ANGLESEY AND GWYNEDD JOINT LOCAL DEVELOPMENT PLAN

THE CONSULTATION DRAFT PREFERRED STRATEGY DOCUMENT

Content page

Chapter 1	**Introduction and background**
Chapter 2	**Assessments**
Chapter 3	**Policy framework**
Chapter 4	**Picture of the area now**
Chapter 5	**Picture of the area in 2026 – the vision and objectives**
Chapter 6	**Choosing growth levels and distribution**
Chapter 7	**The Draft Preferred Strategy**
Chapter 8	**What happens next?**

Chapter 1 Introduction and background

Introduction

1.1 The Planning and Compulsory Purchase Act 2004 makes it a requirement for local planning authorities in Wales to prepare a Local Development Plan (LDP) for their areas. The Isle of Anglesey County Council and Gwynedd Council have decided to prepare a Joint LDP for Anglesey and Gwynedd Planning Authority areas.

1.2 When the Joint LDP is adopted, it will replace the Development Plans shown in the table below. It will also replace the Anglesey Unitary Development Plan (that was stopped in 2005), which currently is a material planning consideration for determining planning applications by the Isle of Anglesey County Council.

Isle of Anglesey Planning Authority Area	Gwynedd Planning Authority Area
• Gwynedd Structure Plan (1993) • Anglesey Local Plan (1996)	• Gwynedd Unitary Development Plan (2009)

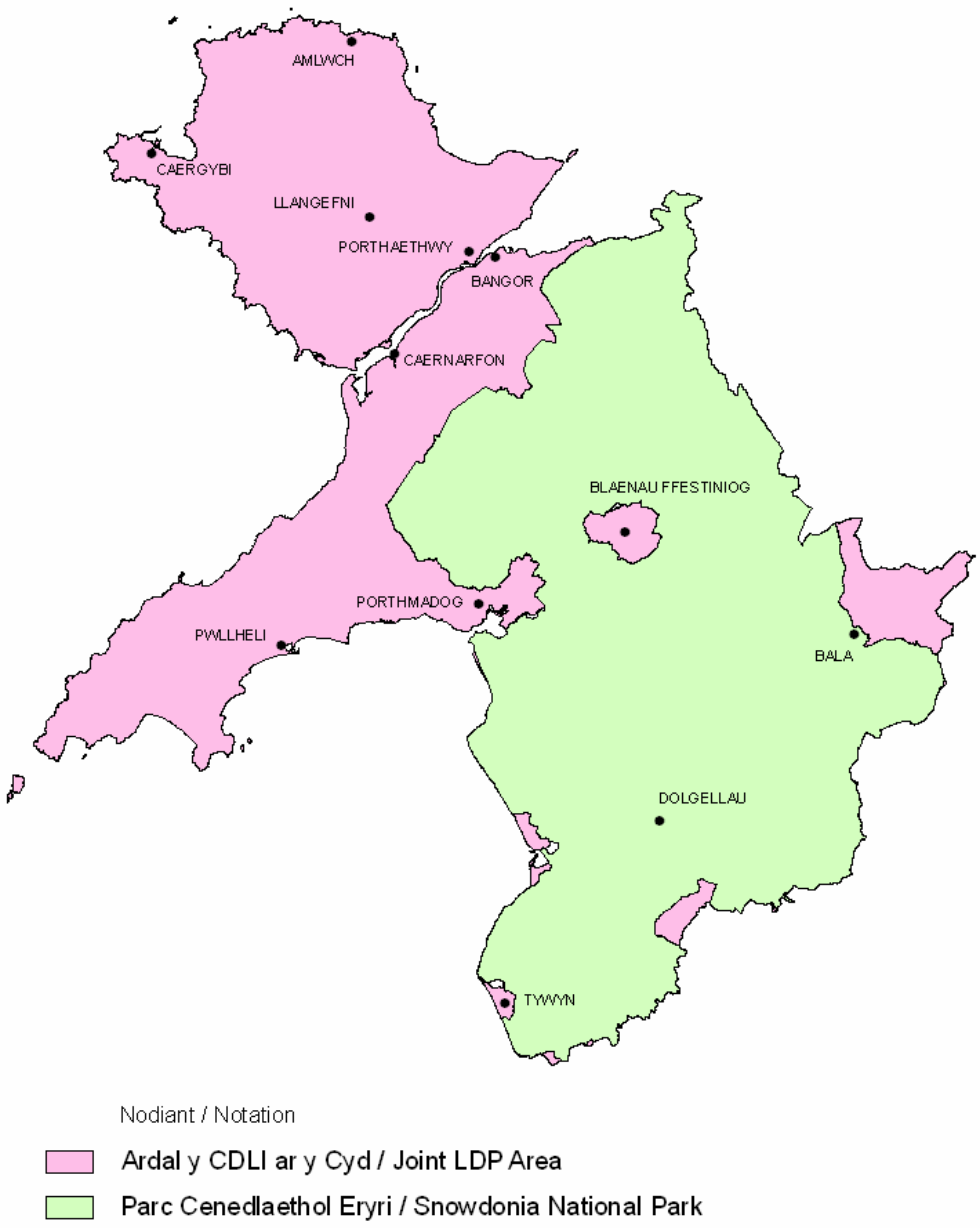
Table 1: List of Development Plans that will be replaced after adopting the Joint LDP

1.3 Once the Joint LDP is adopted, the majority of decisions on planning applications in the two Planning Authority areas will be based on the contents of the Joint LDP.

The benefit of joint working

1.4 The Joint LDP will deal with Anglesey and Gwynedd but parts of Gwynedd within the Snowdonia National Park will not be included. The map on the following page shows the Joint LDP area. It is neither a sub-regional nor a formal administrative area but whilst every area has its own special character, both Councils believe that there is a strong cross-boundary relationship between them in terms of function, economy, infrastructure and policy. This means that collaboration on a development plan makes planning and economic sense.

1.5 Working together will enable both Councils to tackle complex issues together and it may provide a stronger voice for them when discussing issues with their partners. A review of information available has shown important cross-boundary issues which provide a robust base for preparing a Joint LDP for the area in question. These are:



Map 1: Joint LDP Area

- Jobs - The demand for and supply of jobs create strong travelling patterns between Anglesey and north Gwynedd.
- Jobs – decommissioning work at Trawsfynydd (over 650 workers) and the electricity generation and decommissioning work at Wylfa (over 600 workers) completed during the Joint LDP period, – projects that employ workers from across the Plan area.

- Wales Spatial Plan (2008) – identifies 6 Zones, which were developed by the Area Groups following extensive collaboration and research. Each Zone approached the issue in different ways, which reflects their agreed regional priorities. The Joint LDP area lies within 2 of the 6 Zones and further information can be seen in Chapter 3 of this document.
- Anglesey Energy Island Programme - a collaborative approach between a number of stakeholders in the public and private sectors (including the UK Government and the Welsh Government) to place Anglesey at the forefront in terms of energy research and development, generating and servicing, which will be a means of influencing major infrastructure projects bringing economic and social benefits to the Island and north west Wales.
- Road and Railway networks - Important elements of the road and railway networks cross the administrative boundaries of both areas.
- Cross- boundary Housing Market Areas which have common influences.
- Shopping – Bangor's influence as a sub-regional shopping centre.
- Infrastructure – the capacity of the road network, energy transmission network, the sewerage treatment network and works and water supply.
- Landscape – the relationship across the Menai Strait.

What is the purpose of the Joint LDP?

1.6 It will state what the strategy and aims for development and land use will be in the area covered by the Anglesey and Gwynedd Planning Authorities and it will include policies used to implement these strategies and aims over a period of 15 years (2011 to 2016). The Joint LDP will have a significant influence on development of the whole area and individual communities. It will provide guidance regarding the location of new houses, employment opportunities, leisure and community facilities and where these will be built in the area. The Joint LDP will be used to determine which developments will receive permission in the future by the Councils and where.

1.7 It is a requirement for the Joint LDP to be 'sound', i.e. showing good judgment and that it can be trusted. The matters that are important to the area must be examined, based on evidence regarding the economy, the society and the environment and fair consideration must be given to practical alternative options.

The process of preparing the Joint LDP

1.8 The process of preparing the Joint LDP is shown in Figure 1.

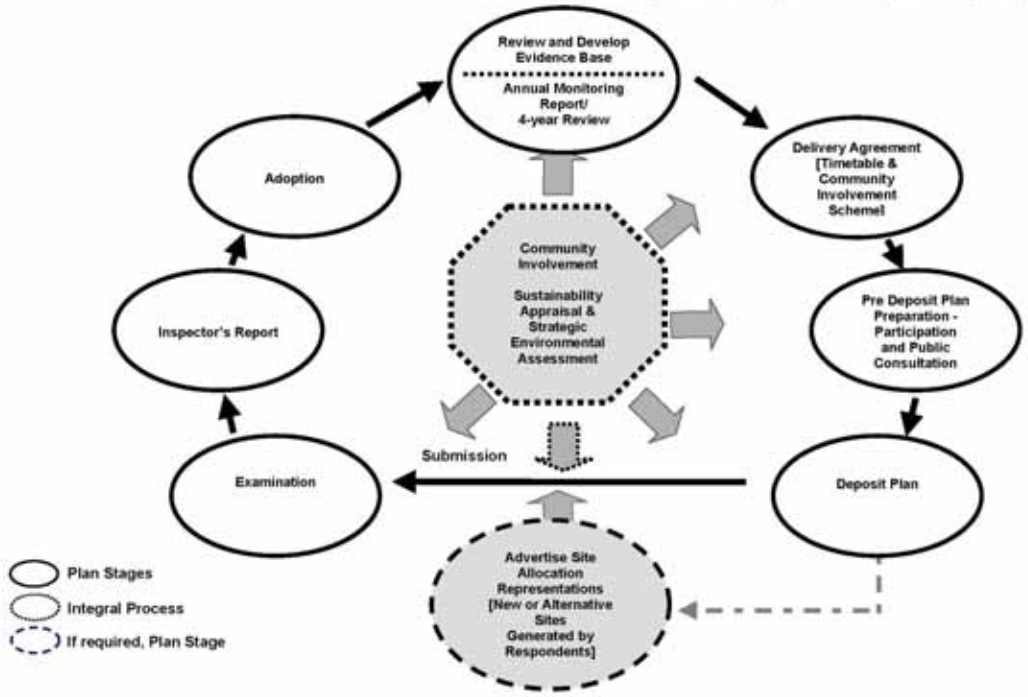
1.9 Thus far, the Councils have:

- Published the Delivery Agreement and ensured the support of the Welsh Government (WG) to it;

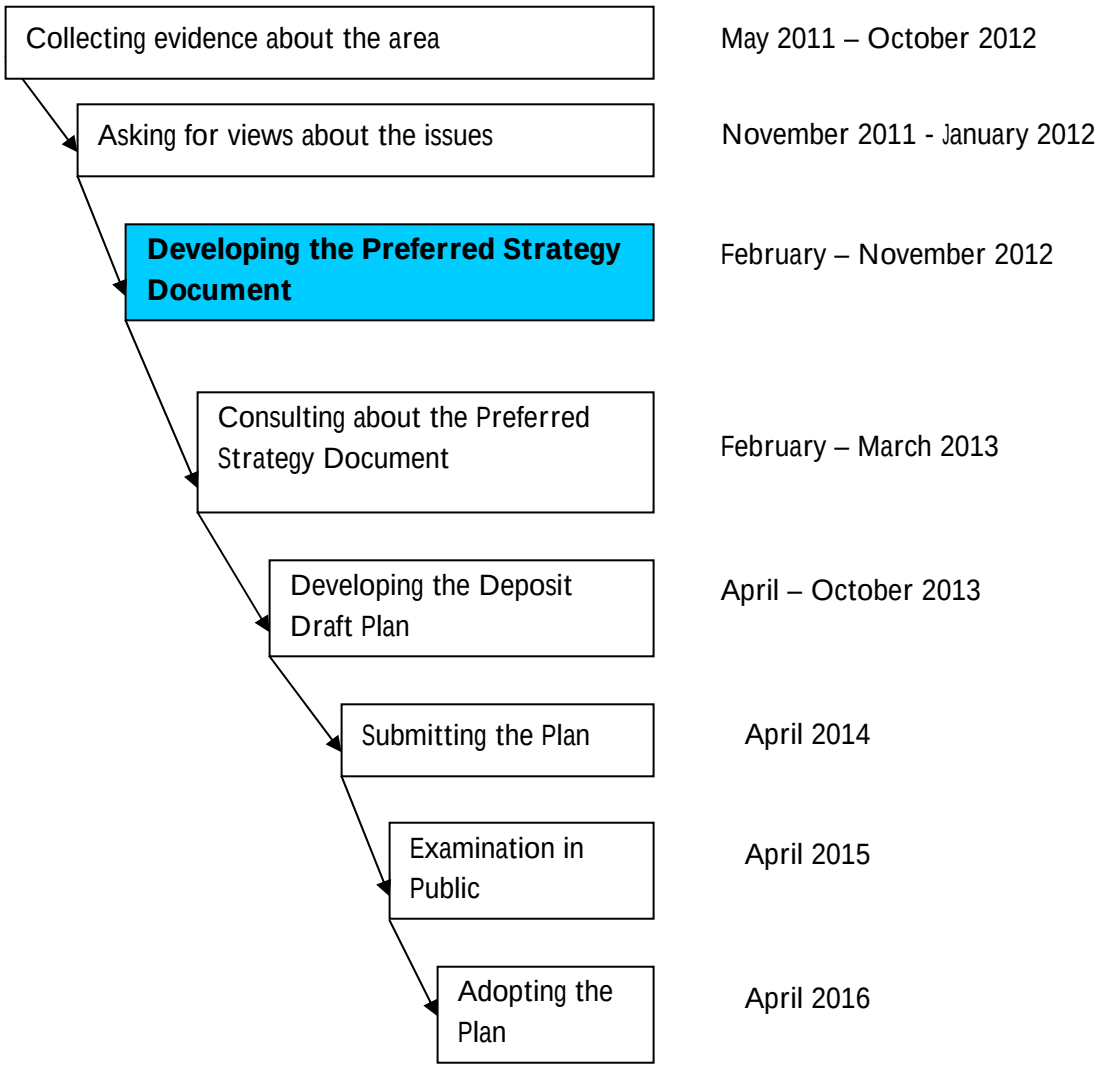
- Gathered evidence, undertaken assessments and other preparatory work and held discussions with key stakeholders. Copies of background documents can be seen on each Council's websites and a schedule of documents is available in Appendix 1: Schedule of Key Documents;
- Published a discussion paper on the issues, aims and alternative options to promote discussion and get views and as a basis for discussions with key stakeholders;
- Provided an opportunity for anyone to submit Candidate Sites to be included on the Candidate Sites Register and consulted with the public on the methodology for assessing the sites;
- Developed the Sustainability Framework in consultation with key stakeholders and published an interim Sustainability Assessment Report of the Joint LDP;
- Undertook a number of other assessments of the Joint LDP and considered the findings when preparing the Joint LDP. These are the assessments: Habitats Regulations Assessments; Health Impact Assessment, Equality Assessment, Welsh Language Impact Assessment.

1.10 The Joint LDP will be weighed-up against the Tests of Soundness. These deal with the content of the Joint LDP's policy, along with the processes for producing it. The Tests are reproduced in Appendix 2: "Self-assessment Tests of Soundness".

Figure 1: Local Development Plan Preparation Process Diagram
Local Development Plans Wales, (Welsh Assembly Government, 2005)



1.11 Figure 2 shows the timetable for going through the process locally.



What's in the Preferred Strategy Document?

1.12 This Preferred Strategy Document (also referred to as the Pre-Deposit Plan) is the first statutory step of the Joint LDP. It:

- outlines the local, regional and national policy framework which provides the context for the Plan;
- identifies key trends and issues which affect the area;

- provides the Vision, Aims, Alternative Growth and Distribution Options that were discussed;
- identifies the Preferred Strategy – this section provides the draft strategy in terms of where development should or should not go in the area;
- Includes the strategic policies which will achieve the vision, the aims and the strategy. This section includes a Key Diagram that indicates which settlements may be able to accommodate Strategic Sites.

