to access employment opportunities.</p> <p>Due to relatively high demand for developable land, employment opportunities may not be located close to public services and facilities, infrastructure or housing development.</p> <p>Entrepreneurship may be encouraged, which will</p>	<p>Potential for co-location of employment opportunities with public services, facilities, infrastructure and housing as sufficient land should be available close to existing settlements.</p> <p>Moderate increase in population combined with successful skills development strategies which will lead to wider skills base, may encourage businesses to locate to the Plan area.s</p> <p>Entrepreneurship may be encouraged,</p>	<p>Entrepreneurship may be encouraged, which will widen the employment base and encourage start up companies.</p>

Broad outcomes to deliver vision and objectives	Growth Option			
	T1 – 445 dpa	T2 – 638 dpa	T3 – 416 dpa	T4 – 389 dpa
	will widen the employment base and encourage start up companies.	widen the employment base and encourage start up companies.	which will widen the employment base and encourage start up companies.	
<b>Provide housing to meet local needs</b>	Slightly higher rate of house building than has been achieved in the past (2000 – 2010).  Reasonable potential to maximize affordable housing and community benefits from developer contributions.	A rate of house building that is considerably higher than has been achieved in the past (2000 – 2010).  Greater potential to maximize affordable housing and community benefits from developer contributions.	The rate of house building that has been achieved in the past (2000 – 2010).  Reasonable potential to maximize affordable housing and community benefits from developer contributions.	Lower rate of house building that has been achieved in the past (2000 – 2010).  Limited potential to maximize affordable housing and community benefits from developer contributions.
<b>Strengthening rural and urban communities</b>	Level of growth should enable residents to integrate more easily with the local community and not lead to detrimental impacts on the identity	Existing communities likely to be overwhelmed by the scale of development, which may impact on the cultural and historic environment.	Level of growth should enable residents to integrate more easily with the local community and not lead to detrimental impacts	

Broad outcomes to deliver vision and objectives	Growth Option			
	T1 – 445 dpa	T2 – 638 dpa	T3 – 416 dpa	T4 – 389 dpa
	and character of communities.  Increase in population should help retain provision of local services and facilities.	Increase in population should help retain provision of local services and facilities.	on the identity and character of communities.  Increase in population should help retain provision of local services and facilities.	Developments could be smaller and may not reach the thresholds required to support provision of local services and facilities.
<b>Enhancing the area's environmental assets</b>	Pressure for development is lower than Option T2 and the impact of development on green field sites is reduced as less land would be required and if sites are chosen carefully and appropriate mitigation is not applied.	Land required to accommodate the level of growth proposed by this Option would go beyond the available development land within settlements. The development of large proportions of green field sites could result in habitat loss and have a detrimental impact on habitat connectivity.	Pressure for development is lower than Option T2 and the impact of development on green field sites is reduced as less land would be required and if sites are chosen carefully and appropriate mitigation is not applied.	Pressure for development is considerably lower than Option T2 and the impact of development on green field sites is reduced as less land would be required and if sites are chosen carefully and appropriate mitigation is not applied.

Broad outcomes to deliver vision and objectives	Growth Option			
	T1 – 445 dpa	T2 – 638 dpa	T3 – 416 dpa	T4 – 389 dpa
	Could have a negative impact on the landscape, but, compared to Option T2, the impact would be significantly lower as the scale of growth is much lower and requires considerably less green field release.	Could lead to drastic transformation of the landscape from rural to urban.	Could have a negative impact on the landscape, but, compared to Option T2, the impact would be significantly lower as the scale of growth is much lower and requires considerably less green field release.	Could have a negative impact on the landscape, but, compared to Option T2, the impact would be significantly lower as the scale of growth is much lower and requires considerably less green field release.
<b>Sustainability Appraisal</b>	See Appendix 5 of the Sustainability Appraisal of the Preferred Strategy			
<b>Welsh Language Impact Assessment</b>	See Appendix 5 of the WLIA Report			
<b>Community Engagement 2011 – 12</b>	See Appendix 2 of this Topic Paper			

5.5 Examination of the above and comments made during meetings attended by the Joint Planning Policy Unit during the November 2011 – January 2012 public engagement period, as well as the main findings of the public questionnaire issued with the Engagement Document, reveal the following trends in thinking regarding the housing growth options:

- A strong desire to satisfy the needs of the local population for housing as opposed to providing for in-migration as well. This alternative option is considered in paragraph 5.6 below.
- More supportive of a level of growth indicated in Option T4, i.e. 389 housing units per annum, which is the lowest growth level.
- Most individuals/ groups who identified Option T4 as the ‘preferred’ level of growth also ranked the remaining growth options according to size, i.e. Option T2, which is the highest level of growth, was the least supported option.
- Reasons cited for discounting the highest level of growth (Option T2) include the potential to destroy character/ culture of individual communities, no apparent demand for a much higher level of housing particularly during the current economic climate, need to align housing growth with economic growth.
- Option T2 interestingly formed the second most preferred ‘1<sup>st</sup> choice’ option.
- Reasons cited for choosing Option T2 were that the option was based on the most recent statistical evidence base, more likely to reflect the actual requirement for housing in the area, allow for a greater degree of flexibility, and could ensure a more balanced distribution of new housing, including affordable housing.
- Option T3 – recent past build rate, was preferred by some on the basis it was perceived to demonstrate actual market demand for/ deliverability of housing in the area over a period of years

5.6 Alternative growth option suggested by respondents – satisfying local need for housing implies that the area would be dependant on ‘natural change’/ no migration trend to sustain the population. Examination of population trends show that migration (into and out of) as opposed to natural change has recently (2001 – 11) sustained an overall increase in population. Further information is provided in Topic Paper 3 Population and households. Examination of ‘natural change’ trend reveals that population levels in Gwynedd could fluctuate between 118,573 in 2009 and 119,514 in 2026. In Anglesey the population level would fluctuate between 68,719 and 69,003. However, it is important to note that the small net increase in population at the end of the Plan period may not be sustained in the longer term – population level could reduce to 117,518 by 2036 in Gwynedd and to 68,547

in Anglesey. It is also noted that the number of 18 – 59 (female) and 18 – 64 (male) cohort group could reduce from 66,619 in 2011 to 62,005 by 2026 in

Gwynedd, and from 36,556 to 33,584 in Anglesey. This alternative growth option could require 353 housing units to be built annually.

- 5.8 It is considered that the above alternative growth option is not a realistic option. A virtually static or eventually declining population would exacerbate existing social and economic problems and could lead to further rationalisation and closure of facilities and services. It would also prolong an existing unbalanced population particularly in rural areas. Furthermore, whilst new houses would be required to meet the needs of existing residents this approach would not maximise affordable housing contributions. Adverse environmental impacts would be minimised as the level of house building could place lower impacts on the countryside and urban areas.
- 5.9 Planning Policy Wales (PPW) states that the Welsh Government household projections,(Option T2) should form the starting point for assessing housing requirements. Where local planning authorities seek to deviate from the WG projections, they must justify their own preferred policy based projection with evidence explaining the rationale behind it. The Planning Inspectorate will examine the evidence to support such an approach at the Examination.
- 5.10 It is apparent from comments presented by stakeholders who took advantage of the opportunity to present their views about the possible growth levels that basing a strategy on Option T2 would not be supported by most of them. An overview of the reasons for this stance is provided in paragraph 5.5 above. Around 25% of those that presented their views supported Option T2 as the best option. Given the need to have regard to stakeholders' views and the requirement to have regard to national policy (Test C2) the following set out the arguments relating to Option T2.
- 5.11 It is assumed that in the short term average house building rates will remain around 416 housing units per annum
- (i) The delivery of major infrastructure projects could individually and cumulatively trigger the need to deliver new housing and other socio-economic benefits, which would otherwise be delivered during the latter part of the Plan period
  - (ii) Option T2 would require an annual building rate of 638 units, which is considerably higher than what has been achieved in the past and approximately 200 more than currently planned
  - (iii) A very high growth strategy may result in an unsustainable pattern of development as large areas of land would be required for housing and associated facilities and services.

- (iv) The latter could be to the detriment of the environment as areas of open countryside would be lost and the area may not have the environmental capacity to deal with the scale of development
  - (v) It could be argued that the highest level of development would enable the area to meet a significant proportion of affordable housing need through developer contribution
  - (vi) By increasing the number of residents within the area existing facilities and services could be sustained, which could in turn revitalize town centres
  - (ix) A potential supply of 5,835 housing units (Option T4) compared to the WG 'targets' of 9,570 housing units would raise significant concerns regarding the ability of the Joint LDP to deal with changes in circumstances.
  - (x) Failing to be reasonably flexible to deal with changing circumstances could lead to a judgment that the Plan fails to meet the CE4 Test of Soundness
  - (xii) Both local authorities via their corporate plans and in Anglesey's case via its Energy Island Legacy Programme seek to create circumstances in the area that make it attractive for young people to live and work locally. Failing to be reasonably flexible and having insufficient regard to relevant plans, policies and strategies relating to the area could lead to a judgment that the Plan fails to meet the C1 test of soundness.
- 5.12 The Sustainability Task Group met during the engagement period to review the potential growth options against the SA objectives. The Group's deliberations also prompted a need to explore alternative housing growth options that would provide for anticipated changes in household sizes as well as the anticipated increase in the requirement for housing as a result of economic growth. The results of the Sustainability Appraisal of the proposed housing growth options are set out in the Sustainability Appraisal of the Preferred Strategy.
- 5.13 Based on an analysis of opportunities and constraints, the results of the engagement process and the SA process it is therefore considered that it would be more sensible to plan for a figure which makes some allowance for higher growth level than the lower growth levels (Option T3 and T4), but that the T2 Option would be unrealistic and undeliverable.
- 5.14 Given the uncertainty associated with population projections, variant projections are published by the Welsh Government alongside the main (or principle) population (i.e. Option T2). The no migration (natural change only) variant projection has already been considered earlier in this report (para

5.6 – 5.7). The lower variant projection reveals the following level of growth for the JLDP area:

Isle of Anglesey 225 housing units per annum  
 Gwynedd 286 housing units per annum  
 Total 511 housing units per annum = 7,665 housing units during the Plan period.

5.15 The following table compares this alternative/ hybrid growth option with Options T1 – T4

Housing Scenario (arranged in order – lowest growth level to highest)	Average annual build rate – dwelling per annum (dpa)
Economic base growth not combined with demographic change (T4)	389
Recent actual build rate – 10 year period (T3)	416
Regional apportionment requirement – based on 2003 population and household projections (T1)	445
<u>Alternative/ hybrid – Medium growth Option</u>	511
Trend based growth – based on 2008 population and household projections (T2)	638

**Table 5: Comparing growth options**

5.14 The alternative/ hybrid level of growth (Medium growth option) could yield around 66 dpa more than Option T1 (which broadly equates to the current numbers being planned for in the Plan area). It is considered that this Medium growth option is more realistic and deliverable. Infrastructure providers have indicated that this level of growth could in principle be accommodated. It provides for and facilitates growth in the local economy, particularly in the energy sector, accompanied by net growth in jobs and an associated increase in demand for housing and services.

- 5.15 The Preferred Housing Growth Strategy is to facilitate the provision of 7,665 new housing units, which equates to an average of 511 new housing units, in the Plan area over the Plan period.

**6. Exploring different spatial distribution of new housing development options**

- 6.1 National planning policy requires the planning and delivery of new development to reflect sustainable development principles and directs most new development to within or adjoining existing towns. It also suggests developing a form of settlement hierarchy to cover smaller places than these, having regard to the characteristics of each level of community / settlement and its suitability for development in terms of scale / type.
- 6.2 Former and current strategic plans within Gwynedd and Anglesey as well as other local planning authority areas set out a useful approach to applying national planning policy to the local context in the Plan area. Topic Paper 5 Developing the settlement strategy narrates the story behind the network of centres and villages that is set out in Strategic Policy PS3 in the Preferred Strategy document.
- 6.3 During the public engagement period between November 2011 and the end of January 2013 five strategic options for distributing new housing development were suggested for discussion. Diagrammatic maps were provided to illustrate the options, recognising the role of the Plan area's larger settlements. The maps also recognised the role of settlements in the Snowdonia National Park Planning Authority area as well, but the Joint LDP will not include housing policies or proposals in those settlements. A table was also provided for each option that suggests what each option could mean in terms of the number of housing units for different types of settlements. For ease of reference the maps and tables are included in Appendix 3 of this Topic Paper.
- 6.4 The following table describes the housing spatial options:

**Table 6: Housing spatial options**

<b>Housing spatial option</b>	<b>Description</b>
<b>D1</b>	<p><b>Focus on Bangor and the Primary Key Settlements</b>                      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</p>

Housing spatial option	Description
	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.
D2	<p><b>Focus on Bangor, Primary Key Settlements and the Primary and Secondary Focus Areas and their catchment areas</b></p> <p>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 1.</p> <p>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.</p> <p>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 &amp; 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 and Trawsfynydd.</p> <p>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 1 and more would go to settlements within the Primary and Secondary Focus Areas as well as settlements</p>

Housing spatial option	Description
	within their zones of influence.
<b>D3</b>	<p><b>Proportionate distribution to Urban and Rural areas</b></p> <p>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.</p> <p>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.</p>
<b>D3a</b>	<p><b>Focus on rural areas</b></p> <p>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.</p> <p>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.</p>
<b>D4</b>	<b>Focus on large mixed use developments</b>

<b>Housing spatial option</b>	<b>Description</b>
	<p>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.</p>

6.5 The following table assesses each option.

**Table 7: Appraisal of spatial options**

Broad outcomes to deliver vision and objectives	Spatial distribution options				
	D1	D2	D3	D3a	D4
<p><b>Maximising economic development opportunities</b></p>	<p>Development would be focused in existing higher order centres, Higher market demand here would lead to more employment opportunities being created here, to which residents from a wider area will have to travel to access the opportunities.</p> <p>It is likely that rural communities would continue to lose jobs, services and facilities due to low market</p>	<p>This option would ensure a more balanced approach, - directing some development towards the centres with the highest concentrations of population, infrastructure and market demand, whilst ensuring that some growth is directed to rural settlements with close functional links with higher order centres.</p>	<p>This option would ensure a greater balance between directing development towards the centres with the highest concentrations of population, infrastructure and market demand, whilst ensuring that sufficient growth within rural settlements to prevent continued out-migration.</p>	<p>Due to market forces, it is unlikely that large scale employment opportunities would be provided in the Plan area.</p> <p>Promotion of development in rural communities will not provide for a diverse economic base.</p> <p>Limited opportunities for sustainable development in the main towns but dispersing more development to</p>	<p>Development will be focused in three locations to accord with opportunities to co-locate with existing large scale employment opportunities.</p> <p>Whilst new households would be able to take advantage of new mixed use development and existing services and facilities in the town centres, residents from a wider area will have to travel to access employment</p>

Broad outcomes to deliver vision and objectives	Spatial distribution options				
	D1	D2	D3	D3a	D4
	demand, and would continue to decline.			rural areas would be unlikely to result in housing development in close proximity to jobs and services.	opportunities, services and facilities. This may lead to more rural depopulation to the detriment of many rural communities.
<b>Houses for local people</b>	<p>Concentrating growth in the higher order centres will not provide a choice of sites to meet the needs of all residents.</p> <p>Probably result in the younger population leaving villages and clusters in search of work, services and facilities. Facilities and services in lower</p>	<p>Will provide a choice of sites to meet the needs of residents in a wider area, compared to Option D1.</p> <p>Would increase the number of affordable housing in the higher order centres and a few lower order centres. Fewer would be provided in villages and clusters, where</p>	<p>Will provide a choice of sites to meet the needs of residents throughout the Plan area.</p> <p>Would enable an increase in affordable housing provision throughout the Plan area and help meet specific need in rural communities</p>	<p>Concentrating growth in lower order centres, villages and clusters in rural areas will not provide a choice of sites across the Plan area and may not accord with market demand.</p> <p>Could increase the amount of affordable housing in rural areas but not in the higher</p>	<p>Concentrating growth in the higher order centres will not provide a choice of sites to meet the needs of all residents.</p> <p>Would increase the amount of affordable housing in the three centres but not in other centres, villages and clusters, where affordability issues</p>

Broad outcomes to deliver vision and objectives	Spatial distribution options				
	D1	D2	D3	D3a	D4
	<p>order centres would not be supported by an influx of new residents, leading to closure and decline.</p> <p>Would increase the amount of affordable housing in the main centres but not in villages and clusters, where affordability issues are more severe.</p>	<p>affordability issues are more severe.</p>		<p>order centres, which also have an unmet need.</p>	<p>are more severe.</p>
<b>Strengthening communities – rural and urban</b>	<p>A need for considerable peripheral expansion of the higher order centre could result in development that is poorly connected to town</p>	<p>Depends on distribution of sites within the higher tier centres but some opportunities to add to vitality of main centres.</p>	<p>Depends on distribution of sites within the higher tier centres but some opportunities to add to vitality of main centres.</p>	<p>Does not take advantage of opportunities for sustainable development and enhancing vitality in the main centres.</p>	<p>A need for considerable peripheral expansion of the three centres will more likely result in development that is poorly connected to town</p>

Broad outcomes to deliver vision and objectives	Spatial distribution options				
	D1	D2	D3	D3a	D4
	centres.			Would assist is sustaining rural communities although no guarantee that increase in residential population would safeguard services.	centres.
<b>Enhancing the area's environmental assets</b>	Given the limited amount of windfall/ brownfield sites within the higher order centres, this option would involve a considerable extension into the countryside.	Limited potential opportunities for development of brownfield land within settlements will involve green field site development. However, this option could achieve a level of development that can be delivered without too harmful an impact on the	Limited potential opportunities for development of brownfield land within settlements will involve green field site development. However, this option could achieve a level of development that can be delivered without too harmful an impact on the	Will involve a considerable extension to currently small settlements into the countryside.  Would reduce impact of development on sensitive setting of main towns but would result in greater impact on village form and setting in the	Given the limited amount of windfall/ brownfield sites within the three higher order centres, this option would involve a considerable extension into the countryside

Broad outcomes to deliver vision and objectives	Spatial distribution options				
	D1	D2	D3	D3a	D4
	Increased opportunities for access to public transport in the main centres. If there is a corresponding increase in employment opportunities it could also lead to traffic congestion due to increase in commuting from a wider area.	countryside.	countryside.	countryside.  More likely to be an increase in out commuting as a corresponding increase in employment in the rural areas is unlikely and will lead to traffic congestion in certain areas.	Increased opportunities for access to public transport in the three centres. If there is a corresponding increase in employment opportunities it could also lead to traffic congestion due to increase in commuting from a wider area.
<b>Sustainability Appraisal</b>	See Appendix 4 of the Sustainability Appraisal of the Preferred Strategy				
<b>Welsh Language Impact Assessment</b>	See Appendix 5 in the WLIA report				
<b>Community engagement</b>	See Appendix 2 of this Topic Paper				

Broad outcomes to deliver vision and objectives	Spatial distribution options				
	D1	D2	D3	D3a	D4
2011 – 2012					

- 6.6 An assessment of the above and comments made during meetings attended by the Joint Planning Policy Unit as well as the main findings of the public questionnaire issued with the Draft Engagement Document reveal more support for Option D3, then for Option D2. Reasons cited include the need to sustain existing levels of population, facilities and services in towns and villages, the capacity of settlements to bring forward sites for development, potential to reverse the long-term decline of some rural settlements, provide a greater choice for residents and should enable residents to remain within or close to their existing communities, still likely to create a sufficient critical mass to support the provision of affordable housing, regeneration initiatives, provision of improved infrastructure systems.
- 6.7 Assessment of the potential spatial distribution options against the Sustainability Appraisal Objectives reveals that on balance Option D3 provides a more balanced sustainability approach than the other Options and that some of the negative effects can be mitigated by guiding more development to the larger settlements than would be delivered in its unrefined form.
- 6.8 Based on the views expressed during the engagement period, including the results of the Sustainability Appraisal the Councils supports Option D3, as the Preferred Spatial Distribution Option, which means that development will be distributed proportionately across the Plan area. In effect Option D3 means that:
- i) the Principal Settlements and their strategic sites will be the focus of largest scale development and regeneration
  - ii) development reflecting the respective scale, functions and environmental and cultural capacity of the network of Key Settlements and Key Villages will be supported
  - iii) minor development in defined Minor Villages and the countryside which helps to sustain services and facilities for local communities will also be supported

6.9 The Preferred Strategy sets out the proposed settlement hierarchy that interprets Option D3 at an individual settlement level.

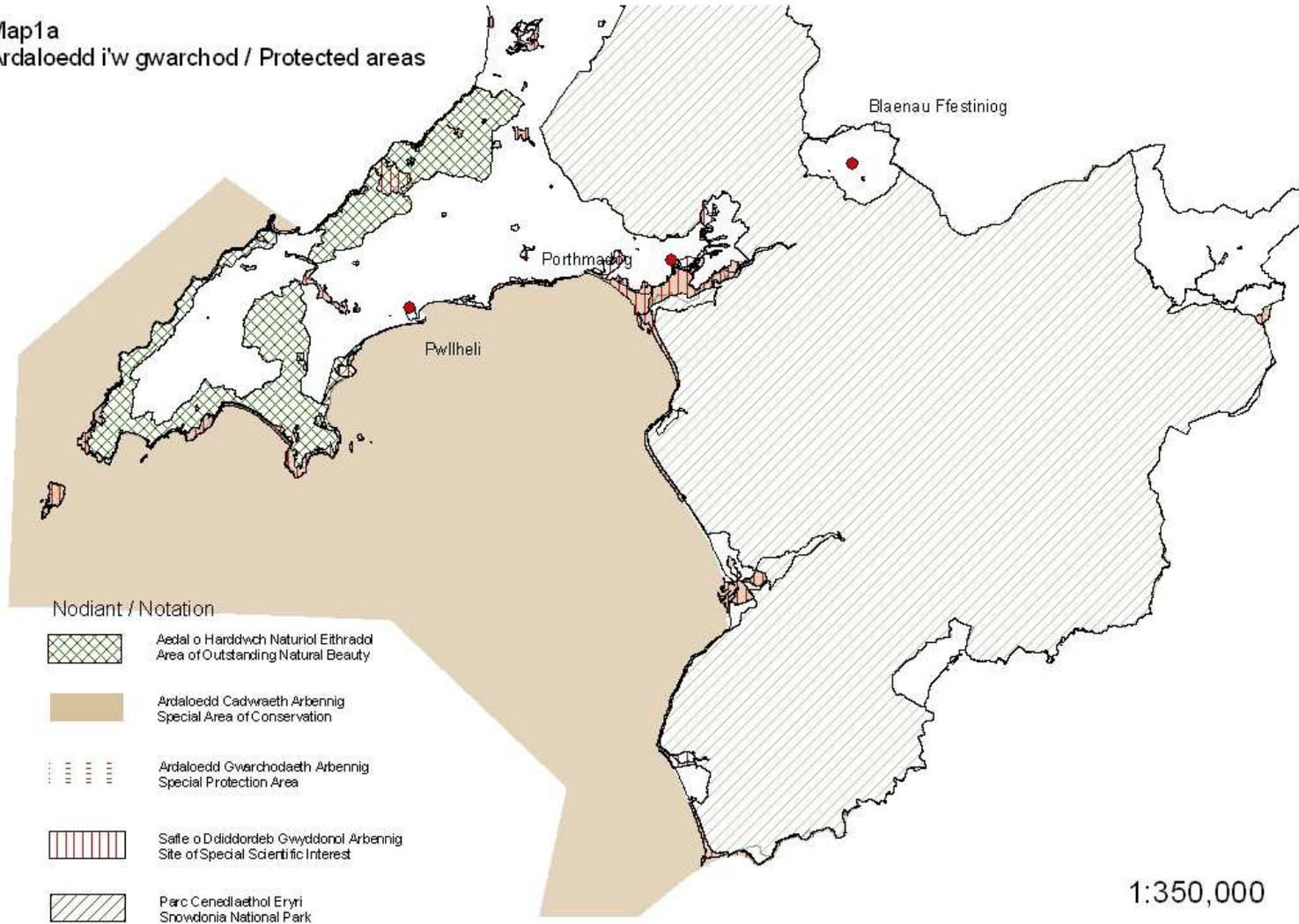
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### 7 Conclusions