What's not included in the Preferred Strategy Document?

1.13 The Preferred Strategy Document will not include:

Every development site – the Preferred Strategy Document concentrates on possible locations for the Strategic Sites. It will not include every development site and it will not identify which parts of towns and villages which will be developed. We will concentrate on choosing a range of suitable sites after we have consulted with the public on the Preferred Strategy Document and reach an agreement that the general strategy is correct. A range of sites will be included in the next version of the Plan, namely the Deposit Plan, and this will be the subject of public consultation later on in 2013.

Detailed planning policies – the detailed planning policies will be written after we have consulted on the Preferred Strategy Document which only includes the strategic policies. The strategic polices will be used as a basis for drawing-up the more detailed policies. As is the case with every development site, the full range of policies will be included in the Deposit Plan, and this will be the subject of public consultation later on in 2013.

1.14 The evidence base forming the basis for the Joint LDP is in a number of documents. These are contained in a list in Appendix 1: "Schedule of Key Documents". This schedule will be added to as we prepare the Deposit Plan.

1.15 After the consultation period on this Preferred Strategy Document, the Councils will be working on developing the Deposit Plan. The observations received during the consultation period on this Preferred Strategy Document, work to develop the evidence base further and consideration of the options will be used to draw-up the Draft Deposit Plan. Publishing this version of the Plan will be followed by another period of formal consultation.

1.16 The Draft Deposit Plan will be submitted to the Welsh Government and they will appoint an Independent Inspector to assess the robustness of the Plan in the Public Examination. The Inspector will examine the evidence submitted with the Plan and the observations received during the consultation period on the Deposit Plan and the inspector will decide whether the Plan satisfies the Tests of Soundness. It is anticipated that the Examination will be held in April 2015 and the decision of the Inspector will be submitted by April 2016.

How can you participate in the public consultation on the Pre-deposit Plan?

1.17 The consultation on the Preferred Strategy Document will commence on (date to be decided) 2013 and will continue for a period of six weeks until (date to be decided) 2013. If you wish to submit observations on this Preferred Strategy Document, we must receive them before midday (date to be decided) 2013.

1.18 Separate consultations will be held on the Sustainability Appraisal and the Habitats Regulation Assessment note alongside this consultation. Separate submissions should be submitted as explained in the documents themselves.

1.19 The findings of the assessment work on the Candidate Sites Register thus far are also available to be inspected side by side with this consultation. This is not a statutory requirement but observations are invited on the work thus far by using the appropriate observations form. This topic paper provides a schedule of possible Strategic Sites. The filtering process described in the document that sets out the Candidate Sites Register assessment methodology will continue during the public consultation period up until the Deposit Plan is published.

Submitting on-line observations

1.20 On-line observations can be submitted on the Council's websites: (include website address). Follow the instructions to see the on-line version of this document to include your observations against the appropriate paragraph number. This is the Councils' preferred method in order to make the process of assessing these observations as effective and efficient as possible.

1.21 Observations can also be submitted in writing by using the appropriate form and posting it to the following address: polisicynllunio@gwynedd.gov.uk

If you have no access to a computer

1.22 You may submit your observations in writing by using the appropriate observations form and sending it to the address below. You must ensure that any observations clearly states to which part / paragraph of the Plan you are referring and that it includes your contact details – your name, address, telephone number and any e-mail details, so that we will be able to contact you should we have any questions. You can see copies of the document at the following places (include a list of local public libraries, Council Offices, One Stop Shops), where you can also receive assistance to see the information kept on the Joint LDP website.

1.23 Should a document be required in a different language, in large print or in a different format then do not hesitate to contact us.

How can you contact us?

1.24 The contact details of the Joint Planning Policy Unit is as follows:

By e-mail: polisicynllunio@gwynedd.gov.uk

By writing to: Gwynedd and Anglesey Joint Planning Policy Unit, Town Hall, Bangor, Gwynedd LL57 1DT

Over the phone: 01766 771000 and ask for the Joint Planning Policy Unit

Our website address: include website addresses

Chapter 2 – Assessments

Chapter 2 – Assessments

Sustainability Assessment

2.1 The Joint LDP must contribute to sustainable development. In accordance with the Planning and Compulsory Purchase Act (2004), it is a requirement for the Joint LDP to be the subject of a Sustainability Assessment (SA). In addition to the need to undertake a SA of the Joint LDP, in accordance with European Directive 001/42/EC, it is also a requirement for the plan to be the subject of a Strategic Environmental Assessment (SEA). The SEA is a process that attempts to ensure that the significant environmental impacts that arise from plans and programmes are identified, assessed, mitigated and monitored.

2.2 The Sustainability Assessment (SA) is ongoing throughout the period of preparing the Joint LDP in order to assess the impact of economic, social and environmental policies as they are being developed. The SA includes the Strategic Environmental Assessment (SEA).

2.3 The fist step of the process of the SA was to produce a Scoping Report. By considering the environmental, economic and social issues facing the area, objectives were developed that had been used to assess the sustainability impacts of the Plan thus far.

2.4 The interim SA Report which can be seen alongside this document provides an assessment of the policies and proposals in the Pre-deposit Draft, along with the alternative choices to ensure that the most sustainable options have been identified. The Report can be seen and downloaded from (include website address).

Habitats Regulations Assessment

2.5 Side by side with the SA, a Habitats Regulations Assessment (HRA) of the Joint LDP is a requirement, in accordance with the European Habitats Regulations (92/43/EEC). The HRA is a process which is a requirement for Planning Authorities to undertake in order to consider whether the plan or proposed programme is likely to have a significant effect on an European site that has been designated for its nature conservation value.

2.6 The Draft Preferred Strategy has been screened to decide whether or not it will have any likely significant impacts on the designated European sites. The HRA process is ongoing as the Plan develops.

Welsh Language Impact Assessment

2.7 In order to ensure that the Joint LDP does not have a detrimental impact on the Welsh language, it is intended to undertake a Welsh Language Impact Assessment (WLIA) of the Plan as it develops. The Strategic Options, Strategic Sites and Strategic Policies have been the subject of a WLIA which has informed the final draft Preferred Strategy. The Report can be seen and downloaded from (include website address).

2.8 It is acknowledged that the Welsh Language Impact Assessment (WLIA) of the Gwynedd and Anglesey Joint Local Development Plan is an iterative process and the assessment will have to be reviewed as aspects of the plan change as it proceeds towards creating a deposit plan.

Equality Impact Assessment

2.9 The Equality Act 2010 makes it a legal requirement to undertake Equality Impact Assessments (EIAs) of some documents. An Equality Impact Assessment is a tool that assists local authorities to ensure that the Council does not discriminate, promotes equality whenever possible and fosters good community relationships.

2.10 As the Joint LDP is a land use plan, its impact on equality is also associated with access to services, facilities and opportunities. Because of its potential to impact on groups and specific individuals, it was decided to undertake an EIA of the Plan to ensure that the Joint LDP was not discriminating against specific groups and to identify the positive contribution that the Joint LDP was making to the equality programme. An EIA was undertaken of the draft Preferred Strategy and a copy of this document can be seen on (include website address).

Health Impact Assessment

2.11 Because of it capacity to impact on health of some specific groups and individuals, it was decided to undertake a Health Impact Assessment of the Plan to ensure the Joint LDP mitigated any impacts and also promoted and improved the health and well-being of the population living in the area. A HIA was undertaken of the draft Preferred Strategy and a copy of this document can be seen on (include website address).

Chapter 3: Policy Framework

Chapter 3 Policy Framework

3.1 There are several plans, strategies and national, sub-regional and local policy statements which provide a framework for development in the Joint LDP area. The Planning and Compulsory Purchase Act makes it a requirement for local development plans to be prepared and that they address these documents. This part of the Preferred Strategy Document draws attention to the key elements of the national, regional and local policy framework which has influenced the development of the Joint LDP thus far. Reference is made here to the main plans and policies – this is not an inclusive list. The Topic Paper 2: the policy context, includes a comprehensive list.

3.2 The Tests of Soundness, which include a test that refers to the policy context, are reproduced in Appendix 2: Tests of Soundness: Self Assessment.

National

Planning Policy Wales (PPW) and Minerals Planning Policy Wales (MPPW)

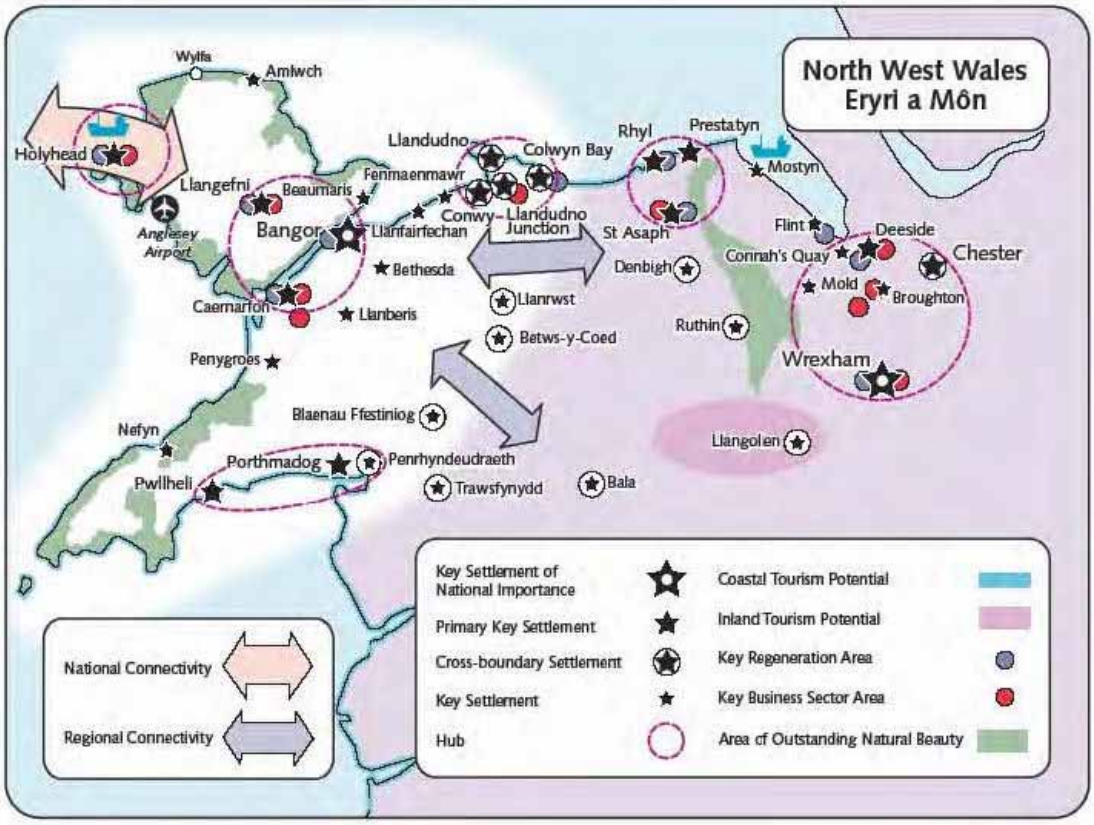
3.3 PPW and MPPW, along with the Technical Advice Notes, Circulars and supplementary documents, e.g. LDPs Wales, provide the national planning policy framework for preparing local development plans. PPW also contains the Welsh Government's land use planning policies which do not need to be reiterated in the local development plans.

3.4 The planning system is crucial for ensuring sustainable development in Wales. It exists in order to regulate the process of development and land use for the benefit of the public. Its purpose is to regulate needs in terms of development and conservation, ensuring prudence, efficiency and amenity in the way land is used and safeguarding natural resources and the historic environment. It does this in order to ensure sustainable development.

Wales Spatial Plan: People, Places, Futures: 2008 Update (WSP)

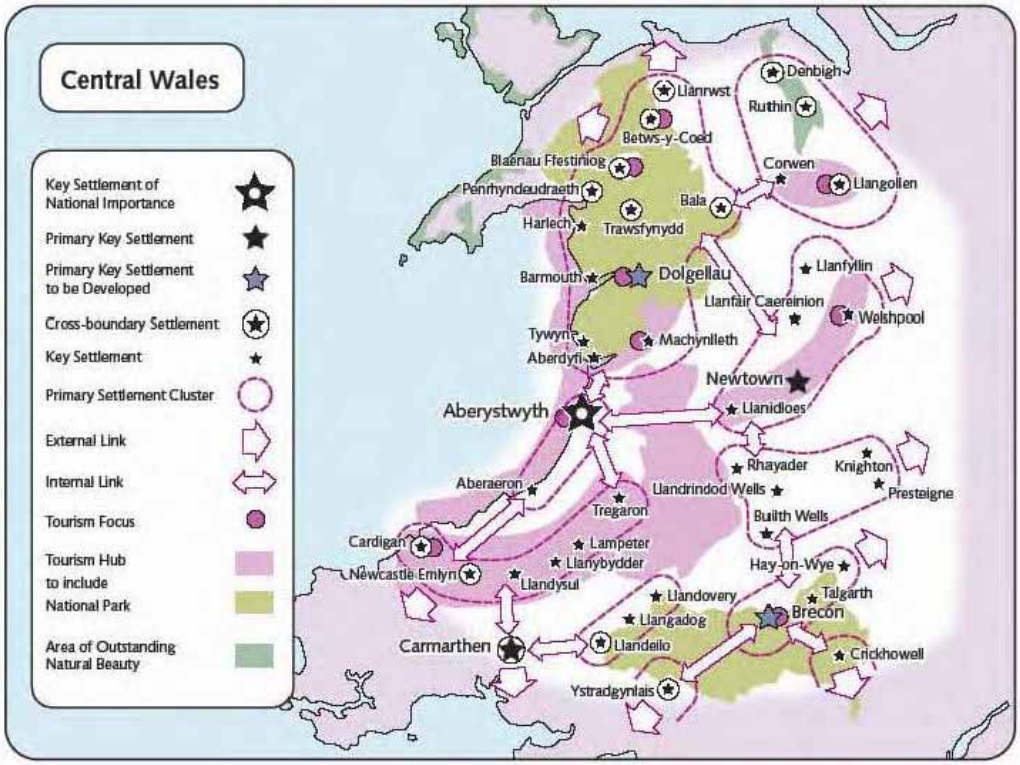
3.5 The WSP introduces a strategic framework for directing development and policy interventions in Wales in the future. Anglesey and North Gwynedd is part of the North-West Wales Area: Eryri a Môn: Its vision for this zone is:

"A high-quality natural and physical environment supporting a cultural and knowledge-based economy that will help the area to maintain and enhance its distinctive character, retain and attract back young people and sustain the Welsh language.