- 7.1 It is important that the Joint LDP provides an appropriate housing land supply figure based on robust evidence. If it provides for a too low a growth level, the Councils would not be able to facilitate development that meets the needs of the population, helps maintain or improve the role of the Welsh language and culture, or promote any growth. On the other hand if the growth level is too high, it could lead to pressure to release environmentally constrained sites, pressure on existing infrastructure that can't be dealt with by the relevant infrastructure providers at all or not in a timely manner, and it could undermine the Welsh language and culture in the Plan area, which is already threatened.
- 7.2 The growth level of 7,665 and broad spatial distribution pattern put forward at the Preferred Strategy stage is considered to accord with the:
- Current understanding of the need for homes, including the need for affordable housing;
  - Need to provide for potential long term economic growth;
  - Need to protect the environment, including the landscape – particularly the AONBs and biodiversity;
  - Need to deal with and correct an age in-balance, – high proportion of older residents and outmigration of younger people, particularly in some coastal/ rural settlements;
  - Known potential existing and potential future infrastructure opportunities and constraints;
  - Wales Spatial Plan, which identifies potential growth points, and each Council's strategic plans .
- 7.3 It is considered that the preferred growth level and spatial distribution are both realistic and deliverable.
- 7.4 As part of the preparation of the Deposit Plan, detailed site assessments will be undertaken. The criteria for undertaking this is set out in the 'Candidate Site methodology', which was published in 2011, following public consultation. Topic Paper 1 Candidate Sites Assessment Update (May 2013) provides the results of the initial filtering stage and identifies potential strategic housing sites within or adjoining the Principal Settlements, renamed as the Sub Regional Centre and the Urban Service Centres in the Preferred Strategy document.

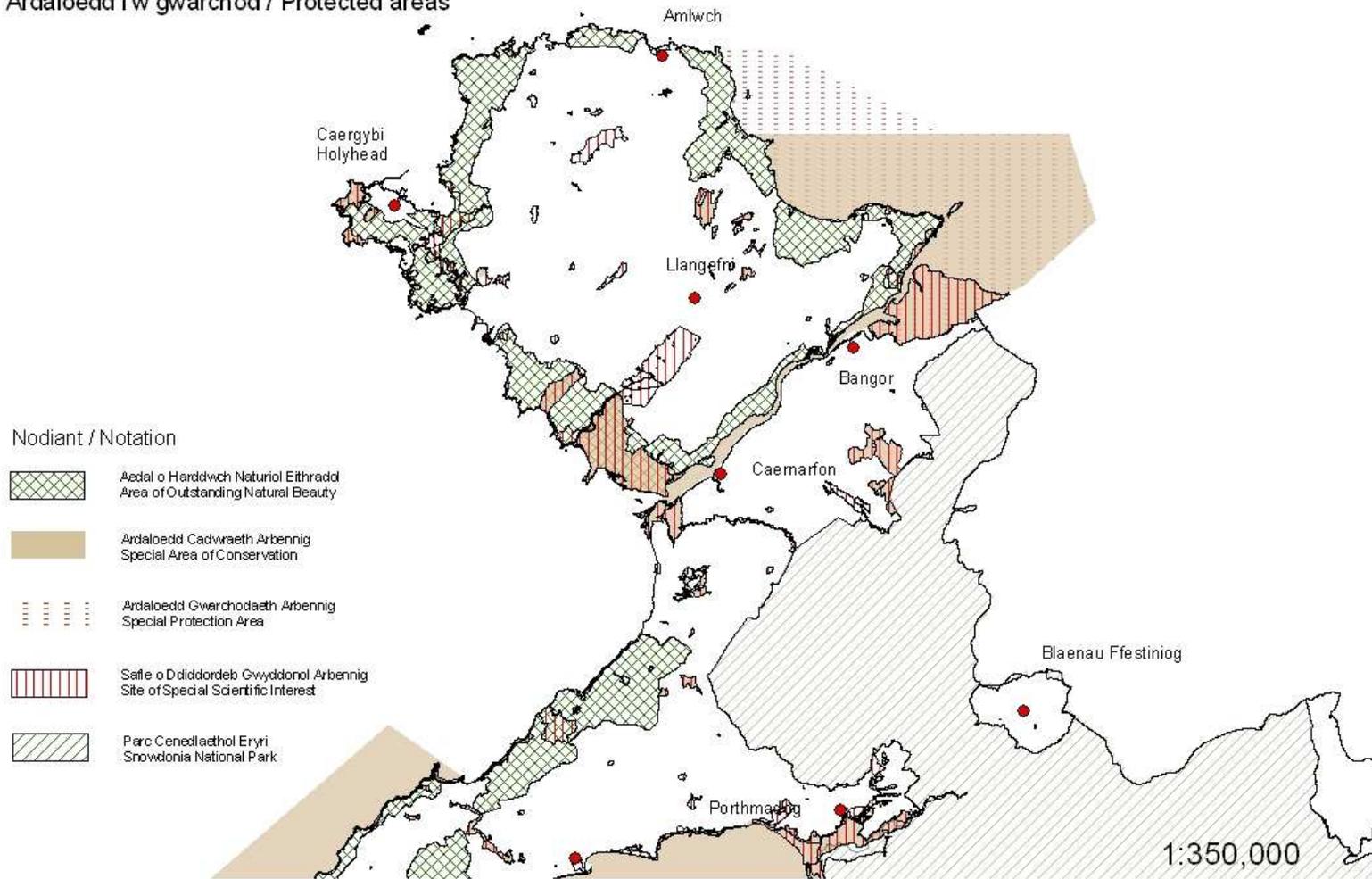
Appendix 1

Map1a  
Ardaloedd i'w gwarchod / Protected areas



Appendix 1

Map1b  
Ardaloedd i'w gwarchod / Protected areas



## Appendix 2

The following are notes of meetings held with different stakeholders:

Key Stakeholder Group - established in accordance with the JLDP Delivery Agreement

The table below summarises the discussion by the group:

Key Issue No.	Summary of the Discussion
1	<b>Electronic accessibility</b> – access to this was by now entirely key; this should be a separate point.
6	<b>Housing</b> – the age of the housing stock was a problem because of their condition etc.
12	<b>The Vitality of Town Centres -</b> <ul style="list-style-type: none"> <li>• Large villages played an important role in some areas and reference should be included to these also.</li> <li>• A discussion was held on the general wishes of people for the location of shops versus the role of town centres / large villages. The opinion was that a balance was important to safeguard those people who could only go to the town centre, especially if fuel costs increased in future.</li> <li>• Location of important developments that relied on transport links to them also.</li> </ul>
14	<b>Tourism–</b> <ul style="list-style-type: none"> <li>• There was a need to note the economic benefit derived from tourism to the area.</li> <li>• Believed there was a need to add language at this point.</li> </ul>
19	<b>Energy</b> – There was a need to ensure opportunities for micro-production where possible at local level. Also, promote sustainable energy at a broader level, e.g. the construction industry.
20	<b>Waste</b> – Need to add waste management.
22	<b>Infrastructure</b> – To note that there was a possibility of water shortage in some parts of the area (Welsh Water would have more information).
Gap	<b>Safe Communities</b> – no reference made to these, although page 5 of the document referred to the “...Need for safe and secure communities...” There was a need also to refer to this in the vision.
Gap	<b>Workforce skills</b> – Need to ensure that the workforce had the appropriate skills to take advantage of possible opportunities in the future to bring long-term benefits to the area. Ensure that there was no need to have a workforce from outside the local area in order to achieve the vision of Energy Island / Green Gwynedd and other projects. To include Wylfa B, along with other small energy projects.
Gap	<b>Education</b> – It was felt that there should be a reference to the

Appendix 2

Key Issue No.	Summary of the Discussion
	importance of Vocational Education in the document.
General	It was noted that there was a need to consider that the basis of the statistics were going to change, especially when the figures of the 2011 Census were released – this could possibly lead to providing a different focus for some of the visions. Reference was made to more recent information regarding deprivation.
General	Reference was made to the fact that there was a need to plan for an ageing population. It was important to have a local provision of facilities along with good public transport.

**Vision**

- The vision should focus on enabling people to live and work in the area
- Important to focus on the green agenda in terms of work opportunities
- Need to refer to safe and secure communities
- Important to align with service providers’ plans/ strategies
- Text in last bullet point is negative and questioned its inclusion in the vision

**Strategic Objectives**

Point 19 – Change English version from “needs of minerals’ to “needs for minerals”.

Point 20 – Parking/ car sharing is an issue in the area. Reference should be made to strategically placed car sharing parking area. Refer also to Sustainable Transport Plan Point 6 & 14 – Need to think creatively about using broadband. Need to encourage the idea of working locally/ near to home, e.g. small industrial units.

Point 1 – This refers to places where people want to live but options do not favour this idea

Point 4 – Too broad and may be going beyond a land use plan, particularly the reference to reducing fears about crime

Point 8 – Ambitious aim and may be more appropriate in a Community Plan

**Growth options**

- Need to ensure that the growth options are sustainable
- Important to ensure that young people are able to access a choice of housing accommodation located in places that are accessible to work opportunities;
- Need to ensure that growth options provide opportunities for local need affordable housing, given the current lack of supply and low wages in the area
- Need to consider the impact of Wylfa B, particularly in terms of accommodating construction workers over a relatively short period of time. Reference was made to a proposed study that would examine practical models to deliver the required accommodation
- New major infrastructure developments will provide a golden opportunity to gain skills relating to sustainable construction techniques
-

**Appendix 2**

- Importance of factoring in empty houses into the equation – need to encourage the re-use of houses
- Need to apply population and household projections carefully given that they express possible growth levels based on recent trends
- The preferred housing growth option should be flexible enough to be able to deal with changing circumstances
- Emphasis on the need for sufficient evidence to make an informed judgment

**Spatial distribution options**

- Development outside the main centres was supported in order to safeguard and promote the Welsh language and culture in rural communities
  - Need to be able to respond to future requirements and be flexible
- 

**Anglesey and Gwynedd Joint Local Development Plan  
Public Participation Period Winter 2011/12**

**Older People's Forum Gwynedd**

**Community Centre, Porthmadog**

**9 December 2011**

Officers present: Heledd Hughes a Nia Davies (Joint Planning Policy Unit)

The Group:

**1. Introduction**

A brief presentation was given to the group using slides in order to:

- Raise awareness about the Joint Planning Policy Unit
- Let them know about the JLDP process and the timetable
- Let them know how the Group can provide an input into the process
- Raise awareness about the issues that have been identified and ask their views about them
- Suggest different growth levels that may be appropriate for the area
- Suggest possible distribution patterns.

Reference was made to the timetable for submitting views and how to do so. The group's initial views about the issues that need to be tackled were sought as well as views about the number of houses and their distribution.

**2. Issues**

Appendix 2

- On street parking creating problems
- Bus timetables not always useful
- Bus stopping places not always suitable – particular reference made to the bus stop at Ysbyty Gwynedd – supposed to be a temporary arrangement
- Vacant properties and missed opportunities to find alternative uses for them, e.g. as residential units
- Manage the availability and occupancy of affordable housing – need to examine the wording of S106 agreements
- Waste – too much being created, lack of facilities to deal with all types of waste, waste collection facilities
- Empty shops in town centres – creating a poor impression and availability of easily accessible shops for all
- Employment sites being created but staying vacant for a long time – do we need them?
- Places being ignored – reference made to the banks of rivers and streams in towns and nearby
- Loss of public facilities such as toilets – affecting communities and visitors

**3 Housing growth levels and location**

- No matter how many houses are enabled, it is important to get the right type of housing in terms of tenure (open market and social), type (bungalows, accommodation for the elderly)
- Do we need more new housing since there are so many for sale and vacant around the area
- Direct more housing to Bangor
- Consider the effect of the University on the availability of housing for families and other people that require permanent housing
- Consider the effect of second and holiday homes when deciding the number of houses and their location
- Need to fill vacant posts

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**Gwynedd and Anglesey Joint Local Development Plan  
Public Participation Period Winter 2011/12**

**Anglesey Older People's Meeting**

**Llangefni Church Hall**

**8 December 2011**

### Appendix 2

**Present** – There were five people present at the meeting. These individuals were members of the Llangefni Older People's Group.

**Apologies** – none received.

#### 1. Introduction

The process of preparing the Joint Local Development Plan was presented, and the importance of public participation in the process was emphasised.

#### 2. Discussion

The discussion was opened to ask group members for information on the issues of concern to them. The issues raised were as follows:-

- A percentage of housing should be designated for retired people (similar to the affordable housing policies).
- Sheltered housing should be designated in the Development Plan
- Bus services in rural areas
- Supplementary Planning Guidance for sheltered housing and housing for elderly people
- The need for a policy in the Joint LDP on elderly people's needs (sheltered housing needs, elderly people's homes etc.)
- Gated communities for pensioners.
- Support for Age Cymru.
- Housing associations and private developers should provide smaller sized buildings for pensioners.
- Insufficient housing in the right locations.
- Not enough small shops in villages
- Housing – a bungalow (2 bedrooms) should be incorporated into all housing developments: either privately funded or by the Council.
- Prices threaten the future of market stalls – Llangefni is meant to be a market town!
- Vacant shops in towns.
- Too much waste being produced.
- Young people leaving the area
- Vacant flats, etc. The Council leaves them vacant for long periods when there is demand for accommodation.
- More small businesses (shops), plenty of hairdressers and restaurants available.
- Improve markets and support more traders. Support Age Cymru as it is very beneficial to communities, especially in remote areas, where there is a risk of depression. Integration is extremely important.
- Too many large houses being built. Young couples have no hope of finding houses.
- Vacant shops / flats.

### Appendix 2

- Sheltered housing – the need for specific types of housing for specific groups of people.
- Wylfa – training for local people to be able to compete for jobs.
- A lack of buses between 2-5 in the villages. There should be a 7-seater bus.
- Car Link Môn.
- Tourism – cycling paths.
- Insufficient playgrounds within the area.
- High quality broadband needed for businesses.

### 3. Housing Distribution

We were eager to know whether the group members were of the opinion that housing developments should be located solely in urban areas, or whether there should be a mix of housing developments in urban and rural areas. The view was unanimous that housing developments should be distributed both in urban and rural areas, rather than being located solely in urban areas.

### 4. Housing Figures

There are a number of different options regarding the numbers of houses that will need to be developed during the Plan's lifespan. These options were presented to the group members. Following a discussion, it was decided that the housing figures should be balanced, and should be an average of the total of all the options.

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## Joint Local Development Plan – Anglesey and Gwynedd Public Participation Period Winter 2011/12

### Meeting of Older People Group, Anglesey

#### Canolfan Goffa, Amlwch

23 January, 2012

**Present** – 20 people present at the meeting. These individuals were members of the 'Older People Group' Amlwch

**Apologies** - None

### 4. Presentation

### Appendix 2

Presentation on the process of preparing a Joint Local Development Plan, stressing the importance for members of the public to be part of the process.

#### 5. Discussion

The discussion was opened up to the floor to obtain views from individuals about what matters were of concern to them. The matters raised included:-

- Shops closing in Town resulting in less choice and price competition
- Cheaper to do main shop in Holyhead or Bangor rather than Amlwch
- Request better community facilities
- Concerned about loss of chemist shop in town, although there is a dispensary in the medical centre. Less choice for toiletries, sundries etc
- Decline in Amlwch Market in recent years, Cost of Stall £15:00 prohibitively expensive
- Suggestion made for holding indoor market
- Concern expressed regarding the need to plan for two LPA areas and the distances involved in attending meetings etc
- Concerned about infrequent bus service and cost of fares
- Suggest greater use of smaller buses
- Cost of taxis prohibitive
- High number of empty shops and houses in Amlwch
- Many stated that they would welcome the opportunity to relocate to smaller sheltered type accommodation with facilities (buy, part buy /part rent, rent)
- Preference for bungalows to flats/apartments
- Concerned about closure of Amlwch Swimming pool as it is always busy
- Suggest simplified payment system rather than having to pay different amounts for different activities
- Not enough activities for youths. Two youth clubs in Amlwch operating once a week. (shortage of group leaders)
- Slow broadband and not spots disadvantageous to small businesses
- Concern expressed regarding the number and size of wind turbine proposals resulting in harm to beautiful scenery
- Generally support the building new nuclear power station at Wylfa because of the jobs created
- Concerned that local people will not be offered the jobs at Wylfa
- Consider that empty homes should be reoccupied before new houses built
- Concerned about school closures.

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**Gwynedd and Anglesey Joint Local Development Plan  
Public Participation Period Winter 2011/12**

**Llais Ni Môn**

Appendix 2

**Mona Showground**

**15 December 2011**

**Present** – six people were present at the meeting, including individuals from the county's secondary schools and Coleg Menai.

**Apologies** – none received.

**1 Introduction**

The process of preparing the Joint LDP was presented to them, followed by an open discussion on matters of concern to them.

**2. Discussion**

The matters raised were as follows:-

**Transport**

- Public transport
- Buses services need to be improved – not on time
- Bus services not dependable
- Not enough public transport
- Not enough public transport routes
- A need for cycle paths
- In rural locations public transport can take a long time

**Facilities**

- Leisure Centres needed
- A cinema is needed on Anglesey
- Other types of leisure facilities apart from leisure centres are needed
- Local services are needed
- More shops are needed

**Housing**

- High house prices
- New housing needed on Anglesey
- Houses are expensive – how can we possibly keep local people on the island?
- Individuals are given priority over hard-working people
- Housing for local people needed. Housing development for shared rentals should be considered

**Jobs**

### Appendix 2

- More jobs needed – insufficient jobs for the island’s residents
- How is it possible to attract good jobs with good salaries without impacting on locations
- A lack of full-time jobs
- A lack of interesting/challenging jobs
- Wylfa B development will bring opportunities

### Courses

- Courses are needed to enable people to gain skills in school/higher education, e.g. first aid, health and safety, fire safety
- Coleg Menai has undergone substantial development recently. Is further development required?
- More courses needed in the colleges/university

### Tourism

- Nothing to attract people to the Island
- A lack of marketing of the Island
- Marketing is needed on the cruise ships
- Nature should be used to attract people
- The Island Games – Anglesey needs to host them, but no facilities available

### 3. Where would you like to live?

The individuals were asked to note on a table where they wished to live in the future. The results were as follows:-

Holyhead	
Amlwch	
Llangefni	
Bangor	
Caernarfon	✓
Porthmadog	✓
Pwllheli	
Another town in Gwynedd / Anglesey	
Another village in Gwynedd / Anglesey	✓ (Llannerch-y-medd)
Rural Anglesey / Gwynedd	
Cardiff	✓
Another location in Wales	✓
England	
Somewhere else	✓ (Australia)

### 4. Where should houses be developed

Appendix 2

We were eager to know whether the group members were of the opinion that housing developments should be located solely in urban areas, or whether there should be a mix of housing developments in urban and rural areas. The view was unanimous (6-0) that housing developments should be distributed both in urban and rural areas rather than being located solely in urban areas.

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**Gwynedd and Anglesey Joint Local Development Plan  
Public Participation Period Winter 2011/12**

**Gwynedd Children and Young People's Meeting  
Caernarfon Leisure Centre**

**28 November, 2011**

**Present** – There were 13 people present at the meeting. These individuals were members of the Llangefni Older People's Group.

**Apologies** – none received.

**1. Introduction**

The process of preparing the Joint LDP was presented, followed by an open discussion on matters of concern to them.

**2. Discussion**

The responses received included:-

**Land Use**

- The need to make good use of land
- Woodlands near towns/houses prevent further development

**Jobs**

- No jobs available
- More jobs needed

**Transport**

- Minor roads need to be resurfaced – in poor condition
- Better street lighting required
- Better management of the public transport bus system

### Appendix 2

- Road Safety. A suggestion that mirrors should be placed on dangerous roads
- Salt grit bins needed in rural locations

### Housing

- No Houses. No Money. No Land
- Houses need to be built for more people
- As no jobs are available, unable to afford to buy a house
- A lack of houses in Blaenau Ffestiniog

### Facilities

- An improved park is needed
- A youth club/centre open every evening is needed, to draw young people from the streets
- A lack of entertainment – cinemas and bowling alleys
- An improved village hall
- A shop is needed in Mynydd Llandygai
- The Council needs to help to open a shop in Tregarth
- More shops needed in small villages
- Larger shops are needed.

### Housing distribution

They were asked whether houses should be mainly distributed in urban areas, or distributed in villages and rural areas. Eight were in favour of distributing houses in urban and rural areas, and three were in favour of distributing solely in urban areas.

### 3. Where would you like to live?

The individuals were asked to note on a table where they wished to live in the future. The results were as follows:-

Bangor	✓
Caernarfon	
Pwllheli	✓
Porthmadog	
Dolgellau	
Bala	
Holyhead	
Amlwch	
Llangefni	
Another town in Gwynedd / Anglesey	
A village in Gwynedd / Anglesey	✓✓✓ Bethesda / Mynydd Llandygai
Rural Gwynedd / Anglesey	✓✓

Appendix 2

Cardiff	✓✓
Another location in Wales	
England	✓
Somewhere else	✓✓✓ New York x 3

**Gwynedd and Anglesey Joint Local Development Plan  
Public Participation Period Winter 2011/12**

**Disability Core Group**

**Porthmadog Leisure Centre**

**12 December, 2011**

**Present** – There were eight people present at the meeting.

**Apologies** – none received.

**1. Introduction**

The process of preparing the Joint Local Development Plan was presented, and the discussion opened to ask for their views on matters of concern to them.

**2. Discussion**

The main messages from the discussion were as follows:

- Vacant shops in towns – people tend to shop in supermarkets, leading to small shops being forced to close.
- More opportunities for work needed in rural areas. Unemployment means that young people are more likely to move away.
- The need to attract companies that produce small, high value goods to the area.
- The tourism industry needs to be promoted.
- New houses need to be accessible e.g. local, wide doorways. Important that they should be lifelong houses in a safe environment.
- Young people move away due to high house prices, which has a detrimental impact on the Welsh language. More affordable housing needed for local young people.
- Poor housing conditions in some places. Some people are totally dependent on the electricity supply.
- A suitable supply of housing is needed for older people.
- Transport – the bus services are not sufficiently accessible.
- Fuel poverty is a problem e.g. rising oil prices. This is likely to affect houses in rural areas which depend on oil for heating. Houses should be more energy efficient.

Appendix 2

- Wind turbines – not much wind in the area, but plenty of water. What about more water wheels to generate power?

Other

- The word ‘safe’ needs to be incorporated in the options paper when referring to quality of life.

### 3. Housing distribution

We were eager to know whether the group members were of the opinion that housing developments should be located solely in urban areas, or whether there should be a mix of housing developments in urban and rural areas. The main messages from the discussion were as follows:-

- Important to consult with villages.
- Focussing on developing the towns would lead to a reduction in the options available to move to rural areas.
- There’s a need for balance. It was agreed that the Rural and Urban Balanced Distribution Option was best.

### 4. Housing Figures

There are a number of different options regarding the numbers of houses that will need to be developed during the Plan’s lifespan. These options were presented to the group members. Following a discussion, it was decided that it was difficult to foresee what will happen in future – much depends on the growth of the economy.