3.6 South Gwynedd is part of the Mid-Wales area. Its vision for this zone is:

"High-quality living and working in smaller-scale settlements set within a superb environment, providing dynamic models of rural sustainable development, moving all sectors to higher value-added activities"



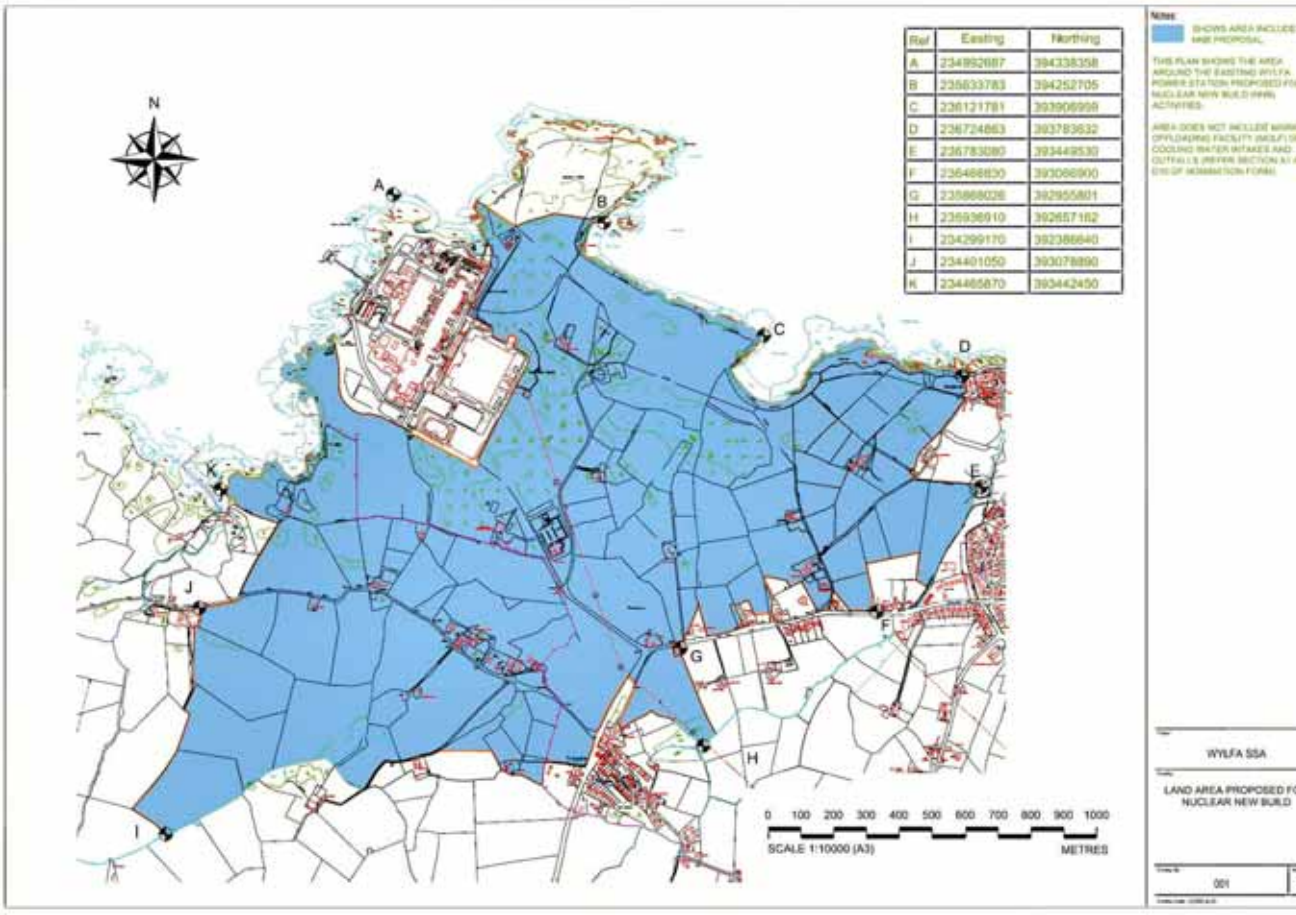
National Policy Statements (NPS)

3.7 A site near the Wylfa nuclear power station in the north of the island of Anglesey has been identified by the UK Government in the NPS as a possible site for a new nuclear power station. Constructing the new nuclear power station is a Nationally Significant Infrastructure Project under the Planning Act 2008. Because of its importance to the UK, the development of this site will be the subject of a different approval process to the one that a local planning authority usually goes through. Under the new procedure, an application for a Development Consent Order will be submitted to the National Infrastructure Department within the Planning Inspectorate, and they will decide whether the application should be approved or not. In contrast to the procedure in England, it will be the local authority that determines applications for developments associated with the main site. Associated developments may include:

- Facilitating work on the main site
- Road improvements on or from the existing route
- Logistical infrastructure and park and travel
- Accommodation for construction workers

3.8 In July 2011, six NPS were approved for Energy. The NPS provides the national policy that is used to assess proposals for major energy projects and decisions on them are made by the NID. NPS EN1, EN-3, EN-5 and EN-6 are those which are likely to be related to the Joint LDP area because of the likely development of

major infrastructure projects with land use implications, e.g. construction of a new nuclear power station at Wylfa; improvements to the National Grid electricity transmission network; new off-shore or land based wind farms. Volume II of NPS EN-6 identifies the boundary of the site for the new nuclear power station on Anglesey.



Ref	Easting	Northing
A	234892687	394338358
B	235833783	394252705
C	236121781	393906958
D	236724863	393783632
E	236783080	393449530
F	236466830	393086900
G	235868026	392955801
H	235936910	392657182
I	234299170	392386640
J	234401050	393078890
K	234465870	393442450

3.9 Although the main objective of NPS is to provide guidance to the Planning Inspectorate to make decisions on relevant major projects, the process of preparing the Joint LDP must address these fully and interpret them when preparing any relevant policies.

3.10 The table below provides a summary of the main regional and local plans and policies. It is not an exhaustive list - Topic Paper 2: the policy context, includes a comprehensive list.

Plan, policy or programme	Summary	Principle messages for the Joint LDP
North Wales Transport Plan (TAITH)	The plan aims to deliver safe, sustainable and efficient transport networks to support the economic and social activities of various communities and businesses in north Wales, giving consideration to its strategic European role. It is intended to deliver this vision by: • Optimising accessibility to employment, education, health and services for all the various communities in north Wales • Improving the quality and provision of passenger transport across north Wales and into and out of the Region • Facilitating the efficient movement of goods to support the Region's industry and trade and its Regional Gateway functions • Providing, promoting and improving modes of transport and a sustainable infrastructure in order to minimise the negative impacts of transport on the local and global environment • Improving the safety of all modes of transport • Improving the efficiency and use of the	The Joint LDP should promote transport modes that are environmentally friendly and develop a core transport network that is well integrated and safe, effective, clean and fair. Providing effective public transport is important given the growth in the Plan Area. The availability of public transport will be at the forefront when creating a strategy for the Joint LDP especially in terms of sustainability, accessibility, reducing dependency on cars and in assisting to respond to climate change. The LDP should ensure that new developments are guided to areas with effective and sustainable transport links.

Plan, policy or programme	Summary	Principle messages for the Joint LDP
	transport network • Upgrading and maintaining the transport infrastructure, providing significant new infrastructure as required	
Mid Wales Transport Plan (TRACC)	The Plan aims to plan for, and provide in partnership, an integrated transport system in the TraCC Region that facilitates economic development, ensures access for all to services and opportunities, maintains and improves community and respects the environment. The Priorities of the TraCC Regional Transport Plan are as follows: 1. Reduce demand for travelling 2. Reduce impact of migration on the local and global environment 3. Improve security of property and personal safety of all transport users 4. Improve travel accessibility to services, jobs and facilities in all sectors of society 5. Improve quality and integration of the public transport system, including the social transport function 6. Provide, promote and improve	The Joint LDP should promote transport modes that are environmentally friendly and develop a core transport network that is well integrated and safe, effective, clean and fair. Providing effective public transport is important given the growth in the Plan Area. The availability of public transport will be at the forefront when creating a strategy for the Joint LDP especially in terms of sustainability, accessibility, reducing dependency on cars and in assisting to respond to climate change. The Joint LDP should ensure that new developments are guided to areas with effective and sustainable transport links.

Plan, policy or programme	Summary	Principle messages for the Joint LDP
	sustainable modes of transport 7. Maintain and improve the existing highway and transport infrastructure 8. Ensure that travel and accessibility issues are integrated appropriately in decisions relating to land use 9. Improve the effectiveness, dependency and co-ordination of movements in mid Wales and between mid Wales and other regions in England and Wales 10. Provide a co-ordinated and integrated travel and transport network through effective partnership working.	
Mon a Menai Strategy Programme 2011 – 2014	Seeks to faciliate projects that: 1. build a dynamic economy with a diverse and growing range of innovative businesses. 2. develop a skilled and flexible workforce to meet future economic needs 3. provide a strong tourism offer maximising the opportunities offered by the area's unique cultural and linguistic heritage, and its high-quality environment presenting a range of opportunities for outdoor pursuits.	The Joint LDP should facilitate projects that take advantage of the area's inherent strengths whilst at the same time being able to take advantage of the considerable emerging opportunities in the area.

Plan, policy or programme	Summary	Principle messages for the Joint LDP
	4. lead to attractive town centres and public spaces providing modern facilities for both residents and visitors.	
North Wales Regional Waste Project	The Regional Members Group (with membership from the seven Local Authorities and Snowdonia National Park) agreed on the first Regional Waste Plan for north Wales. Technical Advice Note 21 asks for the plan to be reviewed every three years, and therefore, the first review was held in July 2009. The plan will provide planning guidance on land use for managing waste and recovering resources in a sustainable way in the region. For example, guidance on allocating sites within the LDP or in determining planning applications for waste facilities. The Plan's vision is to provide a land use planning framework for managing waste and reclaiming resources in a sustainable way in north Wales, with the following objectives: • Objective A: reduce detrimental impacts on the environment and human health. • Objective B: reduce social and	Waste treatment is a very important matter especially so in light of the decision to reduce the use of landfill and the opportunities available for reusing, recycling and composting the waste. The Strategy will be a relevant consideration in the planning process and will provide a strategic framework for preparing the Local Development Plan and forming policies and specific land use proposals. It will be important to be proactive when addressing the need to identify sites and types of facilities to provide a sustainable network of waste management facilities in the Plan Area.

Plan, policy or programme	Summary	Principle messages for the Joint LDP
	economic detrimental impacts and maximise social and economic opportunities. • Objective C: meet the needs of communities and businesses. • Objective D: adhere to legislative requirements, targets, principles and policies determined by European and national policy framework.	
North West Wales Housing Market Study (baseline report 2008)	The North West Wales Local Housing Market Assessment will develop a method for identifying and monitoring the need and the demand for housing in Conwy, Denbighshire, Gwynedd, Anglesey and the Snowdonia National Park. A baseline report was published which outlines the need for affordable housing. 17 housing market areas were identified across north west Wales and a profile has been prepared for each one.	It will be important that the Joint LDP monitors and changes policy to ensure that policies and the affordable housing provision reflect the conclusions of this assessment.
A Study of the Accommodation Needs of Gypsies and Travellers in North West Wales and Flintshire	The counties of north west Wales, the Snowdonia National Park and Flintshire have been collaborating with Bangor University to identify the need for accommodation for Gypsies and	The Joint LDP will be required to identify a site or sites should the Study conclude that accommodation is needed within the Plan area.

Plan, policy or programme	Summary	Principle messages for the Joint LDP
	Travellers. The conclusions of the Study will be published during the first quarter 2013, and it is likely to show a need for permanent and/or temporary accommodation in the Study area.	

Local

Plan, policy or programme	Summary	Principle messages for the Joint LDP
Gwynedd Integrated Plan (Improving Gwynedd Together Community Strategy) (2011)	The purpose of the Integrated Plan is to promote economic, social and environmental welfare in Gwynedd. In setting out the document's objectives, it was agreed to aim towards five principle outcomes, namely: • 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	The Joint LDP should incorporate the principles of sustainable development in terms of social, economic and environmental characteristics as outlined in the Plan.
Anglesey Integrated Plan (in progress)	The Integrated Plan focuses on three key elements, namely People, Places and Jobs. The strategy's vision is to work to create	The Joint LDP should incorporate the principles of sustainable development in terms of social, economic and

Plan, policy or programme	Summary	Principle messages for the Joint LDP
	jobs, improve health and to provide a safe and sustainable place to live. It is intended to achieve this by implementing the following objectives: • Create a thriving future for Anglesey through sustainable economic regeneration • Promote healthy and active individuals and communities • Safeguard, improve and promote the island's rich and varied environment • Promote a safe island where people can live safely in their homes and communities • Support strong, lively, inclusive and varied communities • Support communities where the Welsh language, its culture and heritage will thrive and develop	environmental characteristics as outlined in the Strategy. The Joint LDP should facilitate the development of healthy communities e.g. by promoting access to open spaces, leisure facilities etc. The Joint LDP should facilitate economic development in order to create thriving, attractive and lively communities.
Anglesey Economic Regeneration Strategy 2004 - 2015	The Plan provides a framework to encourage economic growth for the 10 year period in question. The strategy seeks to ensure the following in order to realise the vision: • A thriving and successful economy with quality work opportunities created by innovative employers with effective support services and a skilled	The Joint LDP should facilitate sustainable economic regeneration in the area giving full consideration to the Strategy's aims, objectives and targets. The Joint LDP should improve access to employment opportunities especially in communities of deprivation.

Plan, policy or programme	Summary	Principle messages for the Joint LDP
	and flexible workforce; • An image that can compete with the rest of the world, fully utilising the unique culture, heritage and environmental assets of the Island to develop it into the Mother Island for its people, investors and visitors; • Lively and sustainable communities within a varied rural economy; • Quality sites with a competitive business environment serviced by a modern infrastructure of links and transport; • Towns that thrive and flourish as drivers of economic growth; • Having taken advantage of its strategic location as the main gateway to Ireland and the route through Europe to North West England and beyond; • Having taken advantage of the proximity to the resources of the University of Wales, Bangor	The Joint LDP should support suitable economic activity and improve employment forecasts and opportunities giving consideration to those sectors that are in greatest need of support. The Joint LDP should encourage the economic vitality of town centres as well as the countryside.
Anglesey Energy Island Programme	Anglesey's Energy Island Programme is a joint attempt between a number of stakeholders in the public and private sectors (including the UK Government and the Welsh Government) to place	The Joint LDP should incorporate the principles included in the Programme and facilitate low carbon development across the Plan area (including energy saving methods and carbon footprint reduction)

Plan, policy or programme	Summary	Principle messages for the Joint LDP
	Anglesey in the vanguard in terms of energy research and development, generating and servicing and which will be a means of influencing these major infrastructure projects coming to the area, or affecting the area.	
Gwynedd Economic Regeneration Strategy (2007-13)	This Plan aims to develop and support sustainable communities that are healthy, vibrant and viable with the confidence to venture and the desire and ability to contribute their own solutions to the challenges and to take advantage of new opportunities. It is anticipated that the vision can be realised and the challenges achieved by means of a number of various activities in different fields, including: • physical and visual upgrade; • develop a modern, outward and welcoming image for the county • develop work opportunities, business, enterprise and innovation; • establish a creative culture and enterprising approach in all aspects of life;	The Joint LDP should facilitate sustainable economic regeneration in the area giving full consideration to the Strategy's aims, objectives and targets. The Joint LDP should improve access to employment opportunities especially in communities of deprivation. The Joint LDP should support suitable economic activity and improve employment forecasts and opportunities giving consideration to those sectors that are in greatest need of support. The Joint LDP should encourage the economic vitality of town centres as well as the countryside.

Plan, policy or programme	Summary	Principle messages for the Joint LDP
	• develop capacity and skills through education, Lifelong learning and training; • add value to the economy by developing indigenous quality produce and efficient local supply chains; • affordable living units and housing; • health, well-being and community safety; • culture, the arts, entertainment and sports; • provision of roads, paths, transport and traffic; • clean energy, recycling and a quality environment; • build community capacity and resources; • look at improving the demographic balance and providing suitable facilities and services for people of all ages.	
Meirionnydd Employment Plan 2010	This Plan aims to identify the employment situation in Meirionnydd including the potential workforce numbers and the jobs available, the structure of the economy	The Joint LDP should facilitate sustainable economic regeneration in the area giving full consideration to the Strategy's aims, objectives and targets.

Plan, policy or programme	Summary	Principle messages for the Joint LDP
	and prosperity within the area – along with noting a possible work programme in response. The aim of the Plan is to close the opportunity gap by drawing appropriately on the strengths and resources of Meirionnydd to ensure an innovative, vibrant and sustainable economy with a variety of high quality work opportunities.	The Joint LDP should improve access to employment opportunities especially in communities of deprivation. The Joint LDP should allocate sites for varied economic uses along with the infrastructure for employment. The Joint LDP should support suitable economic activity and improve employment forecasts and opportunities giving consideration to those sectors that are in greatest need of support. The Joint LDP should encourage the economic vitality of town centres as well as the countryside.