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**Gwynedd and Anglesey Joint Local Development Plan  
Public Participation Period Winter 2011/12**

**Housing Stakeholders**

**Intec, Parc Menai, Bangor**

**17 January, 2012**

#### Key issues

- Propose that there is a need to note that housing needs vary in different locations.

### Appendix 2

- Link with the age of the population. Expectation for a large increase in the population aged 60+ and 85+ which will affect the type of housing stock required.
- Need to ensure that there is a link with the care strategy of both Councils when considering housing needs.
- The area is affected as young people move out of the area.
- Impact of reduced inward migration on the need for developers to provide affordable housing in the area
- The impact of the National Park's policies on nearby areas in Gwynedd.
- Under-occupancy of the existing stock was another matter to consider.
- Consideration should be given to grouping the matters per specific subject.
- Applying the requirements of SI06 Agreements.

### Vision

- 5<sup>th</sup> bullet point – not sure about the wording “coping with climate change” – it would be better to use a phrase such as “being able to live and work in a sustainable way”.
- When referring to lively communities, there is no reference to strengthening the economic base (i.e. being “prosperous”).

### Strategic objectives

- The phrase “where people wish to live” was slightly misleading as there were restrictions with some places.
- The point was made that there was a specific reference to an ageing population; but no specific reference to a young population. This could work against the objective of creating a lively place for young people.
- There was a need to analyse the differences between the different areas in both Counties. It was noted that the Plan area was a geographically large area and that a common approach should not be adopted for the area as a whole.
- There is a need to make the best use of the existing housing stock. This does not happen at the moment.
- There was a need to be careful that strong communities did not lose out on the opportunity for growth in the future. Access to them should be improved rather than restricting the opportunities there.
- Important to have employment opportunities in an area to enable people to afford affordable housing. Link here with accessibility – if there was no work, people were unable to afford houses.
- Important to invest in IT in order to expand opportunities for people to work from home.
- Flexibility was needed for the short-term needs of the workforce (e.g. potential construction of a power station in Wylfa), and the needs of the local population in the short-term.
- Felt that the document used the word ‘tai’ in Welsh for ‘houses’ and ‘housing’ and that it would be better to use the word ‘cartref’ (home).

Appendix 2

**Housing growth and distribution options**

- Important to address the number of current commitments and how these have been distributed in the area. It was acknowledged that this was an important factor to consider when assessing how to meet the level of need in various settlements.
- The message from Denbigh's examination was that it is important to consult with individual communities regarding their needs. Worth going out to ask different communities what they wanted in the future.
- It could be argued that some options did not tie-in with the vision.
- The figures noted in option T4 appeared low, considering the possible impact of Wylfa and associated developments.
- Option 4 seems very negative for rural communities.
- Consideration in terms of the deliverability of residential units in rural areas.
- It was asked how restrictive to national policy we should be?, as option 2 was the only one that seemed to follow the content of the Spatial Plan. It was confirmed that this was a starting point to consider the various options, but that evidence was needed to justify the content.
- The third paragraph in option D2 referred to the area of influence. It was felt that very few settlements were located outside this area.
- A question was asked as to whether or not the housing level under option T2 was realistic. It was acknowledged that consideration needed to be given to the physical and capacity restrictions of construction when considering the options.
- If development was required, there was a need to ensure that suitable facilities were available in the settlement, e.g. a school.
- In the future, it was possible that more people would rent as the problem at the moment was having a deposit for a mortgage. A change was anticipated in the future with long-term renting agreements (3 or 5 years). The type of houses that people wished to rent was different to houses to buy, e.g. did not want large gardens.
- Felt that option D2 was not consistent with the objectives of the Plan, but that option D3 was closer to the mark.
- The emphasis in option D1 and D2 was on large centres, thus affecting rural communities.

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**Anglesey and Gwynedd Joint Local Development Plan  
Public Participation Period Winter 2011/12**

**Anglesey Council Members' Seminar**

**Council Chamber, Llangefni**

**25<sup>th</sup> November, 2011**

## Appendix 2

## Issues

Key Strategic Matters	Comment
4. (An ageing population)	Likely to increase in future. Need to ensure input from Betsi Cadwaladr University Health Board into the Plan
6. (Housing Needs)	Agree with the need for housing but concerned that there was too much emphasis on towns rather than the countryside. Need to ensure that vibrant communities remained in the countryside.
8. (Health)	As this is a land use plan, not certain how much role the plan has in this field.
9. (Employment Land)	<ul style="list-style-type: none"> <li>• Need to ensure that a large site was available for employment needs in the future.</li> <li>• Need to ensure that there was an investment in Holyhead and Amlwch and that not all the investment goes to Bangor.</li> </ul>
10. (Snowdonia National Park)	Need to ensure that appropriate consideration was given to the Anglesey Area of Outstanding Natural Beauty (AONB) along with the National Park.
13. (Deprivation)	There are also deprived rural areas, e.g. Rhosyr, which also had many designations in the area. Need to ensure that different agencies provide an input in the process to ensure improvement in such areas.
14. (Tourism)	<ul style="list-style-type: none"> <li>• This is an important sector for the area and there is a need to ensure that appropriate provision is available for visitors.</li> <li>• Need to emphasise the importance of the maritime heritage.</li> </ul>

## Vision

Issue	Comments
Welsh Language	<ul style="list-style-type: none"> <li>• Whilst there is a need to strengthen the language, there is a need to understand what it means from the business perspective</li> <li>• There could possibly be a different emphasis between Gwynedd and</li> </ul>

Appendix 2

Issue	Comments
	<p>Anglesey.</p> <ul style="list-style-type: none"> <li>• However, the advantage of a bilingual workforce was endorsed and the language should be looked at as an advantage.</li> </ul>
Tourism	<ul style="list-style-type: none"> <li>• Concern that the island is not taking sufficient advantage of luxury cruise liners that visit the area.</li> <li>• The challenge is to create opportunities and encourage developments to retain visitors on the island.</li> </ul>
Realistic	<ul style="list-style-type: none"> <li>• Feel that the Vision was too utopian and was therefore likely to fail.</li> <li>• Wouldn't it be better to concentrate on some aspects?</li> <li>• Some of the aspects were national matters and outside the control of the Council and its partners.</li> </ul>
Employment	<ul style="list-style-type: none"> <li>• No reference to Tourism but also naming some fields. Wouldn't it be better to refer to strong fields rather than naming them?</li> </ul>

Objectives

Possible Strategic Objectives	Comment
1. & 2. (Housing)	<ul style="list-style-type: none"> <li>• Need to provide housing where people wish to live and to be more flexible for local people.</li> <li>• 2 bedroom houses are insufficient, guidance required in the plan to ensure that houses that are too small will not be constructed.</li> <li>• Important that empty housing was brought back into use.</li> </ul>
8. (Graduates)	<ul style="list-style-type: none"> <li>• Reference should be made in this objective to entrepreneurs.</li> </ul>
9. (Town Centres)	<ul style="list-style-type: none"> <li>• Need to define what we mean by 'vital and vibrant'.</li> </ul>
12. (Renewable Energy)	<ul style="list-style-type: none"> <li>• Nuclear energy could be included within this.</li> <li>• Currently, the authority has to deal with many applications for wind turbines.</li> </ul>
15. & 16. (Landscape and Biodiversity)	<ul style="list-style-type: none"> <li>• Whilst jobs were important it has to</li> </ul>

Appendix 2

	be ensured that the environment is protected.
19. (Minerals)	<ul style="list-style-type: none"> <li>• Not completely certain what this objective is trying to achieve.</li> </ul>

**Growth and distribution options**

- Generally, option 3a was favoured, namely a distribution with more emphasis on rural areas.
- In terms of pollution, centralising everything could lead to more pollution from vehicles but accepted the need also for a critical mass for some elements.
- Should different options be chosen? Wouldn't it be possible to satisfy everyone's needs?
- Question the role of Amlwch as a main centre if job opportunities are along the A55.
- Need to take into consideration the large number of extant planning permissions in an area when examining growth levels for the future.

**Anglesey and Gwynedd Joint Local Development Plan  
Public Participation Period Winter 2011/12**

**Gwynedd Council Members' Seminar**

**Siambr Dafydd Orwig, Gwynedd Council Headquarters, Caernarfon**

**5 December, 2011**

**Issues**

- No reference in the list to second homes. Concern in some communities that there are too many second homes.
- Converting properties to houses in multiple occupancy leads to social problems in some towns, especially in Bangor.
- Problems when flats are developed in the main shopping areas e.g. when shops and banks close.
- Lack of entertainment facilities for young people.
- Lack of employment for young people. Too much dependency on tourism.
- Need to provide more allotments.
- The word 'conservation' does not appear in the list. The importance of protecting the environment was noted e.g. the Menai Straits.
- An opportunity to challenge and to differ from what's noted in the national policies/guidelines.

**Vision**

- Matters relating to nuclear power/Wylfa. Refer to the 'energy' sector and delete the word 'nuclear' from the list
- An impact on the housing market in Gwynedd if Wylfa was built. It would also create employment opportunities, but acknowledge that this is a sensitive issue.

**Objectives**

- Point 12 – Add a reference to 'solar panels', 'tidal power' and 'hydro-electric power', as aspects to be promoted.

**Growth and Distribution Options**

- a) Number of housing units
  - The numbers of children in Gwynedd is decreasing and the number of older people is increasing. A question whether any new housing is needed at all?
  - Important to consider the extant planning approvals for housing.
- b) Where should the growth be located?

### Appendix 2

- Issues regarding the capacity of some settlements to accommodate more development
  - Need to ensure employment opportunities etc. in the settlements where housing is being considered.
  - Option 3 ('Proportionate Distribution to Urban and Rural Areas') should be introduced in relation to distributing employment.
  - The local communities have a role to play in terms of determining how much development is acceptable. Communities should not be told what to do.
  - The residents of individual villages should decide on the growth that is needed in those specific settlements.
  - The highest figure should be the target for the number of new residential units needed to be provided annually in order to give the most flexibility when deciding where to distribute the houses.
  - Option 2 would deprive rural areas and place great pressures on settlements such as Y Felinheli. It would mean providing more houses there than is needed. If these houses weren't affordable houses to address local need, this would affect the community and the Welsh language.
  - Firstly, consideration should be given to where the houses are needed e.g. likely that the majority of houses are needed in Bangor.
  - Support for option 3 as it will continue to sustain and support communities in rural areas.
  - Need to be vigilant of the impact of housing distribution on schools in smaller villages.
  - Consider ensuring that the growth of a settlement is proportionate to the size of that settlement e.g. if growth of 1% is decided for a village with 200 houses, then 2 residential units should be developed in that settlement.
  - A link between housing distribution and carbon emissions. Developing houses in a location without sufficient bus services would encourage people to drive their private cars to work.
  - Linguistic sustainability is important.
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## Anglesey and Gwynedd Joint Local Development Plan Public Participation Period Winter 2011/12

### Gwynedd Council Members' Seminar

#### Dwryd, Penrhyndeudraeth

7 December, 2011

Much of the discussion centred around the area's characteristics and issues that may need to be tackled or taken account of.

- Extant planning permissions for housing, particularly those that are deemed to have started in planning terms, and their impact on the

### Appendix 2

requirement for housing land. They may be a barrier to the release of land that is more readily available;

- Need to rural proof the strategy;
- Close relationship with communities within Snowdonia National Park and therefore important to make the most of these links;
- Welsh language and culture – important to safeguard and promote it and that the matter be given full consideration during each stage of the Plan's preparation;
- Need to try to create self sufficient settlements;
- Economic development and growth can draw people from other communities – need to have a balanced approach
- The Government's emphasis on the north –south and east – west transport corridors could mean that some parts of the Plan area may be neglected, e.g. Tywyn, Llyn. Need to maintain and improve secondary routes that link the rural settlements with the main transport corridors;
- Encourage a broad economic base that also includes less 'attractive' industries, i.e. those often referred to as 'bad neighbour industries' – a place for everything;
- Option T2 seems to be a very high level of growth compared to the past build rate and other options. May encourage higher level of in-migration rather than cater for a more local requirement for housing.
- Option D3 seems to offer a more balanced approach

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## Anglesey and Gwynedd Joint Local Development Plan Public Participation Period Winter 2011/12

### Local Development Plan Strategic Project Group – Gwynedd Council

Summary:

#### Issues

- Note that reference is made to the area's accessibility. Digital accessibility a major issue that is being tackled by the Digital Gwynedd project. The JLDP should facilitate the provision of the required infrastructure
- Welcome the recognition given to the loss of young people and the need to facilitate development that provides young people with a realistic opportunity to live and work locally – supply of suitable housing (location, tenure, price) and opportunities to obtain the necessary skills and to use those skills locally
- Disparity between areas
- Fuel poverty an issue locally

#### Vision

- Need to convey that the Council and its partners are aiming to create a more prosperous area

### Appendix 2

#### Growth and distribution options

- Need to be realistic, particularly given the current economic state. There needs to be a reasonable likelihood of the preferred option's deliverability – otherwise the portfolio of undeveloped land will be perpetuated. Option T2 could therefore be too high
- Option T3 – past build rate – likely to perpetuate current economic and social problems
- Need an element of flexibility – build a reasonable contingency level
- Need a sufficiently high level of growth that would provide the required critical mass to attract investment, which would in turn assist to retain key services and facilities and enable further regeneration
- A proportionate urban – rural option would reflect the area's characteristics and would align with the Council's Programmes
- Need to close the gap between settlements, i.e. not perpetuate the growth of some settlements at the expense of others
- Some spare capacity in smaller villages that include some key services, where appropriate development could help to retain the services and create a more self sufficient community

#### Concluded:

- To support a realistic growth level that is higher than is currently being planned for in the UDP, but lower than the trend based projections (Option T2)
- To support an spatial distribution option that would facilitate development across the Plan area, but directing a higher proportion of the growth to the main centres

Appendix 2

**PART 2**

The following paragraphs present an overview of the comments/ information presented in questionnaires or letters submitted during the engagement period.

**The Joint Local Development Plan – possible issues**

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

Of those who specifically answered this question, 47% did not refer to any additional issues. The following provides a schedule of key words/ phrases used to refer to additional issues or to suggest a variation to an issue identified in the Draft Engagement Document:

Managed depopulation
Managed resource depletion
Importance of high quality tourism to the local economy
Developing vibrant and sustainable rural communities
Maintaining and improving mobile telecommunications infrastructure in order to facilitate success of business operations and individual lifestyles
Maintaining and enhancing the role of smaller towns that serve a wider rural area
Unequal pressure on settlements/ Some settlements developing at the expense of others/ Missed opportunities to provide market housing for local people in smaller villages
Enable town centres to re-invent themselves
Catering for Travellers

Appendix 2

Address the need for new housing for different age groups - young and old/ priority given to satisfy the needs of local people for housing as opposed to incomers/ satisfy local population's needs for housing
Distribution of education facilities/ Accessible and choice of appropriate quality education locally where possible
Facilitate new job opportunities
Education standards and ambitions at home and in formal education settings and in industry/ poor educational achievement by young people and its impact on the local economy
Training opportunities for local people
Balance between meeting the employment and housing needs of rural communities in situ and the perceived economic imperative of directing new development to limited number of larger settlements
The renovation of derelict and partially completed buildings/ improve existing stock before building new ones/ strategy for letting empty houses to satisfy local need/ regenerate existing stock of older terraced houses in towns to improve housing stock and generate employment
Role of smaller villages to sustain rural communities/ facilities
Limited off street parking facilities causing congestion
Lack of capacity of some villages to accommodate additional development/ impact of additional development, particularly comparatively large scale development on the rural character/ Welsh language and culture of some villages/ maintain villages and rural areas with the minimum amount of new building
Mismatch in housing occupancy - small households (elderly) living in large houses - lack of supply of right type of house in right location - single storey homes for elderly and disabled
Fewer opportunities to build new homes or conversions in the countryside

Appendix 2

Lower supply of social housing in rural areas compared to towns
Fewer young people speaking Welsh in areas/ Promote the use and awareness of the Welsh language in communities by retaining traditional Welsh speaking facilities/ sustain culture of rural communities
Prominence of second or holiday homes in some settlements and its detrimental impacts/ in migration
Lack of appropriate landscape protection designation in the Bangor/ Menai Straits areas
Protection of green field sites and other environmentally sensitive areas to retain area's character and protection of wildlife/ discourage urban creep
Unimplemented development sites
Accommodation for de-commissioning workers (Wylfa A) and construction workers (Wylfa B) and its impact on housing land for local people, Welsh language
Challenges and opportunities relating to Wylfa B
Reducing/ managing the impact of development on the environment, i.e. sustainable development, including development involving the use of renewable energy or low carbon technologies
Need to protect and/ or re-use key heritage/ environmental sites and examples of local distinctiveness
Provision of accessible recreational facilities for children/ allotments
Lack of museums/ galleries for displaying and celebrating creative and cultural achievements

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

Of those who chose to categorise the issues in order of preference, the following issues were identified as the most important issues

1<sup>st</sup> - Lack of housing in terms of type, size and affordability for local people

Appendix 2

2<sup>nd</sup> - Loss of economically active young residents

3<sup>rd</sup> - Decline in the vibrancy and vitality of town centres as places offering opportunities in terms of retail, leisure, employment and homes

4<sup>th</sup> - Catering for visitors to the area in sustainable ways and, at the same time, promoting the area's heritage and culture

Equal 5<sup>th</sup> - Fewer residents recorded as being Welsh-speakers and fewer areas where more than 70% of the population is able to speak Welsh

Equal 5<sup>th</sup> - Lack of local services in rural communities and pressures on local services, open spaces and facilities in other areas

Equal 5<sup>th</sup> - Issues around the accessibility of services and facilities, particularly in rural areas due to a lack of choice in transport modes

Equal 5<sup>th</sup> - Need to protect, strengthen and promote biodiversity, ecological links and visual amenities

**The Joint Local Development Plan – possible vision**

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

Of those who presented a view about the wording/ messages included in the draft vision 82% agreed with its wording.

The following schedule includes words/ phrases used to describe the suggested vision or to suggest amendments.

Clarify message in last bullet point
Carbon reduction and sustainability an essential element in building, transport and planning decisions/ sustainable pattern based on hierarchy approach
Securing a well educated and trained local communities
Hub settlements as maintaining all settlements may not be attained
Include a reference to "prospering" as well as lively communities
Not compatible with Government/ WG policies/ Dependence on national and regional government for delivery

Appendix 2

Include reference to tourism as an important industry in the area/ top destination to visitors
Concerned about the support given to the nuclear industry/ decommissioning at Trawsfynydd and Wylfa supported as opposed to nuclear new build
Amend 7th bullet point to read "where all communities and businesses are fully bilingual"
Amend 9th bullet point to read "where the existing network of settlements, urban and rural, have been maintained and improved and where electronic communication links between them have been improved thereby reducing the need to travel, and where the public rights of way and public transport provision have been improved thereby reducing the need to travel by car."
If reference is made to improving/ maintaining network of settlements unclear why reference is made to reducing travelling
Include specific reference to protecting and enhancing the natural environment and natural heritage/ healthy, functioning ecosystems, a wealth of native wildlife and natural features and the habitats and natural processes on which they will depend
Promote an outward looking community receptive to new ideas, welcomes innovation and actively encourages inward investment
Generic and uninspiring
Add "where other environmental objectives are vigorously pursued, e.g. minimisation of waste and pollution
Promote car sharing, including provision of park and share facilities
Address impact of industrial legacy sites
Ensure that it is realistic

Appendix 2

AONBs and SSSI and landscape positively included and afforded absolute protection
Use 'indigenous' instead of 'local communities'
Clarify "grasp new economic opportunities"
Clarify "forseen"
Instead of 'vibrant network of inclusive' include 'self-sufficient'
Welsh language doesn't need to be an integral part of communities and businesses as this could deter people from living and working in the area
Include local priorities
More emphasis on rural areas

**Joint Local Development Plan – possible strategic objectives**

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

57% of those who commented on the strategic objectives agreed with them. The following is a schedule of suggested amendments to the wording of some of the draft objectives and comments about the objectives

Need to prioritise given current economic climate
Dealing with second/ holiday homes/ Manage the supply of second homes in sensitive rural areas
Manage development of sites in a timely manner

Appendix 2

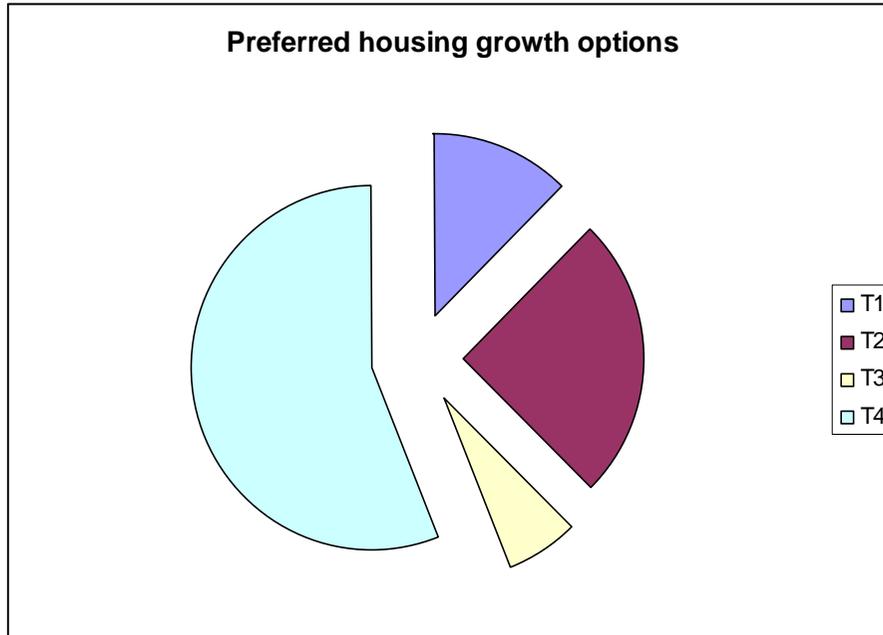
Promote the reuse or redevelopment of suitable previously developed land and unoccupied buildings or ones that are not used to their full capacity for appropriate alternative uses
Emphasis on rural areas
Encourage food production
Promote an innovative range of quality training and educational opportunities based on local heritage, environment, language and culture
Should preference be given to graduates (point 8)/ encourage local graduates to return to area/ can local authority control this
Include reference to 'sewerage' - point 17
Emphasis on economic development
Specific link to providing housing for young people as well as elderly
Role of residential care establishments
Should preference be given to graduates (point 8)/ encourage local graduates to return to area/ can local authority control this
Include reference to 'sewerage' - point 17
Bilingual education important/ Modern education facilities/ Add education as a key and high value sector in point 4
Need to strengthen point 3
Welsh language impact assessment required for all proposals in order to safeguard, strengthen and promote the use of the Welsh language
Welsh language doesn't need to be an essential part of community life - part of community life more realistic/ need fluency in both Welsh and English due to international business
Include reference to quality tourism accommodation, diverse attractions, excellent activities/ increase in accommodation capacity

Appendix 2

Filling gaps in activity infrastructure - improving connectivity and bringing facilities up to scratch
Sustainable development principles given priority
Point 16 should refer to "improve biodiversity"
Items 4,10, 13, 15, 16, 18 are probably the only relevant ones
Consider the impact of wind turbines and their output in reality
Amend 1 by replacing "in places" with "in sustainable locations"
Amend 5 by inserting "in sustainable locations" after "safeguarded and allocated"
Amend 6 by inserting "and sustainable" after "positive"
Amend 5 by inserting "an appropriate level" after "ensure that"
Amend 12 by including a reference to locating development to minimise the need to travel
Amend 17 to promote the need for an adequate supply of green infrastructure
Use more positive wording instead of "encourage", "promote" and "ensure"
Amend 20 to refer to commitment to improving entire footpath network to provide important health and recreation benefits
Historic environment referred to in 6, 9, 15 & 16 or include an additional objective
Include water supply and sewerage infrastructure as examples of necessary infrastructure
Amend 1 by deleting "where people want to live" and reference to provision of a variety of tenure
Question need for objective 7
Question deliverability of 9 due to expansion of out of town shopping
Question deliverability of 11 due to lack of international support
Amend 20 by including "and encourage a public transport service responsive to community needs thus reducing....." after "bicycle"