Chapter 4 Overview of the area

Chapter 4 Overview of the area

Geographical Context

4.1 The area of the Joint LDP includes the Unitary Authority of Anglesey and the Gwynedd Local Planning Authority. It shares its boundary with the Snowdonia National Park (but this Plan does not cover the Snowdonia National Park Authority area), Conwy County Borough Council and the Councils of Denbighshire, Powys and Ceredigion – see Map 2: Spatial Context). It is an area of approximately 3,260km^2 in size. According to the 2011 Census, which is the most recent source of information about population and household totals for different Councils, Anglesey had a population of 69,700 and there were 121,900 across the whole of Gwynedd. It was recorded that there were 69,700 households in Anglesey and 52,500 households in Gwynedd. (There is no information currently available from the 2011 Census about population and household figures for the Gwynedd Local Planning Authority area). A statistical profile of the Joint LDP area is included in Appendix 3: Statistical Profile.

4.2 The A55, which is part of the Trans European Road Network (TERN), and the north Wales coastal railway line connects parts of the area with the remainder of north Wales and beyond which means that goods and people can move quickly in and out of the area. The port of Holyhead provides a ferry service with Ireland and is the main link between Ireland and north Wales, the midlands and the north of England for the transfer of cargo. Although improvements have been made to parts of the road network to south Wales, the journey is not so easy but there are plans to improve additional sections across Gwynedd – see Map 3: The Transport Network

4.3 Geographically, the area consists mainly of mountains and coasts and it includes extremely special environmental assets that have been acknowledged and designated nationally and internationally. Mountainous areas are the most distinct landscapes found in Gwynedd; the land in Anglesey is lowland – see Map 4: Topography of the Area and Map 5: National and International Environmental Designations. Human influence on the landscape can be traced back to prehistoric times and this can be seen in the large number of conspicuous features, i.e. Listed Buildings, Registered Ancient Monuments, Historic Parks and Conservation Areas. As a consequence of all the environmental resources, the area attracts a large number of tourists / visitors which arrive by means of the highways, railways, the port of Holyhead and various marinas; they make an important contribution to the local economy.

4.4 Agriculture is the main land use with villages and small towns found inland and most of the larger towns are along the coast. This is where the largest employers are located and the largest range of services, transport and telecommunications. However, these communities very often display complete

contrasts with very deprived areas located in close proximity to the most prosperous.

4.5 Outside the more developed coastal areas, the area is mainly rural with several remote areas, especially in Meirionnydd and Llŷn. The issues that need to be addressed in these areas are very different, with the striking and amazing natural environment concealing the deprivation and low wages and negative impact of their peripheral locations.

4.6 The area also includes several communities that have suffered long-term or more recent decline after local industries such as quarrying and manufacturing came to an end. The needs of these communities once again are completely different to other parts of the area and to north Wales, as the impact of the large-scale loss of employment over an extended period of time has had a detrimental effect in several ways on the people and the places – see Map 6: Main Towns of the Area.

Local Characteristics and Challenges

4.7 The tables below provide the main messages that were seen when analysing the evidence for specific fields and these are available from several sources, e.g. the evidence base for the Integrated Community Plans of both Councils, the Sustainability Appraisal of the Joint LDP, background papers and technical studies of the Joint LDP (this is not an exhaustive list).

4.8

Subject	Main messages from the evidence[1]
Population and housing	The latest population projections from the Government, mid 2008 base, forecasts that the population will increase to 72,256 in Anglesey and 124,238 across Gwynedd by 2026. It is estimated that 101,875 people will be living in the Gwynedd Local Planning Authority area. Based on the projections, it is forecasted that there will be 35,027 households in Anglesey and 58,498 across Gwynedd, with 47,383 of these located within the Gwynedd Local Planning Authority area. However, the initial conclusions from the 2011 Census have given a different figure for the population and for households in the areas, which means that the forecasts must be treated very carefully. Concern was expressed regarding the growth levels anticipated in the national forecasts during the period of the public

[1] Topic Paper 3: Population and Housing; 2011 Census; Joint Housing Land Availability Study 2012; Anglesey Housing Need Study 2012; North West Wales & Flintshire Gypsy and Traveller Accommodation Needs Assessment 2009; Isle of Anglesey County Council Position Statement – New Nuclear Power Station – Construction Workers Accommodation 2011

Subject	Main messages from the evidence[1]
	engagement on developing the strategy. The Government bases the forecasts on a five year migration pattern only, which is a relatively short period, especially bearing in mind that the migration pattern is the most changeable element. Forecasts are only the best guess of what could happen in the future. If the trend period that is used used is short, then the less likely the forecasts are of providing the 'correct' picture of the future. The general statistical rule is that five years' worth of data can be used to provide a reasonable picture of patterns over five years ahead, ten years' worth of data to forecast 10 years ahead and so on. It is anticipated that the Government will publish population and household forecasts based on the 2011returns in the autumn of 2013. It is likely that they will be rather different to those published by the Government in 2010 (namely those based on 2008 returns) which in turn were rather different to those based on 2006 returns. There is a need for continuing work in this field to ensure that the final Joint LDP growth levels are based on robust evidence. It is projected that the growth in single person households will be responsible for most of the increase. Most of these will be people aged 75 or over. There will be a need to provide more housing units for the elderly by using different models. There are fewer numbers of young people of working age and negative effects resulting from outward migration from the area. A framework will be required that also facilitates an appropriate supply of housing units that are attractive to young people in terms of their affordability and location. The school-age population in some parts of the area (especially in more rural areas) is likely to decrease and this has implications for the schools provision in the area. In 2001, it was recorded that 63% in Anglesey and 69% in Gwynedd were Welsh speakers, with over 70% of residents of some communities able to speak Welsh. The 2011 Census reveals a poorer picture with 57% and 65% speaking Welsh in Anglesey and Gwynedd, respectively. Nonetheless, the Welsh language continues to be a key element in the social, cultural and economic life of people in the area, despite the decline.

Subject	Main messages from the evidence[1]
	The population in Bangor increases with students and this has an impact on the use of private sector housing units. The housing construction industry currently faces difficulties as house prices generally have decreased and the number of houses sold has decreased. According to the Housing Land Availability Study 2012, 119 + 121 new housing units were provided between 2011 and 2012 in Anglesey and Gwynedd respectively (outside the Park). On average, 208 and 188 housing units were constructed per annum between 2002 and 2012 in Anglesey and Gwynedd. On average, fewer housing units have been constructed per annum in the area since 2007, one of the impacts of the current economic climate, - 212 in Anglesey and 174 in Gwynedd (outside the Park). The baseline information (2008) of the North West Wales Local Housing Market Study shows there is a need for between 664 and 828 affordable housing units per annum to purchase or to rent across Gwynedd and between 294 and 304 units in Anglesey. A recently commissioned study covering Anglesey will provide an update about the level of need in Anglesey. Contributions through the planning system to the general supply of affordable housing units has been lower than anticipated because of the slow rate of construction especially on large sites. The North West Wales Local Housing Market Study has identified nine housing market areas which are either entirely or partly inside the Joint LDP area. The supply of the types of houses does not always correspond to the need. The North West Wales and Flintshire Gypsies and Travellers Accommodation Needs (2012) showed that there was a lack of permanent and temporary accommodation for Gypsies and Travellers in the study area. In March 2010, Wylfa on Anglesey was named as the preferred site of Horizon Nuclear Power (HNP) for constructing a new atomic power station. In March 2012, the owners of HNP (i.e. Eon and RWE) announced that the company was for sale and that they wouldn't be progressing the project. HNP has however been recently purchased by Hitachi. No official announcement has been made yet regarding the proposed revised programme of submitting a planning application to the Planning Inspectorate

Subject	Main messages from the evidence[1]
	to get the new station operational by the early 2020s. Despite the recent delay it is clear that the construction of a new atomic power station continues to receive national support (United Kingdom and Wales). On the basis of the best information available, it is expected that the number of jobs for construction workers will be at its peak in 2018 when over 6,000 people will be employed on the site. However, these 6,000 people will not be the same people all of the time. No data is available at the moment about the numbers that will be travelling to work in the new Wylfa. One assumption is that - of the 6,000 jobs, it is anticipated that 1,815 (30%) will be held by people who live in the 90 minutes travel-to-work catchment area. 4,185 (70%) of the jobs will be undertaken by people who will need temporary or permanent accommodation in 2018. Applying the best estimates available for the new Wylfa Atomic Power Station, there will be a need for 419 permanent housing units and 1,600 temporary housing units at the peak construction time. After identifying and assessing the possible options to satisfy this need, the favoured option is for the Isle of Anglesey County Council to work with key partners to support a mixture of various accommodation types to satisfy the needs of the construction workers. The recommended balance is as follows: • a third of the workers to be accommodated in purpose built buildings (a small number on-site to meet with operational needs, however the majority to be built off-site) • a third in private rented housing (a mixture of new and existing houses) • a third in tourist accommodation (a mixture of new and existing accommodation)

4.9

Subject	Main messages from the evidence [2]
Employment and work	Currently, the country's economy is in recession and the impacts are being felt locally. There is a lack of high-value employment in the area and this is seen clearly in the Gross Value Added (GVA) data. The GVA in

[2] Anglesey and Gwynedd Employment Land Review 2011; Potential opportunities and economic impacts study (URS) 2010

<table>
<tr><th>Subject</th><th>Main messages from the evidence [2]</th></tr>
<tr><td></td><td>
Gwynedd and Anglesey is substantially lower than the average for Wales.
<table>
<tr><td></td><td>Anglesey</td><td>Gwynedd</td><td>Wales</td></tr>
<tr><td>GVA per capita (2009)</td><td>£11,441</td><td>£14,032</td><td>£14,664</td></tr>
</table>
Recent research work undertaken as part of the North West Wales Employment Market Study has shown how fragile the economy of Anglesey is because of the current concentration of employment in sectors with low GVAs.

There are pockets of social and economic deprivation in Anglesey and Gwynedd and several Communities First partnerships have been formed.

The fact that talented and capable young people are migrating from the area is one of the major problems for the area.

The influence of the natural beauty of the area is clear because of the importance of the tourism sector, e.g. hotels, restaurants. However, the work in industries associated with tourism, i.e. leisure, is only a small percentage above the average for Wales.

The residents of Anglesey and Gwynedd earn more on average than the individuals who work in both areas, which suggests that residents travel from Anglesey and from Gwynedd to work which pays higher wages. However, the earnings of residents and people who work in the area are lower than the national average.

Major infrastructure projects within the area or on its periphery may be important drivers for the area itself and beyond its boundaries that will enable the area to take advantage of the benefits of long-term economic and social regeneration. The new nuclear power station in Wylfa, the wind farm in the Irish Sea zone, improvements to the National Grid energy transmission network and others will all have a cumulative direct impact on land in the Plan area, but particularly in Anglesey, and they will provide opportunities and challenges for the local area – see Map 7: Major Infrastructure Projects in or near to Anglesey. It will be important that national investment on this scale contributes positively to receiving long-term benefits for the communities which will sustain and enhance the area.
</td></tr>
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Subject	Main messages from the evidence [2]
	Anglesey's Energy Island Programme is a collaborative project between a number of stakeholders in the public and private sectors (including the UK Government and the Welsh Government) to place Anglesey at the forefront in terms of energy research and development, generating and servicing and which will be a means of influencing these major infrastructure projects. This includes developing local residents' skills so that they can take advantage of the jobs available as a result of these major projects, which in turn is likely to be attractive to new businesses to locate in the area, offering high quality jobs. Gwynedd Council aims to target communities in need and to give them priority by supporting their efforts. It will promote significant growth and investment in the Môn-Menai hub area and Porthmadog / Pwllheli / Penrhyndeudraeth hub area. However, it also aims to find methods to distribute the growth resulting from this investment across a wider area. The Meirionnydd Employment Plan identifies a series of thematic and spatial interventions. The key sectors and high-value sectors now and in the future have been identified. Work is now underway to formulate the Llyn Employment Plan.
	The Employment Land Study for the Joint LDP area concludes that up to 6ha. of employment land should be provided per annum in Anglesey and Gwynedd up until 2026. This is equal to 84ha. each or 168ha. together, which includes a slippage allowance / buffer measurement which will provide an enhanced offer. There is a relatively healthy supply of employment land over a period of 15 years in both Counties but it is questionable how easy to develop some of these sites are without intervention of some sort or another and how consistent others are in terms of the current employment and economic strategic policy. It is suggested that a hierarchical approach should be taken towards the provision of employment land, including making additional provision in terms of new sites in the main settlements of Porthmadog and Pwllheli. Anglesey has been identified as the Anglesey Enterprise Zone, to focus on the energy sector, whilst the site of the former nuclear power station in Trawsfynydd (which lies outside the Joint LDP area), Gwynedd, has been identified as a centre for the Snowdonia Enterprise Zone to focus on ITC and digital, enterprises, generating innovative low carbon energy and technology companies. The Isle of Anglesey County Council and

Subject	Main messages from the evidence [2]
	Gwynedd Council with their partners will identify and will develop or facilitate specific incentives to attract new industry and businesses to these Enterprise Zones.

4.10

Subject	Main messages from the evidence [3]
Retail	In the retail sector, the expenditure of consumers has reduced on a national basis and retailers are facing challenging retailing circumstances. Bangor continues to operate as a sub-regional shopping centre. The town centres of other towns in Anglesey and Gwynedd continue to play an important role in providing services for the rural communities but to a lesser extent than they have been historically. The Retail Study for the Joint LDP area foresees there will be a need for additional shopping floor space within some settlements during the lifetime of the Joint LDP. The Councils and their partners have been investing and intend to continue investing in qualitative improvements to specific town centre environments across the area, e.g. Bangor, Caernarfon, Holyhead, Llangefni (this is not an exhaustive list). This is important in terms of enabling towns and the surrounding area to keep up with the expectations of their residents and to assist them in maintaining their position in the market.

4.11

Subject	Main messages from the evidence [4]
Tourism	The Plan area's economy is much more dependent on the tourist industry than Wales and Britain. The percentage employed in the industry in Anglesey was % and 16.3% in Gwynedd in 2010, compared with 9.6% for Wales and 9.4% for the UK. In 2010, it was estimated that tourism supported 4,187 + 15,819 jobs in Anglesey and Gwynedd respectively, either directly or indirectly. In 2010, the industry was worth £851.6 million to the economy of Gwynedd as a whole and £233.71 million to the economy of

[3] Anglesey and Gwynedd Retail Study
[4] Tourism Strategy North Wales 2010 – 2015; Anglesey Destination Management Plan 2012

Subject	Main messages from the evidence [4]
	Anglesey. The tourist industry is very seasonal. The main reasons for visiting the area are the scenery, beaches, mountains, heritage and Snowdonia National Park. The area offers a variety of things to see and do within a comparatively small geographical area. The lack of regular investment in new and additional facilities is going to make it difficult to sustain the competitive appeal and to respond effectively to the changing needs of visitors. It is likely that there is a need for a few new and innovative attractions especially for families with small children, teenage children and evening activities. Priority is given to three niche markets: Activity Tourism; Events Tourism and Cultural Tourism. There is an over-dependence on the self-catering sector, with the risk of overprovision in parts of the area. Maintaining and improving the good range of serviced accommodation in the traditional holiday areas could make an important contribution to the holiday accommodation sector. There is a need to manage the location of static and touring holiday caravan sites by controlling the opportunities and impacts of the need to cope with promoting a development offering accommodation to construction workers on major infrastructure projects, e.g. a new nuclear power station. Possible opportunities to add to the type of holiday accommodation to satisfy the current aspirations of some visitors, e.g. eco-friendly visitor accommodation.

4.12

Subject	Main messages from the evidence [5]
Environment	A significant part of the area is protected by local environmental designations, e.g. national special landscape areas, e.g. Areas of Outstanding Natural Beauty, or international areas, e.g. Special Areas of Conservation. There are special heritage assets also, e.g. listed buildings.