**JOINT LOCAL DEVELOPMENT PLAN – POSSIBLE HOUSING GROWTH OPTIONS**

**QUESTION:** 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)

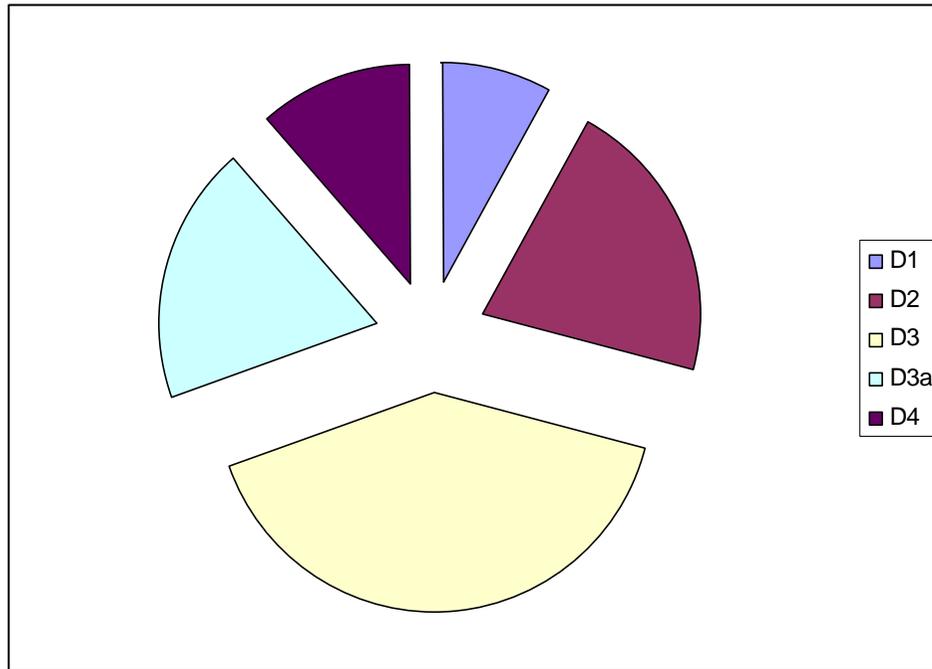


**QUESTION:** is there an alternative strategic option? If there is one, tell us about it

Respondents referred to the importance of meeting the housing requirements of local communities, emphasising the need to consider the impact of enabling too many unrestricted open market houses in certain communities.

**JOINT LOCAL DEVELOPMENT PLAN – POSSIBLE SPATIAL DISTRIBUTION OPTIONS**

**QUESTION: 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)**



## Appendix 3

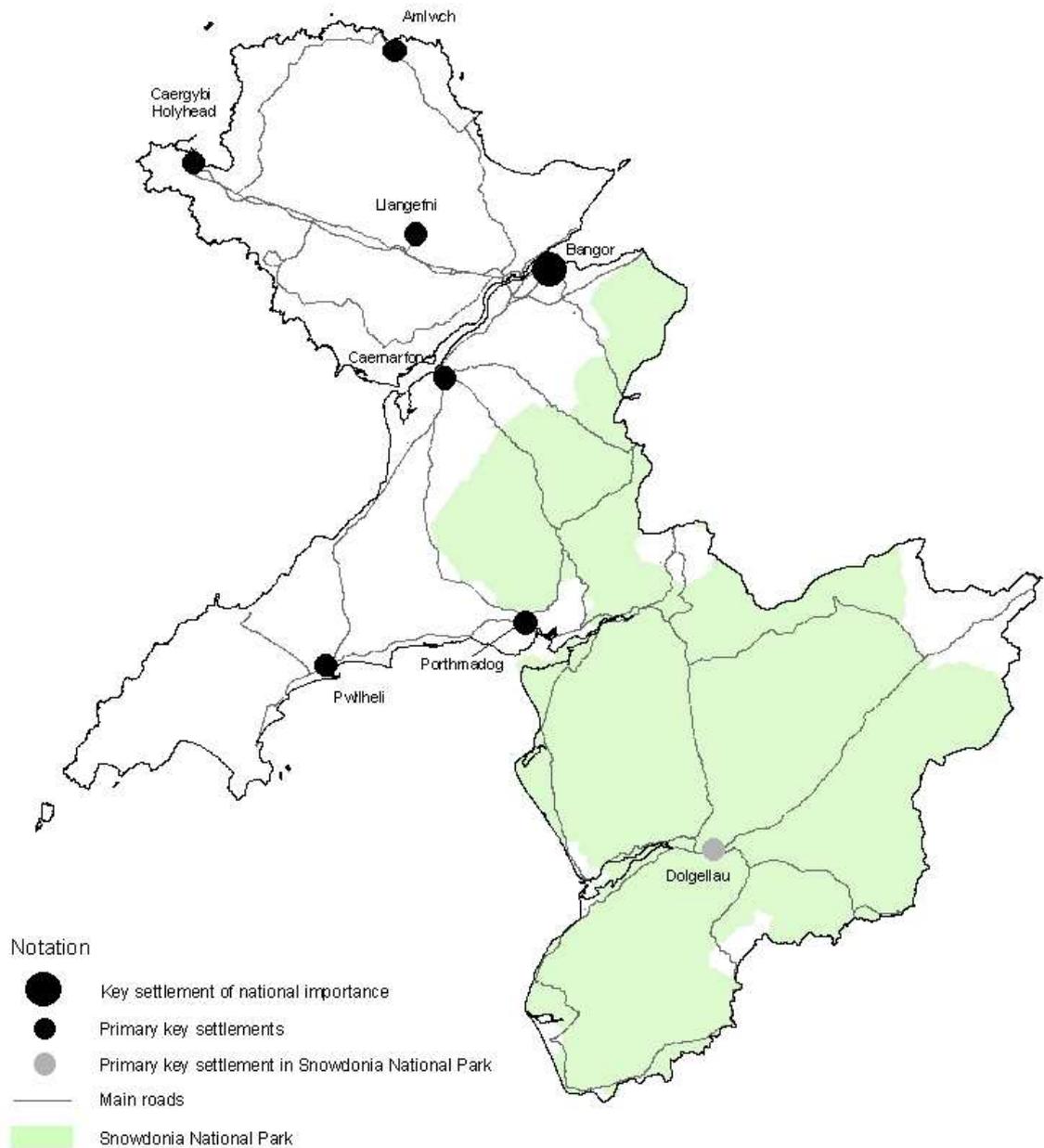
<b>STRATEGIC OPTION</b>	<b>T1 445 housing units annually</b>	<b>T2 638 housing units annually</b>	<b>T3 416 housing units annually</b>	<b>T4 389 housing units annually</b>
<b>D1</b> – Focussing on Bangor and the Primary Key Settlements	80% to Bangor & Primary Key Settlements = 356; 20% to Key Settlements, 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
<b>D2</b> – 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
<b>D3</b> - Urban and Rural Proportionate Distribution	55% to Bangor and Primary Key Settlements = 245;	55% to Bangor and Primary Key Settlements = 351;	55% to Bangor and Primary Key Settlements = 229;	55% to Bangor and Primary Key Settlements = 214;

## Appendix 3

	20% to Key Settlements = 89; 25% to Villages, other settlements & countryside = 111	20% to Key Settlements = 128; 25% to Villages, other settlements & countryside = 159	20% to Key Settlements = 83; 25% to Villages, other settlements & countryside = 104	20% to Key Settlements = 67; 25% to Villages, other settlements & countryside = 78
<b>D3A</b> – 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
<b>STRATEGIC OPTION</b>	<b>T1</b> <b>445 housing units annually</b>	<b>T2</b> <b>638 housing units annually</b>	<b>T3</b> <b>416 housing units annually</b>	<b>T4</b> <b>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

Appendix 3

Option 1 - Focus on Bangor and the Primary Key Settlements



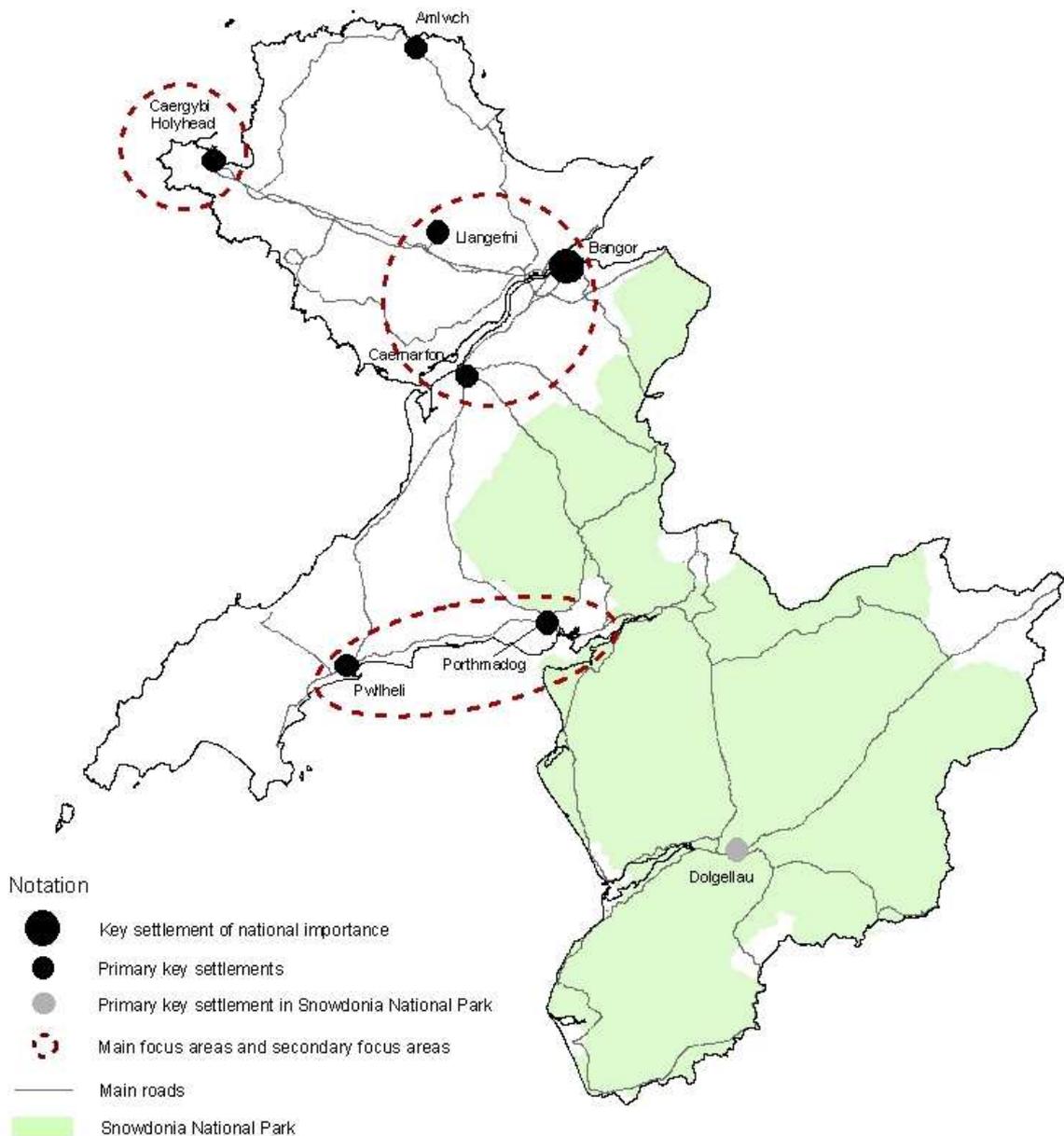
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Appendix 3