[5] Joint LDP Sustainability Appraisal Interim Report 2012; Gwynedd Renewable Energy Capacity Study 2012; Anglesey Renewable Energy Capacity Study 2012

Subject	Main messages from the evidence [5]
	There are several parts of rivers where there is a need to improve the water quality substantially. The Environment Agency's River Basin Management Plans for the West Wales River Basins Area identify several challenges to the quality of surface water, including: diffuse pollution from agricultural activities; diffuse pollution from historic mines; physical modifications to aquatic environments; source point pollution from sewerage works of the water industry and acidification. These environmental and heritage assets are under pressure from development. It is the quality of these assets that contributes to the quality of life of communities but they also bring economic and social benefits. Whilst trends show an improvement in the general quality of bathing water, with several beaches and coastal areas achieving awards for quality and cleanliness, it is obvious that there is a need to raise the general standards of bathing water to ensure compliance with the amended Bathing Water Directive. Activities in the area, as in other areas, contribute to climate change. The Councils have a role in leading and promoting, jointly with their partners, on the management of the impacts of climate change. There is a need to mitigate its impacts and adapt to them: Mitigate – by, e.g. reducing the use of cars, promoting the use of ecofriendly vehicles, and changing to using renewable energy. Adapt – cope with climate change and its impacts, e.g. overheating buildings, more likelihood of floods, water shortage and ecological change.
	The Renewable Energy Capacity Assessments for the Joint LDP area provides guidance on the type of resources of which more advantage could be taken in the area.

4.13

Subject	Main messages from the evidence [6]
Waste	The demand for reusing or recycling waste materials has increased substantially in response to the European directive by

[6] North Wales Regional Waste Plan

	means of the Landfill (England and Wales) Regulations 2000, to redirect waste from landfill sites to sources where sustainable use can be made of it. The requirements of Technical Advice Note 21: Waste, along with the Regional Waste Plan objectives, outline the need to develop a sustainable network of facilities for waste treatment, with particular emphasis on the need to provide facilities for re-using and recycling waste. The Welsh Government and the Regional Waste Plan acknowledge that industrial land must be released for waste recycling and treatment facilities, if the targets for reducing the waste transported to landfill sites are to be met. The Regional Waste Plan (November 2003 – 2013) notes the planning requirements in terms of land use for all managed waste sources in north Wales. This Plan forecasts that a substantial percentage of business and commercial waste will need to be redirected in north Wales by using waste transfer facilities by 2013. We have reduced the volume of biodegradable urban waste to landfill sites and Gwynedd and Anglesey now recycle over 45% and ??% respectively, of municipal waste. 'Towards Zero Waste' is the Welsh Government's waste strategy which outlines a long-term framework for waste management and which draws attention to the need to reduce how much food waste we throw away and the Government provides support for Local Authorities to try to establish a network of anaerobic digestion facilities across Wales to manage food waste collected by waste management services (e.g. the Gwyriads project). Furthermore, north Wales's waste authorities have signed an agreement to develop a joint scheme to deal with and treat residual waste in a sustainable way and which reduces the dependence on transporting waste to landfill.

4.14

Subject	**Main messages from the evidence** [7]
Minerals	Aggregates are used in large volumes and are vital to the construction industry and for infrastructure projects such as roads, schools, housing and other buildings. They include sand & gravel, which is also dredged offshore, crushed rock, slate and other recycled materials. The varied geology of North Wales means that there are large resources of aggregates materials

[7] North Wales Regional Aggregate Working Party (NWRAWP) (2009) Regional Technical Report

	which have been quarried for centuries but in addition, there is a developing market for secondary aggregates produced from demolition works and the manufacture of roofing slate. The JLDP will have regard to national policy guidance for mineral extraction and related development. Account will be taken of information and guidance from other including the North Wales Regional Aggregate Working Party (NWRAWP) (2009) Regional Technical Report which is currently the subject of a review, later published NWRAWP Annual Reports to geological data available from the British Geological Survey and other detailed reports. The JLDP area can claim major deposits of almost all main rock types including slate, limestone, coal, various igneous rocks, and sandstone including sand and gravel deposits. A study commissioned by Gwynedd Council in 2003 (Sand and Gravel Resources of North West Wales) commenced with an initial phase of site identification and sieving exercise to take account of primary and secondary constraints. The study was supported by site inspections and sites have been identified as safeguarding areas for sand and gravel extraction. The largest volume of materials in this category is slate waste to be found at numerous former and a few quarries currently operating in the region and predominately in Gwynedd, a significant portion of which could readily be processed as aggregates. Indeed this represents one of the greatest resources of secondary/recycled aggregates in the UK. Marine sand is landed at and distributed from Port Penrhyn near Bangor. It is won by dredgers which also deliver into Merseyside docks. However, it is probable that substantial amounts landed in Merseyside are in fact won from the N Wales coastal waters, which in turn, offsets the pressure on land won resources in N Wales. It should be noted however that alternative sources of soft sand currently supplied by marine dredging and landed at Port Penrhyn, are located on the Llyn Peninsula and the exploitation of such could have significant implications for both the authority's landbank of sand and gravel and the Area of Outstanding Natural Beauty (AONB). Active workings in Ynys Môn include four limestone and two igneous operations. Active aggregate workings in Gwynedd include three igneous operations, five primary slate units, ten secondary slate units and one sand and gravel working. Six active slate reserves are currently mothballed There may be some

	additional potential for recycling Construction, Demolition and Energy Waste (CD & EW). An exercise to safeguard the existing minerals supply for future use in line with MTAN 1, will be conducted for the Deposit LDP in consultation with key stakeholders including local mineral operators. The Regional Technical Statement recommends that the LDP should make allocations for land based sand and gravel resources which should be safeguarded.

4.15

Subject	**Main messages from the evidence** [8]
Health and well-being	In general, the residents of the area are healthy but there are cases of chronic diseases which have a great effect on the quality of life. There is an increase in the older population and obesity amongst people and children that are likely to lead to more cases of chronic diseases. More work is needed to improve healthier lifestyles amongst the residents of the area, e.g. by ensuring that existing and new communities have an opportunity to participate in physical activity, including children's play areas, opportunities for cycling and walking, places for communities to congregate and open green spaces. The Open Spaces Assessment, which is in the pipeline, will provide a picture of the existing supply and will identify the location of the gaps. An assessment of leisure facilities in buildings, e.g. swimming pools, leisure centres, shows that there is a need to make efficient use of existing resources and collaborate with the private sector. There is a need to ensure that everyone feels safe in their community especially after dark.

4.16

Subject	**Main messages from the evidence** [9]
Transport	The number of households without a car decreased by 21% and 18% in Gwynedd and Anglesey respectively between 1991 and

[8] Joint LDP Sustainability Appraisal Interim Report 2012
[9] Joint LDP Sustainability Appraisal Interim Report 2012

Subject	Main messages from the evidence [9]
	2001. The number of private cars on the road is increasing in the Joint LDP area. The use of private cars by residents to travel to work is lower in Gwynedd than the national average as is the use of public transport. In Anglesey, there is more dependence on cars to travel to work with a lower proportion of people using the bus to travel to work compared with Wales as a whole (2.9% travel by public transport compared with 6.5% for the whole of Wales). The port of Holyhead, on the western side of Anglesey, is where the main ferry connection between Ireland and Britain is located. The RAF base in Valley offers a commercial flight service to Cardiff. The main railway line for north Wales crosses north Gwynedd with a station in Bangor and then the line proceeds across Anglesey and there are six train stations from Llanfairpwll to Holyhead. There is a railway service between Blaenau Ffestiniog and Llandudno to the north and to Porthmadog to the south-west. The west Wales coast railway connects Pwllheli with towns such as Aberystwyth and Machynlleth. One of the most influential factors when considering the difference between living in urban and rural areas is transport – what is available and the cost. People who live in rural areas have to travel further to access services such as shops, health care, education and employment. This means additional costs to those people without appropriate transport, specifically older people, young people, single parents and unemployed people.

4.17

Subject	Main messages from the evidence [10]
Infrastructure	The provision of physical infrastructure, e.g. roads, community facilities, health facilities, open public spaces, mains services (e.g. water, sewerage treatment), broadband, are all important for the Joint LDP area. The types of infrastructures are important for different reasons with some more important than others for promoting a new development. 1). Basic infrastructure, namely what must be available beforehand to support development, e.g. water, electricity,

[10] Phase 1 Infrastructure Delivery Plan

	roads; 2). Essential Infrastructure which is needed to ensure a development can take place without adverse effects, e.g. schools, hospitals. 3). Required Infrastructure to ensure that sustainable communities are created, e.g. libraries, play areas. Several villages and towns within the area have restrictions in terms of capacity for one or more type of infrastructure and in most cases there is a need to improve / upgrade in order to facilitate significant new development. There will be a need to work in partnership with the providers of the relevant infrastructure. An Infrastructure Delivery Plan provided as a background document will set out the details about the availability of infrastructure in the Plan area. Work will also be undertaken to examine the appropriateness of using the Community Infrastructure Levy, which is a possible mechanism for getting infrastructure development instead of the traditional Planning Obligations (106 Agreements).

Key matters for the Joint LDP area

4.18 The work of preparing the Preferred Strategy Document commenced in 2011. From November 2011 until the end of January 2012, the opinion of the public and other stakeholders was sought. During this period, an opportunity was given to anyone to express an opinion on the key matters, vision, objectives, growth and distribution options that emerged as a consequence of a broad assessment of various current evidence. It was an opportunity to raise awareness about information and it provided an opportunity to receive more information. Approximately 70 individuals, groups and organisations contributed. In addition, the Gwynedd and Anglesey Joint Planning Policy Unit visited several groups representing various interests. A separate report is available on each Council's website summarising the responses that were received either in writing or orally. The report also summarises the response of both Councils to the responses received. (include website address)

4.19 The feedback from the public participation period and the Sustainability Assessment has influenced the choice of key matters that need to be addressed when preparing and implementing the Joint LDP. This list was approved by both Councils in March 2012 (Gwynedd Council Board) and May 2012 (Anglesey County Council).

Table 2 –Schedule of the key matters (K1)

(K1 have not been listed in order of merit or importance)

POPULATION, DEMOGRAPHY AND HOUSING

KI 1. A population which is ageing more and more as a consequence of the fact that some parts of the area are popular retirement destinations

KI 2. Impact of holiday / second homes on communities and the housing market

KI 3. Need to provide for students

KI 4. Need to provide for construction workers associated with major infrastructure projects

KI 5. Losing young residents who are economically active

KI 6. Insufficient supply of housing and to respond to the need for a better range of housing in terms of location, type, size and affordability for local people

KI 7. Respond to the housing needs of Gypsies and Travellers

KI 8. The current houses are considered to be too old and of poor design in terms of their performance and sustainability to satisfy modern needs

KI 9. Capacity of settlements to deal with additional housing

K1 10. Rationalising and centralising education and health facilities

WELL-BEING

KI 11. Promote opportunities for people to live healthy lives and have reasonable access to health care, especially within an ageing population

KI 12. Areas with high levels of various types of deprivation

KI 13. Need to maintain or improve residents' feeling safe within or outside their homes

KI 14. Access to facilities and community services, leisure facilities

and formal and informal entertainment along with access to the countryside

THE ECONOMY, EMPLOYMENT AND SKILLS

KI 15 Low productivity (Gross Value Added, per capita) of the local economy

KI 16 Satisfy the demand for land and buildings for employment in sustainable locations to satisfy the need that has been identified across the area (urban and rural)

KI 17 Respond to business development needs and employment needs of existing / new employers

KI 18 Access to education and appropriate training skills

KI 19 Infrastructure requirements (e.g. telecommunications / ITC, water, transport connections, foul water and surface water disposal), associated with existing and new developments, including the infrastructure for the anticipated / proposed new energy developments

KI 20 Decline in the prosperity and vitality of town centres as places offering shopping, leisure, employment and housing opportunities

KI 21 Respond to the needs of the farming industry and other rural industries, including diversification in farming and the use of redundant farm buildings

KI 22 The need to improve and manage the 'all year' tourist provision in the area in a sustainable way whilst at the same time promoting the heritage, the Welsh language and Welsh culture of the area

KI 23 Need to safeguard the mineral resources of the area and take full advantage of secondary aggregates whilst assessing the supply levels

THE ENVIRONMENT

KI 24 Need to mitigate the effects of climate change, e.g. reduce

greenhouse gas emissions, promote generating renewable energy and low carbon

KI 25 Adapt to the effects of climate change that are forecasted for the years to come, e.g. more floods, increase in sea levels, coastal erosion, storms, periods of hot weather and drier periods.

KI 26 Reduce the need in the first place for energy and other resources for developments

KI 27 Need to produce less waste in the first place and facilitate re-using and recycling waste along with disposal of residual waste

KI 28 Need to protect and whenever possible, improve the natural environment, habitats and species of the area

KI 29 Make the best use of the comparatively low levels of brownfield sites in the area along with vacant buildings or those which are underused

TRANSPORT AND ACCESSIBILITY

KI 30 The impression that parts of the Joint LDP area are remote

KI 31 Areas with poor telecommunications and ITC connections

KI 32 Services and facilities accessibility problems, in particular in rural areas because of a lack of choice in terms of modes of transport

UNIQUE FEATURES

KI 33 Fewer residents recorded as Welsh speakers in 2001 and fewer areas where more than 70% of the population can speak Welsh.

KI 34 Maintain the positive features that contribute towards creating a unique character in various parts of the area.

KI 35 Need to protect and improve places, landscapes and buildings of historic, cultural and archaeological importance and their settings

LOCATION

KI 36 The close relationship and the interactions between communities in the Gwynedd Local Planning Authority area and the Snowdonia National Park.

KI 37 The jobs and key services provided in towns in adjoining areas

KI 38 Transport corridor between Ireland and the UK / International Port

4.20 According to the responses received during the public consultation period, the following are the main matters that need to be addressed in the area:

1st – lack of housing in terms of type, size and price for local people
2nd – loss of young economically active residents
3rd - decline in the prosperity and vitality of town centres as places offering shopping, leisure, employment and housing opportunities
4th – provision for students in the area in a sustainable way and at the same time promoting the heritage and culture of the area
Equal 5th - fewer residents recorded as Welsh speakers and fewer areas where more than 70% of the population can speak Welsh
Equal 5th - lack of local services in rural communities and pressure on local services, open spaces and facilities in other areas
Equal 5th - services and facilities accessibility problems, in particular in rural areas because of a lack of choice in terms of modes of transport
Equal 5th – need to safeguard, strengthen and promote biodiversity, ecological connections and visual amenities

Map 2 : Cyd -destun Awdurdodau Cynllynio Lleol Cyfagos
Neighbouring Local Planning Authorities Context

Nodiant / Notation

Parc Cenedlaethol Eryri / Snowdonia National Park

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Joint Planning Policy Unit, Regulatory Department - Gwynedd Council

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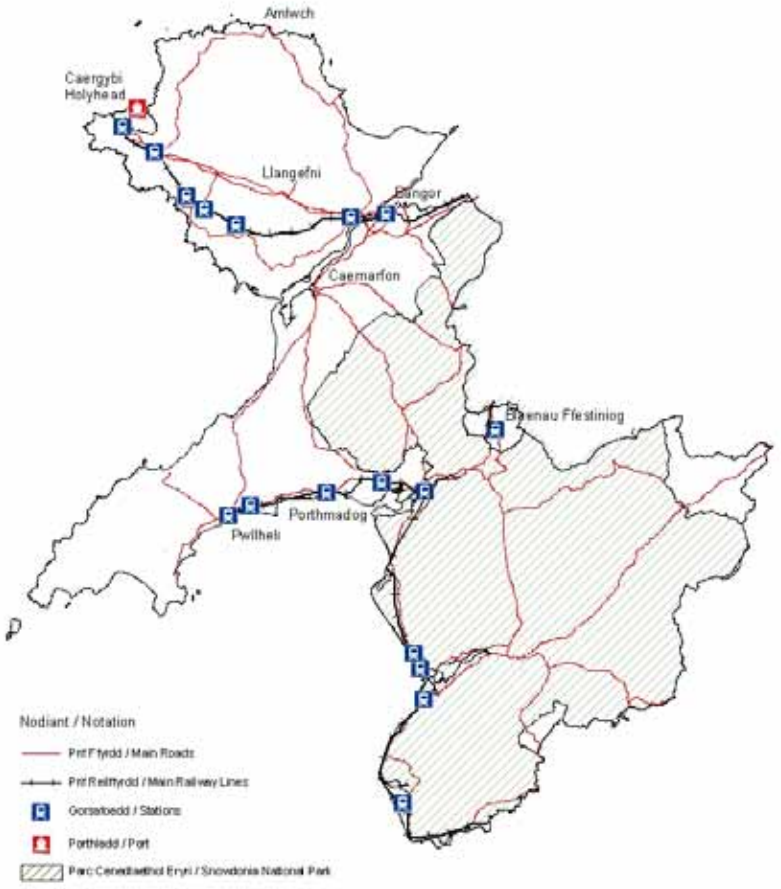
Map 3 : Rhwydwaith Trafnidiaeth / Transport Network



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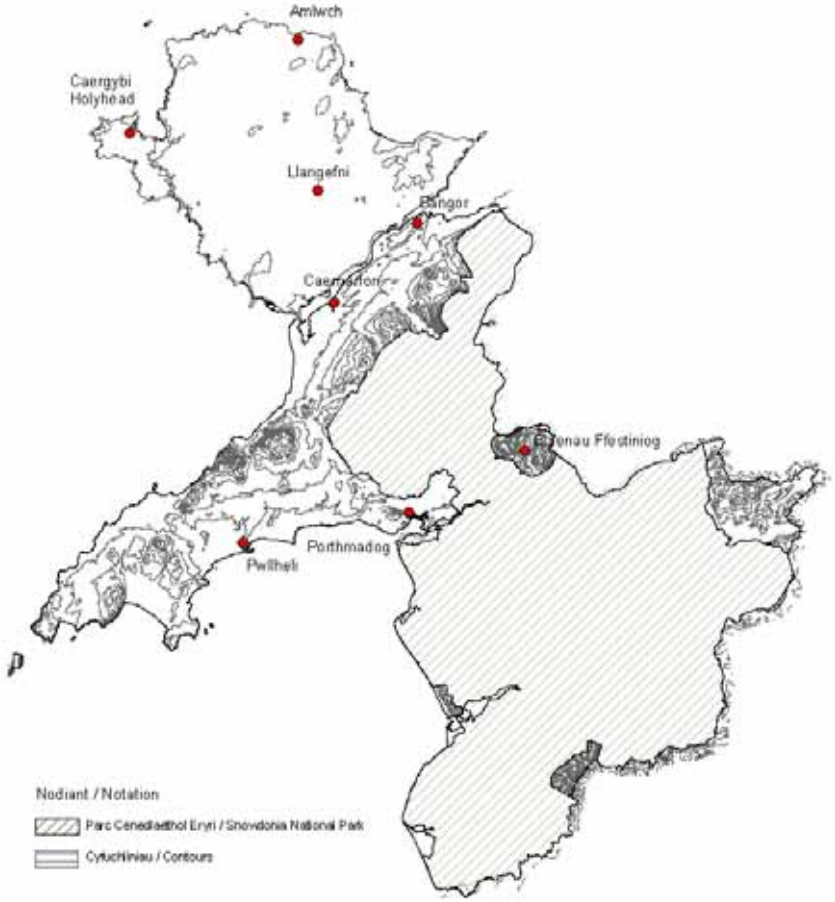
Map 4 : Topograffi / Topography



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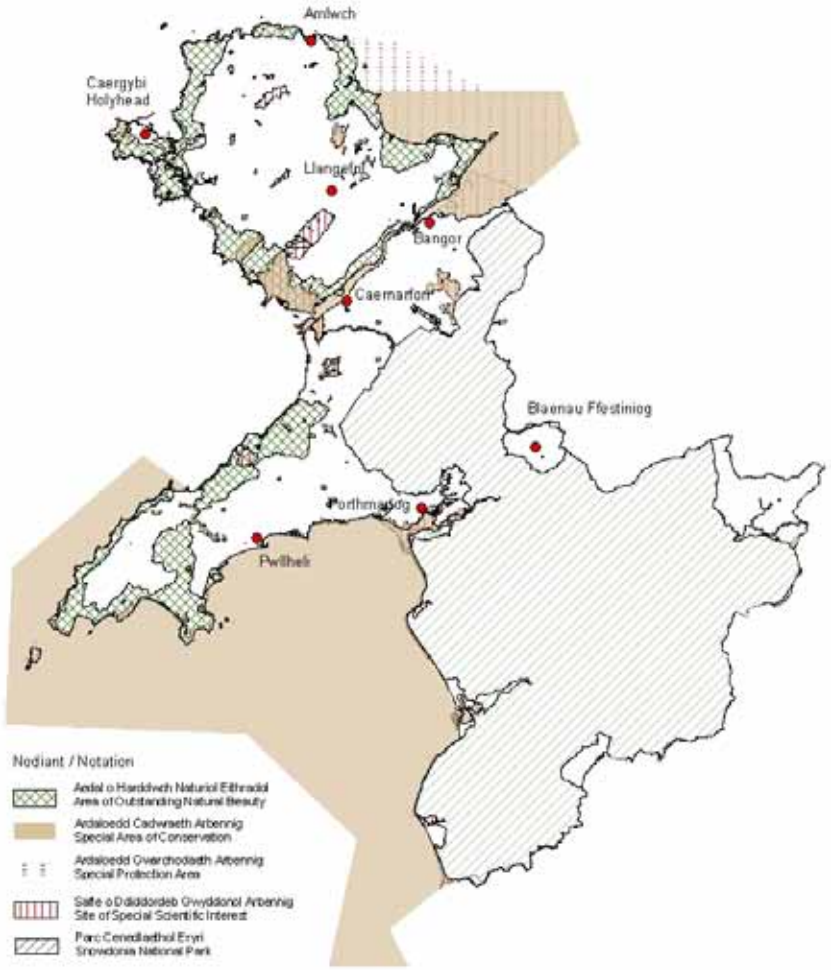
Map 5 : Dynodiadau Amgylcheddol Cenedlaethol a Rhyngwladol
National and International Environmental Designations



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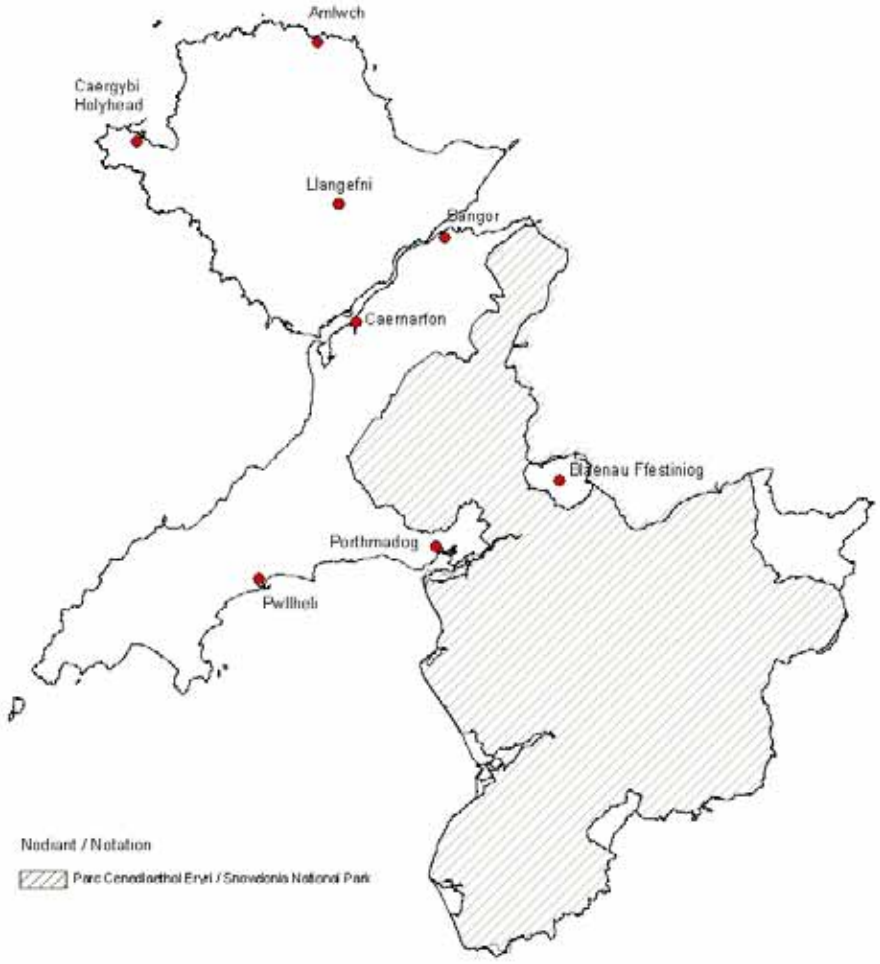
Map 6 : Prif Drefi / Main Towns



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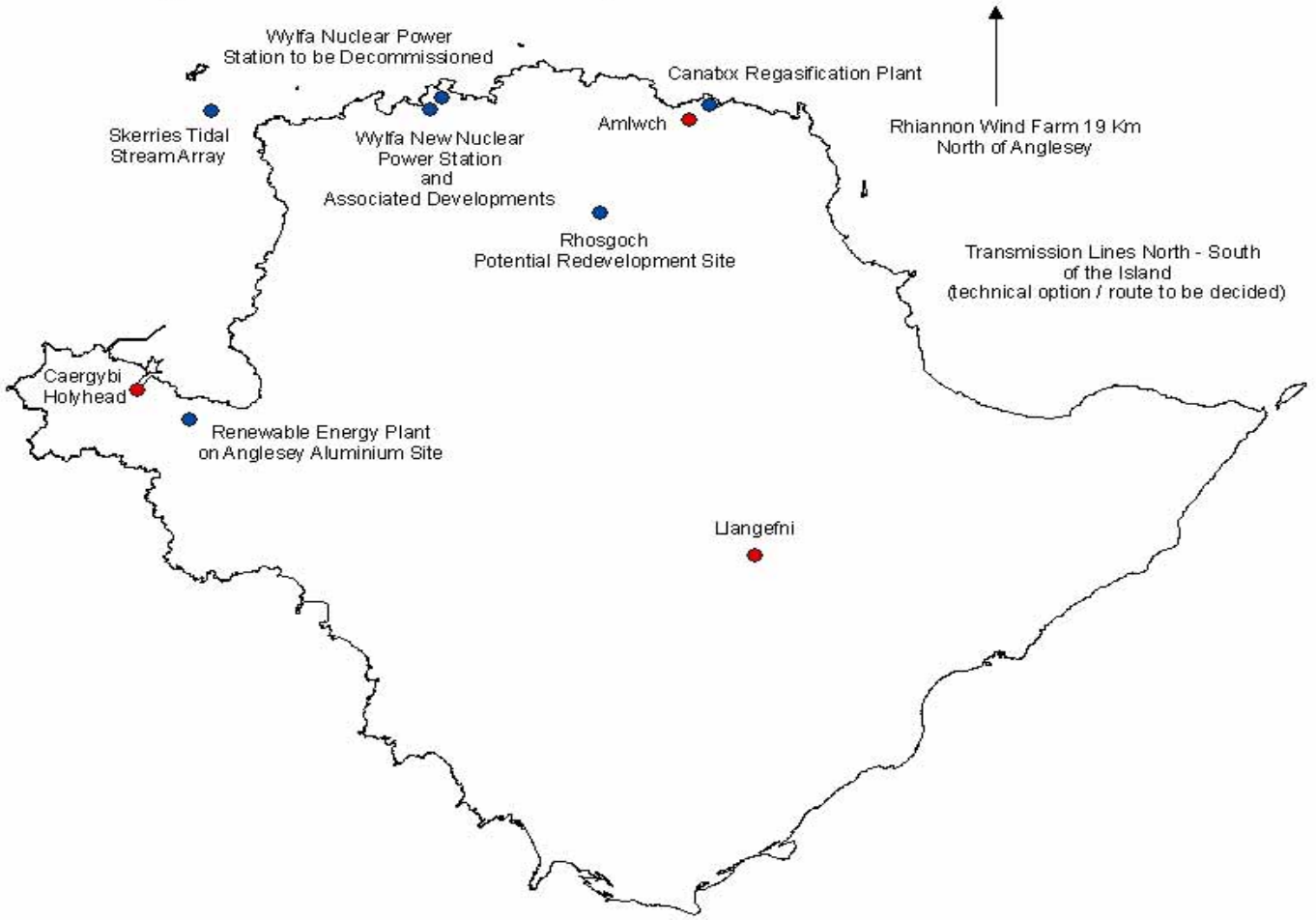
Map 7 : Potential Major Infrastructure Developments



CYNGOR SIR
YNYS MÔN
ISLE OF ANGLESEY
COUNTY COUNCIL

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Chapter 5: The Plan area in 2026 - the Vision and the Objectives

Chapter 5 The Plan area in 2026 - the Vision and the Objectives

Developing the Vision

5.1 The vision for the future of the Joint LDP provides a picture of how the area should develop over the next 15 years. The vision's purpose is to explain the Plan's core purpose, and together with the strategic objectives it provides a framework to develop the Plan's policies. The vision's development has had regard to:

- Each Council's vision as expressed in the Integrated Plan
- Each Council's priorities included in their Business Plans
- The area's characteristics, issues and priorities
- The feedback received during the public engagement period between November 2011 and the end of January 2012
- The Sustainability Framework for the Joint LDP

5.2 The vision that is set out below was approved by both Councils in March 2012 (Gwynedd Council) and in May 2012 (Isle of Anglesey County Council)

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

What are the strategic objectives?

5.3 The strategic objectives are part of the Joint LDP's core. Based on the main issues that need to be tackled, the feedback received during the public engagement period between November 2011 and the end of January 2012, and application of the Sustainability Appraisal Framework, both Councils approved a schedule of strategic objectives, which in their opinion explains how the vision will be achieved. These will form the basis for the Preferred Strategy and the ensuing Strategic Policies.

5.4 These are the strategic objectives:

POPULATION, DEMOGRAPHICS AND HOUSING

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

WELLBEING

SO5	ensure that settlements are sustainable, accessible and meet the range of needs of their communities
SO6	ensure that all new development is well designed and has regard for its surroundings in order to reduce the opportunity for crime to occur

ECONOMY, EMPLOYMENT AND SKILLS

SO7	ensure that an adequate supply of land and premises is safeguarded and allocated in sustainable locations to attract investment, retain and increase the number of indigenous jobs, support the development of economic activity in higher value sectors, secure opportunities for improving the skills and education of the workforce, and promoting working from home where appropriate
SO8	diversify the rural and urban economic base of the JLDP area to enable a prosperous mixed economy that builds on opportunities, including those presented by the low-carbon and renewable energy sectors and knowledge-based industries

SO9	ensure appropriate infrastructure is in place or can be provided (e.g. through developer contributions) to accommodate all new development
SO10	promote vital and vibrant town centres that have rediscovered their purpose as centres for work and services, and that are vibrant and attractive places for residents and visitors
SO11	manage the area as an alternative and sustainable destination for tourists
SO12	meet the needs of minerals locally and regionally in a sustainable manner

ENVIRONMENT

SO13	minimize, adapt and mitigate the impacts of climate change
SO14	manage, protect and enhance the quality and quantity of the water environment and reduce water consumption
SO15	reduce the impact of flooding by ensuring that highly vulnerable development is directed away from areas of risk wherever possible
SO16	reduce the need for energy and other resources in developments
SO17	encourage waste management based on the hierarchy of re-use, recovery and safe disposal
SO18	promote renewable and low carbon energy production within the area
SO19	make use of suitable previously developed land and unoccupied buildings or ones that are not used to their full capacity, where available
SO20	conserve and enhance biodiversity, strengthening and improving the connectivity throughout the area, and improving communities' ability to enjoy and appreciate biodiversity

TRANSPORT AND ACCESSIBILITY

SO21	improve and maintain safe, efficient, high quality, modern and integrated transport networks to employment, services and education/ training facilities particularly by foot, bicycle and public transport, thus reducing where possible the number of journeys in private cars
SO22	ensure that new development is supported by an adequate or planned supply of digital and mobile phone infrastructure
SO23	Maximise the opportunities of Holyhead as a major international gateway and the A55, E22 Trans European network route and A487/ A470 as key transportation corridors.