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



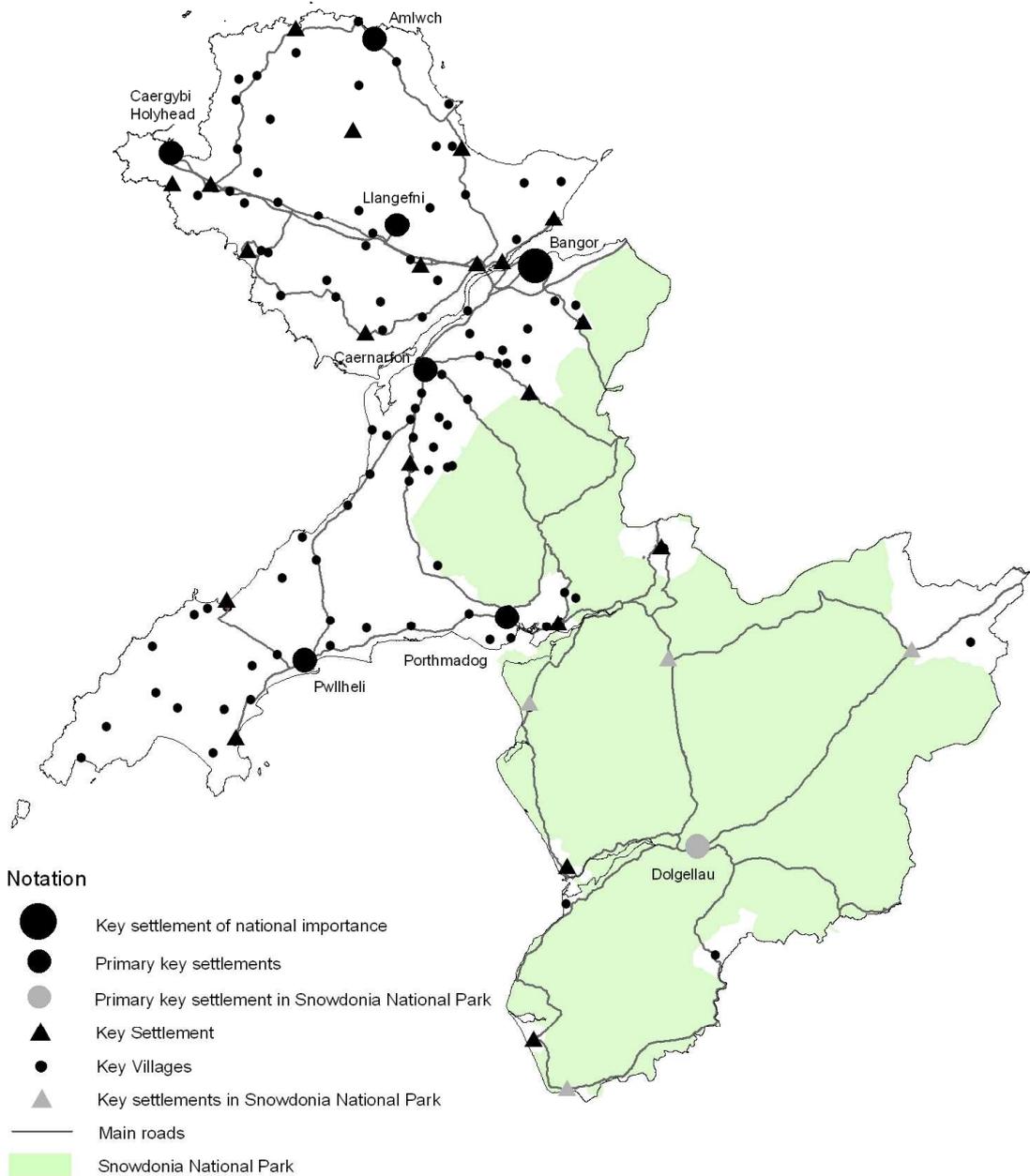
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Appendix 3

Option 3 - Proportionate Urban and Rural Distribution



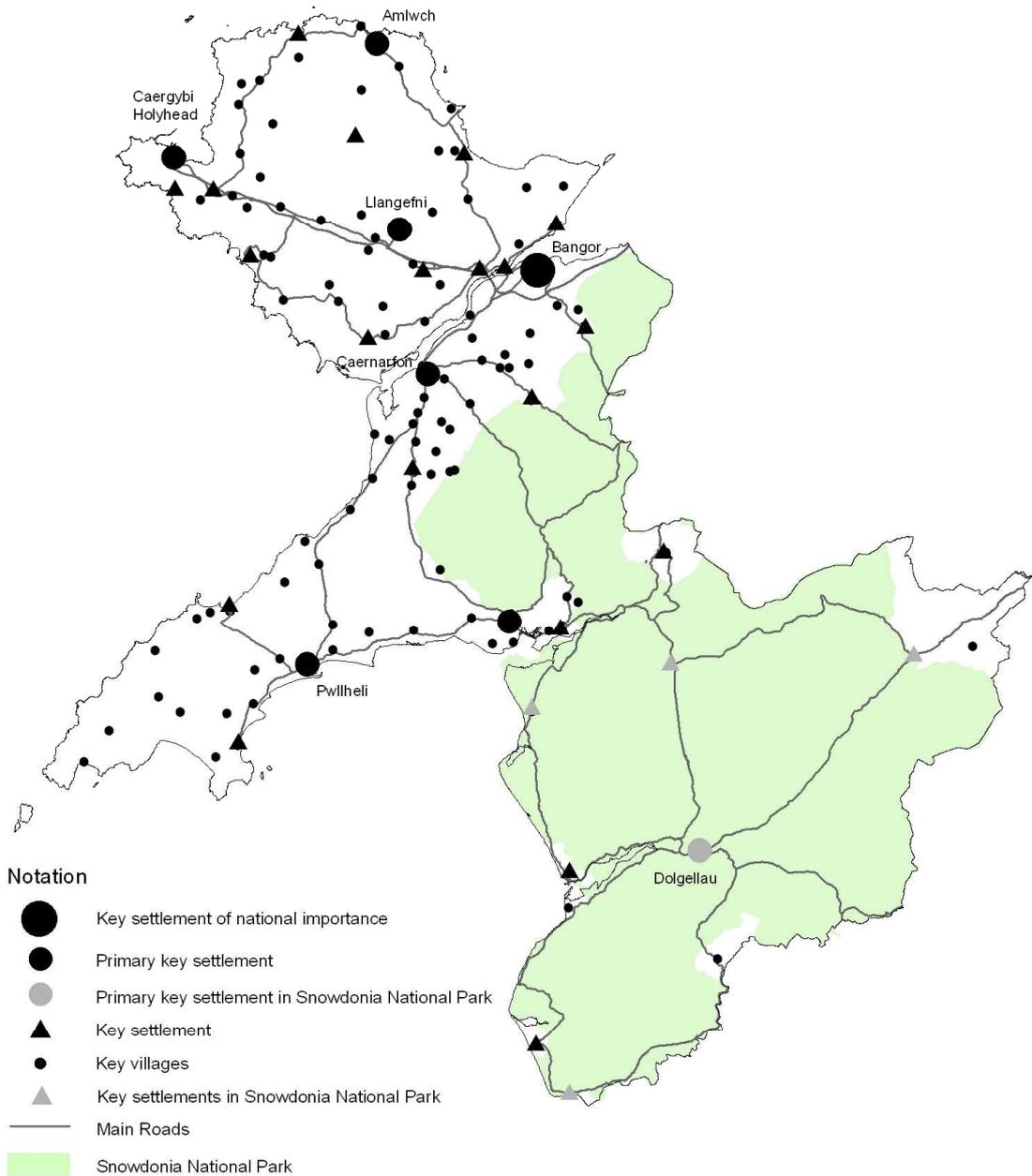
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Appendix 3

Option 3a - Focus on Rural Areas



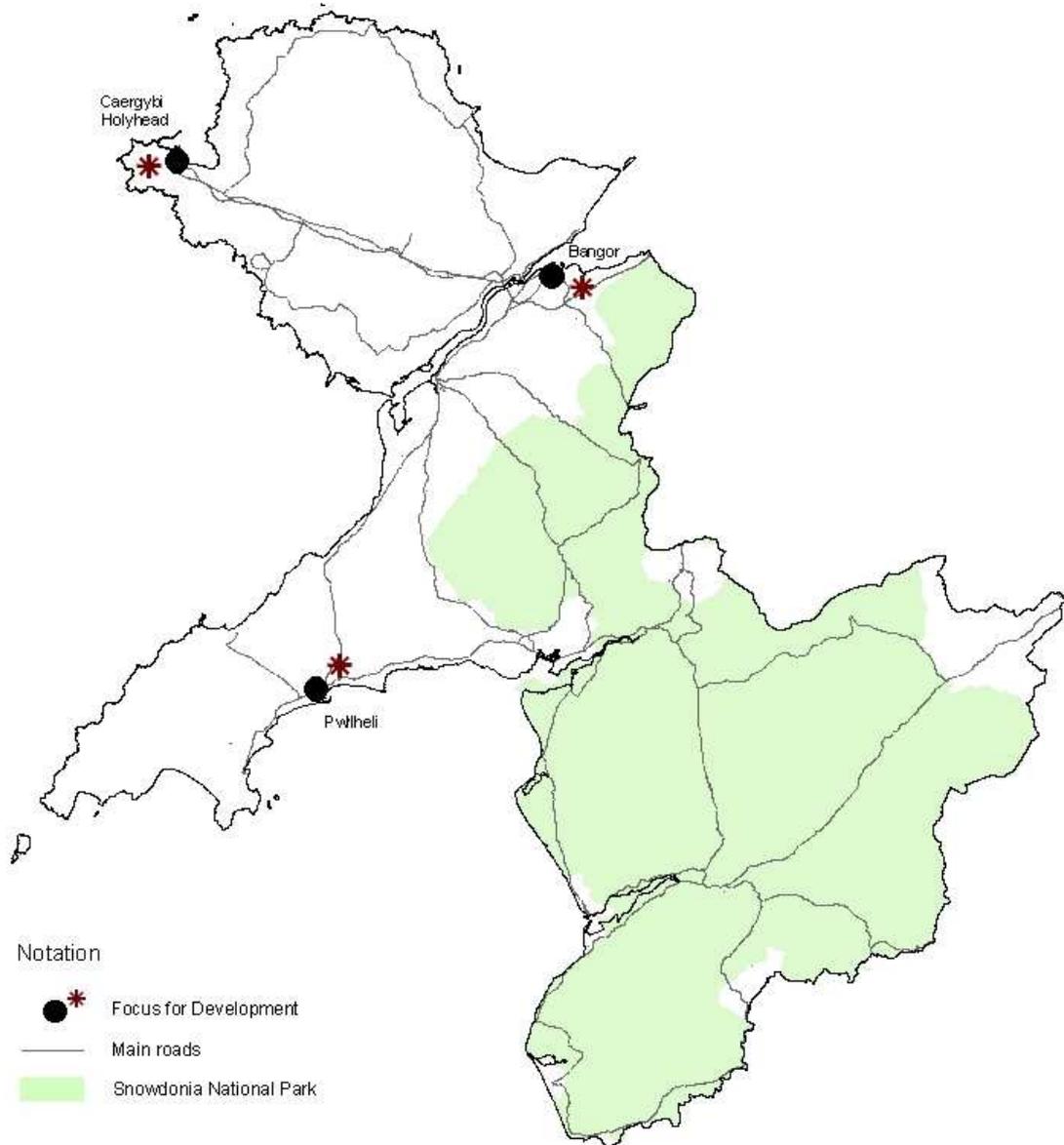
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Appendix 3

Option 4 - Focus on Delivery Large Scale Mixed Use



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