DISTINCTIVENESS

SO24	safeguard and strengthen the Welsh language and culture and promote its use as an essential part of community life
SO25	identify, protect and where possible enhance places, landscapes and buildings of historical, cultural and archaeological importance and their settings
SO26	ensure that all new development meets high standards in terms of quality of design, energy efficiency, safety, security and accessibility, relates well to existing development, enhances public realm and develops locally distinctive quality places

Chapter 6: How much growth and where should it go?

Chapter 6: How much growth and where should it go?

Developing growth and spatial options

6.1 A number of options had to be considered in order to identify the housing growth level and spatial distribution the Joint LDP should plan for. This part of the Pre-Deposit plan document refers to the strategic options developed based on the evidence available. The options were approved by the Joint LDP Panel, which acts as a sounding board, to be considered by the public and other stakeholders. The intention in submitting the conceptual strategic options was to steer discussion and understand their implications and effects. This is an important step in developing a sound a coordinated strategy for the Joint LDP. The role of the Key Stakeholders Group as another sounding board was important in considering these options during the public participation period which occurred between the beginning of November 2011 and the end of January 2012.

6.2 Producing and considering different options is one of the important requirements of the Strategic Environmental Assessment Directive. Therefore the role of the Sustainability Task Group was also important in influencing the process, using the Sustainability Appraisal Framework to develop and consider the options. As a result, the strategic growth options have been measured against the objectives in the Framework that can be seen in the Sustainability Appraisal Initial Report, which includes the Strategic Environmental Assessment.

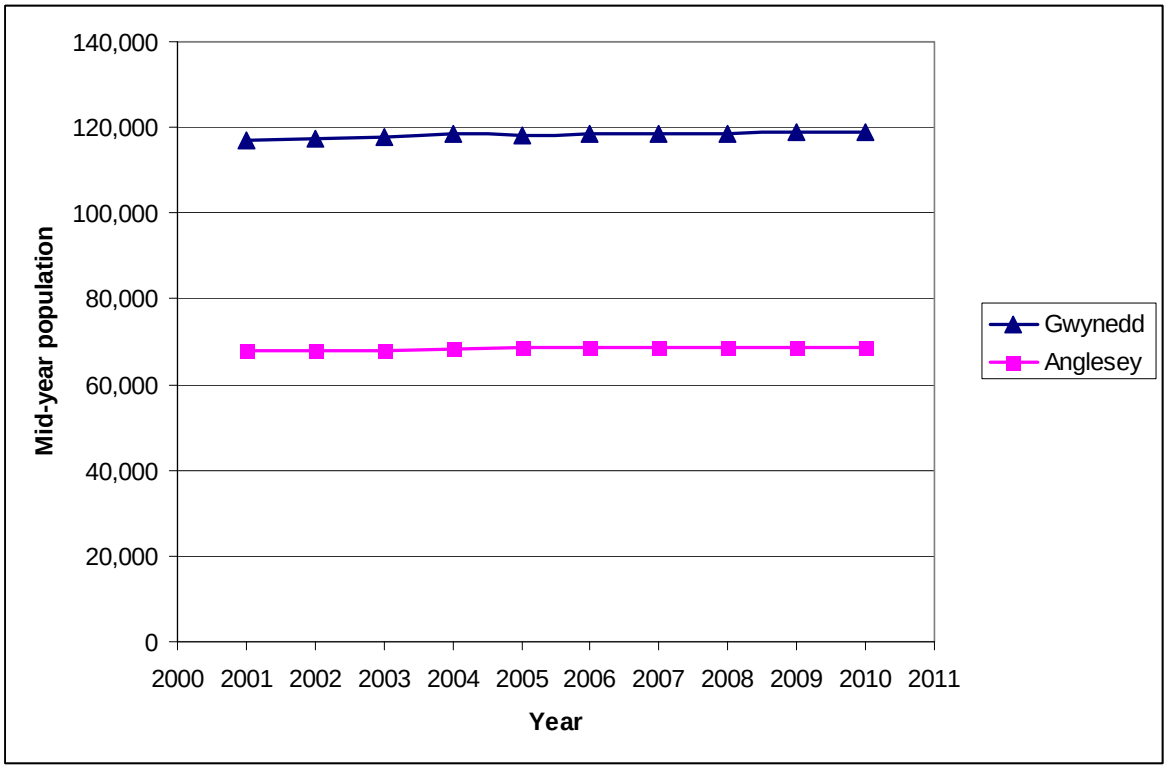
6.3 The feedback on the housing growth and spatial options that was received during the participation period and was considered by the two Councils, and the relevant report can bee seen separately on the websites: (include website addresses). The following considerations influenced the assessment of options:

- Will the option contribute effectively to realizing the Vision and Strategic Objectives of the Plan?
- Is it a valid option? Was it included in order to make other options look better?
- Will the necessary resources be available to the partners who will be assisting / responsible for achieving / realizing the option?
- Is there an unacceptable risk that the option will not be achieved in full during the life of the plan?
- Is the option sufficiently flexible to cope with changing circumstances?
- Is the option fairly consistent with national policy?

Housing growth options

6.4 Topic Paper 3: Population and Housing provides detailed information on the patterns in terms of population growth and housing developments in the Joint LDP area. It was seen that the population of Anglesey and Gwynedd had on the whole increased over the decade between 2000 and 2010. The graph below

shows this growth was a gradual one, with periods when growth was very small or the population was seen to remain the same or to reduce slightly from year to year. So the population has varied during the last decade. This shows the importance of not using data from too short a period of time.



6.5 Five housing growth options were considered for the Joint LDP. The term 'housing' includes every kind of residential unit. A more detailed description of these options is seen in Topic Paper 4: Description of the housing growth and distribution options. The next table gives a summary of these options.

Growth Strategy	Housing growth between 2011 and 2026	Average housing growth each year
T1 – Sub-regional distribution (based on a pan North Wales agreement centred on the 2003 Welsh Government projections)	6,675	445
T2 – Population tendencies (Welsh Government forecasts based on 2008 – data from 2003 – 2007)	9,570	638
T3 – Past building trends (10 years 2000 - 2010)	6,240	416
T4 – Growth solely on an economic basis	5,835	389

6.6 The fifth option, No Growth, was immediately dismissed since it was not a realistic one for the following reasons:

- there are a number of sites already with planning permission that will be built
- it would not offer the opportunity to meet either the need for affordable housing, the additional demand for housing units due to the reduction in household size, nor the needs resulting from an ageing population
- it would only lead to a few opportunities to regenerate sites that become vacant or those that are not used much
- having no housing growth would put the area in a weak position if the national economic situation improved

6.7 From looking through comments made during meetings attended by the Joint Planning Policy Unit, and the main findings of the public questionnaires that went out with the Draft Engagement Document, the following tendencies were noted in considering the draft housing growth options:

i. A strong desire to satisfy the needs of the local population for housing as opposed to providing for in-migration. This alternative option was considered and disregarded for the reasons seen in Topic Paper 4 Description of the housing growth and spatial options.
ii. More support for the level of growth noted in Option T4, i.e. 389 housing units per annum, namely the lowest growth level.
iii. Most of the individuals/groups who stated that Option 4 was the 'favoured' growth level had 'scored' the rest of the growth options according to size i.e. Option T2 namely the highest growth level, was the one receiving the least support.
iv. Amongst the reasons given for disregarding the highest level of growth (Option T2) was the potential to ruin the character / culture of individual communities, no particular demand for a much higher level of housing growth, particularly in the current economic climate, and the need for housing growth to correspond to growth in the economy.
v. Interestingly, option T2 was the second most favoured option as 'First choice'.
vi. Amongst the reasons given for selecting Option T2 was that this option was based on the latest statistical evidence, that it was more likely to reflect the real housing need in the area, that it permitted more flexibility, and could ensure a more balanced distribution of new housing, including affordable housing.
vii. Option T3 - some were in favour of this option, namely the recent building rate, because of the impression that it showed the real demand from the market / the real possibility of providing housing in the area over a period of years.

6.8 The above debate drew attention to the need to look at an alternative growth option in addition to the one referred to in paragraph 6.7 (i) above. This Option is described in Topic Paper 4 - Description of the housing growth and spatial options.

6.9 The two Councils decided, in March 2012 (Gwynedd Council) and May 2012 (Isle of Anglesey County Council), that the favoured level of housing growth the Joint LDP would try to achieve was a Medium Growth Option. This Option is described in Topic Paper 4 - Description of the housing growth and spatial options. It is therefore expected to see a growth of about 511 housing units a year on average during the life of the Joint LDP. This equates to a total of 7,665 additional housing units by 2026.

6.10 It is believed this medium growth option will provide a sufficient supply of housing that will:

- Meet the needs of the local population
- Have the potential to meet temporary needs for housing units associated with major infrastructure developments
- Be less likely to intrude into unsustainable locations
- Be less likely to lead to harmful effects, including loss of open countryside
- Promote new investment to help to tackle social and economic deprivation
- Help to support communities, their current facilities and businesses and services
- Help to support and revive the Welsh language

Spatial options

6.11 When considering the housing growth options, it was necessary to consider the spatial options for those levels. It was very important to do so in order to improve the understanding of the implications of selecting a particular growth option.

6.12 The following factors and the feedback received during the public participation period between early November 2011 and late December 2012 influenced or contributed to the strategic direction chosen for the Joint LDP, including the settlement hierarchy. They are factors that have become obvious from the matters researched when getting to know the area and are referred to in Chapters 3 and 4 of this Preferred Strategy document. The list should not be taken to be comprehensive.

Sustainability

6.13 The emphasis placed by the Welsh Government on promoting sustainability, though the land planning system, and by the two Councils and their partners has

a substantial influence on the direction the Joint LDP will have to take, particularly bearing in mind the need to tackle the implications of climate change.

Climate change

6.14 The Joint LDP should be an important tool in tackling the challenges arising associated with the causes and effects of climate change. Therefore it is an important consideration to choose an appropriate spatial strategy. The process of selecting the favoured option needs to pay due attention to the change in climate and sustainability, in order to ensure that the Joint LDP can be implemented.

Settlement pattern

6.15 The current settlement pattern gives an idea of the urban form and the current established communities. This was the basis of the status given to different settlements in the Wales Spatial Plan. Due attention should be paid to this, but without completely excluding interventionist aspects of policy in the Joint LDP.

The economy and employment

6.16 The provision of employment sites already in existence cannot be ignored when considering and selecting the spatial strategy. The Employment Land Study has looked in detail at the employment sites that are protected or designated in a development plan, together with some additional sites, and the results of that provides a basis for considering future requirements in terms of the supply of employment land for land uses falling within Use Classes B1, B2 or B8. The distribution of the sites mainly reflects the settlement hierarchy, which means they will provide commercial support for communities living in the settlements or within their catchment areas.

Retail

6.17 The results of the Retail Study will be used to draw up the strategy and policy in terms of the retail provision. It is necessary for the Joint LDP to work within the national planning policy context and the local policy context of trying to ensure that centres that already exist continue to be lively and viable and attractive as places to shop, live and work in them. However, in recognizing the role of some shopping centres there should not be an undervaluing of the contribution of the centres of other, smaller settlements that contribute to the sustainability of the community or the wider community.

Spatial Options

6.18 Five alternative spatial options were presented for consideration during the public participation stage between late November 2011 and late January 2012. A more detailed description of these options is seen in Topic Paper 4: Description of the housing growth and spatial options. The next table gives a summary of these options.

Spatial option number	Name of option and description
D1	Focus on Bangor and the Primary Key Settlements – meaning that the majority of new development would be directed to Bangor and the Primary Key Settlements
D2	Focus on Bangor, Primary Key Settlements and the Primary and Secondary Focus Areas and their catchment areas as described in the Wales Spatial Plan Update and the North West Wales Development Strategy ("Closing the Gap") – which could lead to a slightly lower proportion than provided for in Option D1 being directed to Bangor and the Primary Key Settlements and more being directed to settlements in the Primary and Secondary Focus Areas and their zones of influence.
D3	Proportionate Distribution to Urban and Rural Areas – which could lead to new development across the Plan area, with larger scale development being guided to larger sites in or around Bangor and the Primary Key Settlements. This approach would be a continuation of the spatial distribution planned for in the Gwynedd LDP and the stopped Anglesey LDP.
D3a	Focus on rural areas – which would disperse more of the new developments to the Key Settlements that are scattered across the Plan area. Considerably less growth would be directed to Bangor and the Primary Key Settlements.
D4	Focus on large mixed use developments – which would be likely to be located near Bangor and a limited number of Primary Key Settlements.

6.19 From looking through comments made during meetings attended by the Joint Planning Policy Unit, and the main findings of the public questionnaires that went out with the Draft Engagement Document, it can be seen there was more support for Options D3 and then D2. The reasons for this include that there is a need to support the present levels in terms of population, facilities and services in towns and villages, the capacity of settlements to offer sites for development, the potential to overturn the long term decline of some rural settlements, that they offer more choice for residents and should mean that residents can remain in or close to their current communities, that they are still likely to create

sufficient critical mass to support the provision of affordable housing, regeneration projects, and better infrastructure systems. A summary of the feedback received during the public participation periods can be seen in a separate report on the two Councils' websites. (include website addresses).

6.20 Following an assessment of the possible spatial options against the Sustainability Assessment Framework, on average, Option D3 offers a more balanced and sustainable method than the other Options. Also, some of the negative effects could be alleviated by targeting more of the development towards the larger settlements rather than adopting the Option as it stands.

6.21 The Councils decided to support the option of distributing where development would be located in the settlements of the Plan area on a suitable scale in accordance with the settlement hierarchy to be agreed upon, which is similar to Option D3:

i) By focusing the main developments and regeneration in the Primary Settlements and the strategic sites there
ii) By supporting development that reflects the size, functions and environmental and cultural capacity of the network of different Key Settlements and Key Villages
iii) By supporting minor development, in Defined Small Villages and in rural areas, which helps to support services and facilities for local communities.

6.22 Chapter 7 of the Preferred Strategy document sets out how this broad spatial strategy will be implemented.

Chapter 7: The Preferred Strategy

Chapter 7 The Preferred Strategy

The Joint LDP's Vision

The Vision

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

7.1 Achieving the Vision by 2026 depends upon the successful delivery of four **outcomes**:

OUTCOME 1: MAXIMISING ECONOMIC DEVELOPMENT OPPORTUNITIES

7.2 A brighter future for the Plan area economically means raising its economic output (Gross Value Added – GVA for short) as well as the number of jobs. The environmental goods and services, marine technology, tourism, public sector, manufacturing, renewable and low carbon energy sectors have the potential to generate higher levels of GVA required. Other important sectors include retailing, health and care. Provision needs to be made for all these sectors in order to achieve both higher living standards and sufficient jobs for the Plan area's residents. For all sectors, it is vital to provide for the formation of new

businesses, for the expansion of existing firms (so that they are not forced to relocate elsewhere), and for investment.

7.3 The figure for employment land provision on industrial and business sites (i.e. 84ha of land per Local Authority area) is based on the calculations included in the Anglesey and Gwynedd Employment Land Review (2011). It is assumed that development activity will remain subdued in the short term and then pick up somewhat in the medium and longer term, linked mainly to major infrastructure projects proposed in or affecting the Plan area. The employment land provision figures exceeds what is likely to be built. This slight excess is deliberate in order to offer choice to developers and occupiers, and to ensure the market has the capacity to 'move and churn'. If the economy grows slower or faster than currently expected, the figures can be reassessed and if necessary adjusted, when this Plan's Strategy is reviewed.

7.4 A particular emphasis has been placed on identifying sites which are suitable for development associated with key sectors of manufacturing, renewable and low carbon energy. The developability of sites and suitability of premises is just as important as overall numbers, so employment sites and premises need to be suited to modern business requirements and be capable of being viably developed. Existing and proposed employment sites and premises which satisfy those criteria will be safeguarded or allocated, respectively, for employment uses.

7.5 Higher levels of skills are a pre-requisite for higher productivity and higher GVA, and in the future, a larger proportion of jobs will require high skills. The Strategy will facilitate a range of initiatives to achieve higher skills, including promoting more apprenticeships, retaining locally more graduates from the area's University, and negotiating legal agreements with developers to provide workforce training.

7.6 Strategic Policies will safeguard suitable existing employment sites and make specific employment allocations mainly within the Regional Sub Centre and Urban Service Centres and some within the Rural Service Centres. Criteria based policies will support appropriate small scale employment opportunities in and around Villages, Clusters and the Countryside. This approach accords with the Strategy to distribute housing development across the Plan area. By facilitating economic development in both urban and rural areas that assists to retain young people and young families in the area or encourage people to return to the area, this approach can create the right circumstances that could sustain or create communities where the Welsh language can flourish or survive.

OUTCOME 2: HOUSING TO MEET LOCAL NEEDS

7.7 New housing units, through new build or conversion projects, will improve housing availability and choice for people who want to own or rent their own

home. The Plan area needs more homes to cater for household growth – arising mainly from people living longer and local residents wanting a home of their own. There is also a backlog of people on the social housing waiting lists.

7.8 The Plan will tackle issues arising from

- Using planning powers to influence tenure
- Consolidation of existing policy support for purchasers and sellers of affordable housing
- Ensuring that affordable houses are of an appropriate design and size

7.9 Based on the Preferred Growth Scenario forecasts of housing requirements, the Strategy provides for 7,665 additional homes during 2011-2026 in the Plan area. This is an average of around 511 new homes per annum - a slightly higher rate than in the previous development plans' strategies and a higher rate than the average build rate in the Plan area over the previous 10 years period. This rate reflects the more optimistic economic outlook in the Preferred Growth Scenario. Nevertheless, housing market prospects mean it will be challenging to realise even this moderately higher rate, especially in the short term.

7.10 The Preferred Strategy aims to achieve the projected housing growth by providing for:

- around 55% of this growth in the Regional Sub Centre and the Urban Service Centres;
- around 20% of this growth in the Local Service Centres; and
- around 25% of this growth in the Villages and Clusters.

Further information about this distribution pattern is provided in paragraphs 7.16 – 7.23 below.

7.11 A range of sizes and types of new housing is as important as the overall amount. Recognising that home ownership is set to remain beyond the reach of many, a proportion of new homes must be 'affordable housing', either intermediate or social rented homes, subject to viability. It is vital also to encourage a growth in the private rented sector. A significant proportion of the forecast future increase in households will be of people aged over 65, so a provision of suitable housing for older people especially within larger development schemes will be sought. In general, language needs to be used in as many social domains as possible in order to flourish or survive. It has managed to survive over the centuries to this day as the language of the home and the language of local neighbourhoods, By facilitating the right type of housing (i.e. in terms of price, tenure, size) in the right location (e.g. accessible to work opportunities, educational facilities, digital hot spots), the Strategy will make the Plan area a place where people chose to live as opposed to move away from. This approach could assist to sustain or create communities where the Welsh language can flourish or survive.

OUTCOME 3: STRENGTHENING OUR COMMUNITIES – RURAL AND URBAN

7.12 The Strategy will seek to ensure that development will be distributed to strengthen the network of settlements in accordance with the roles that will be set out in the Plan's Settlement Hierarchy. This approach will seek to maintain the Plan area's special mixed urban/ rural character as well as its distinctive linguistic and cultural character. Despite the recent decline in the number of Welsh speakers in the Plan area, the Welsh language is an important part of the fabric of communities in the area, and both Councils consider that it should remain so. A key to achieving this is the sustainability of existing communities. A distribution strategy that supports rural as well as the more urban communities is vital for the health of the Welsh language and culture.

7.13 In locating development, distinctive and separate settlements should be maintained through the avoidance of coalescence. Priority will be given, where possible, to the re-use of suitable previously developed land and buildings within or near settlements. Due to generally limited long term supply of suitable brownfield sites, greenfield sites within and adjacent to settlements that are readily accessible by a choice of means of travel will be required. The Strategy will set out how the individual character and complementary roles of town centres will be enhanced through development, improvements to the public realm, to public transport facilities, and to pedestrian/cycle links. It will define the role of individual shopping centres and set out the type of retail developments and other town centre uses that should be located in these centres.

7.14 The Strategy will establish the priorities for future public and private investment and collaboration. It will help to secure provision of the infrastructure, services and facilities needed to sustain and enhance communities and support new development. Policies to help achieve this outcome will cover community assets, provision of physical and green infrastructure, and infrastructure delivery mechanisms. It will support initiatives that build stable, safe, healthy and strong communities, which means respecting and enhancing the Welsh language and culture; planning new development to help reduce crime, anti-social behaviour and the fear of crime; promoting well-being and health; ensuring that development is of local character.

OUTCOME 4: ENHANCING THE AREA'S ENVIRONMENTAL ASSETS

7.15 The Strategy aims to enhance the Plan area's environmental sustainability and help make it more resilient to the effects of climate change. Parts of the area are at risk of flooding and predicted sea level rise will increase that risk, so locating and designing new development so that flood risk is minimised is needed. The Strategy will provide a framework for retaining the area's distinctiveness, by maintaining and enhancing landscape and townscape character. Policies to help

achieve this outcome will also cover the historic environment, biodiversity and geodiversity, delivery of green infrastructure and design.

SPATIAL STRATEGY

7.16 A distinctive feature of the LDP system is the need to consider various spatial and development options in forming the strategy. A number of development options were considered in relation to levels of housing growth and the general spatial distribution pattern. These options were assessed in terms of their social, economic and environmental impact.

7.17 The broad Spatial Strategy proposed in this draft Preferred Strategy Document involves recognizing the role of the Plan area's main towns and therefore strengthening them, and acknowledging the important role that the more rural areas have in terms of providing employment opportunities and homes for the Plan area's residents. With a higher proportion of the Plan area's residents living in the rural areas it was clear that improving the sustainability of these existing local communities is important. Underpinning the proposed broad Spatial Strategy therefore is the basic principle that the best means of achieving the objectives of maintaining sustainable communities, the vitality of the Welsh language and improving access to services, is to facilitate rural entrepreneurship and to encourage a range of basic services at locations close to the rural population.

7.18 The broad spatial strategy therefore aims to improve sustainability by:

1) focusing the main developments and regeneration in the Primary Settlements[1] and the strategic sites there
ii) supporting development that reflects the size, functions and environmental and cultural capacity of the network of different Key Settlements and Key Villages[2]
iii) supporting minor development, in Defined Small Villages[3] and in rural areas, which helps to support services and facilities for local communities.

7.19 A Settlement Strategy has been prepared to assist the delivery of the strategy. The Settlement Strategy sets out the overall approach for the provision of new homes, jobs, infrastructure and community facilities over the plan period for the Plan Area. It sets the context for the Strategic Policies in this Draft Preferred Strategy Document and outlines how the Vision and Objectives will be achieved.

7.20 The Settlement Strategy sets out those settlements where growth and investment will be focused. The following Hierarchy of types of settlements is proposed:

[1] Primary Settlements = Sub-Regional Centre and Urban Service Centres in the Settlement Hierarchy
[2] Key Settlements and Key Villages = Local Service Centres and Villages in the Settlement Hierarchy
[3] Defined Small Villages = Clusters in the Settlement Hierarchy

- Sub-Regional Centre – performs a cross boundary role in terms of employment, higher and further education and retailing. Good public transport links within and cross boundary.

- Urban Service Centres – fulfill the role of both a local centre for the basic range of services for settlements within their catchment area as well as a role for providing higher level services meeting the needs which cannot realistically be met within the lower order centres or villages. As such they serve large geographic areas..

- Local Service Centres – settlements have been identified, which, by reason of their relative size, range and quality of services and facilities, functional link with higher order centres lend themselves to being designated as Local Service Centres. By identifying these settlements and concentrating rural development within them the LDP Strategy seeks to strengthen their role in the network of settlements to optimise the prospects for rural communities to meet their own basic needs

- Villages – have at least one community facility and sustainable link to a higher order centres, In order to manage development within this category the following sub categories are proposed: Service Villages, Local Villages, Coastal/ Rural Villages

- Clusters – cohesive groups of 10 dwellings in the countryside with a functional link to a village or a higher order centre

- Countryside – rest of the Plan area

Topic Paper 5 – Development the Settlement Strategy provides more information about the different types of settlements identified in the Hierarchy.

7.21 To deliver the Strategy there is a need to have regard to the spatial and functional relationships between the different categories of settlements in terms of housing, community services, leisure facilities, employment and any informal support networks. Previous development plans covering the Joint LDP area identified catchment areas or sub-areas. The Joint LDP identifies groups of settlements that have a clear spatial and functional relationship with one another. Each Group includes either the Sub-Regional Centre or an Urban Service Centre, along with Locals Service Centre(s), Villages and Clusters and farms. It is accepted that many alternative Groups could be suggested. Further information about the identification of the Groups is included in Topic Paper 5 – Development the Settlement Strategy.

7.22 It is important to note that the distribution of growth will have regard to existing population, recent completion rates, the role of settlements as identified by

other key national and local policy documents (including the Wales Spatial Plan) along with other known policy drivers such as regeneration proposals, the level of services and facilities as well as capacity for development. In progressing a Settlement Strategy and the settlement hierarchy, it is important to investigate the potential of different areas in terms of environmental capacity, infrastructure constraints, availability of suitable sites and the housing needs of the local community.

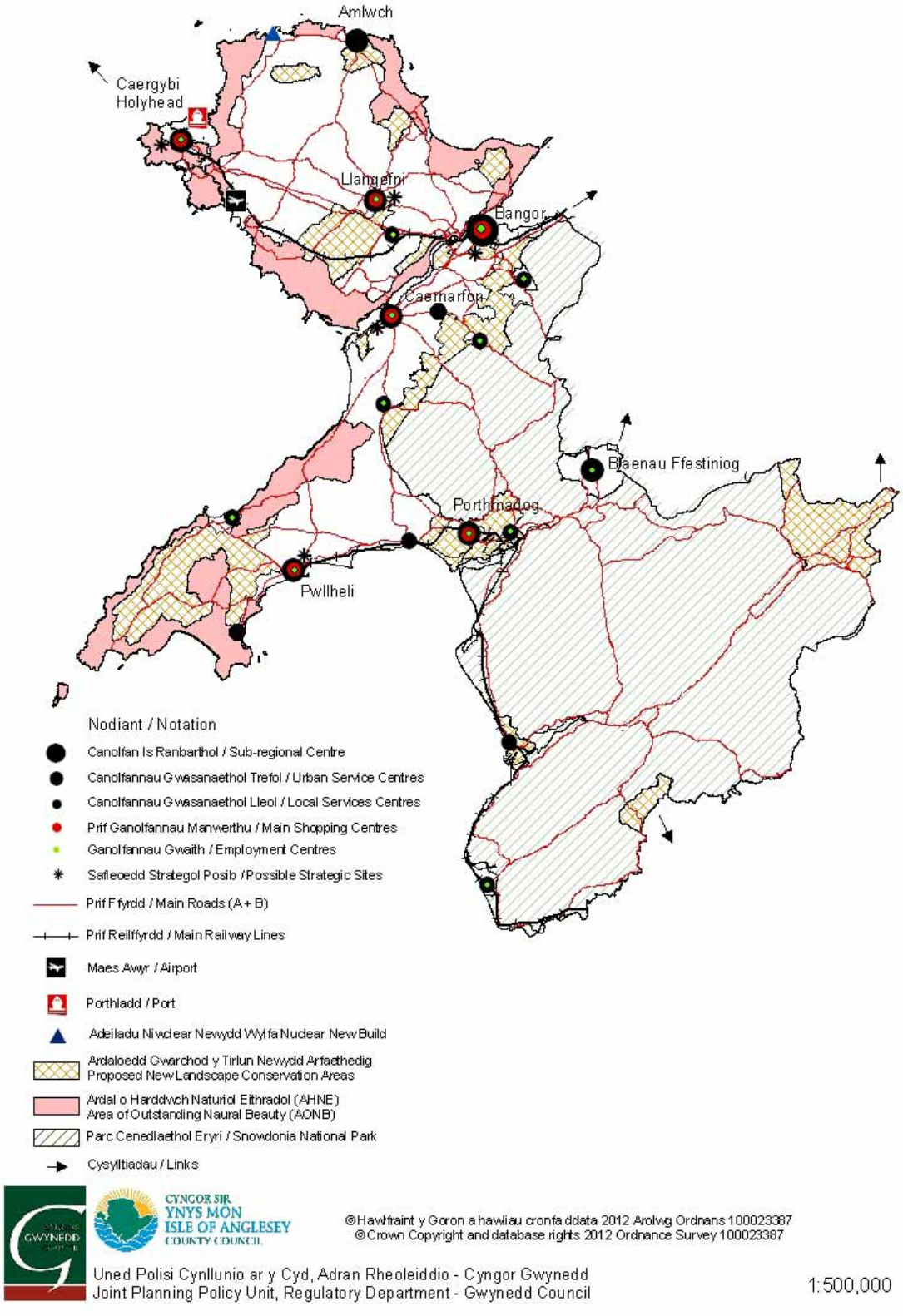
7.23 Whilst the Joint LDP's broad spatial strategy seeks to focus on the Sub-Regional Centre and the Urban Service Centres to deliver the larger development sites, significant physical land constraints in some of these Centres is likely to make it necessary to identify alternative settlements which would assist in meeting the shortfall that should otherwise be provided in these Centres. The alternative settlements will be chosen by taking into account a range of factors which will include; proximity to the centre, accessibility to the Centre by means other than the car, and level of facilities and services present within the settlement which provide some opportunity to reduce the need to travel into the Centre for basic daily needs. It is likely therefore that any shortfall will be satisfied within the same Group of Settlements as opposed to directing the shortfall to a similar higher tier Centre.

SUMMARY OF DRAFT PREFERRED STRATEGY

7.24 The Joint LDP'S draft Preferred Strategy is to embrace opportunities and change and provide for economic growth and a projected housing growth. This includes providing for a wide range of employment opportunities and housing needs.

7.25 It will do so by distributing growth in a way that will strengthen the Plan area's network of city, towns and rural settlement communities and the Welsh language and culture, i.e. creating or maintaining sustainable communities. All this is to be achieved whilst protecting and enhancing the Plan area's environment and resources and by making it resilient to change through sustainable development, ensuring that its infrastructure and services can meet these challenges.

7.26 The Key Diagram provides a diagrammatic interpretation of the draft Joint LDP Preferred Strategy at a Plan area-wide scale. This diagram outlines the broad spatial principles of the Strategy and are not intended to be detailed or site specific. The preferred policy directions are reflected in the diagrams, to facilitate community consultation and sustainability appraisal.



CYNGOR SIR YNYS MÔN ISLE OF ANGLESEY COUNTY COUNCIL

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Uned Polisi Cynllunio ar y Cyd, Adran Rheoleiddio - Cyngor Gwynedd
Joint Planning Policy Unit, Regulatory Department - Gwynedd Council

1:500,000

OVERARCHING POLICIES

SUSTAINABLE DEVELOPMENT

Context

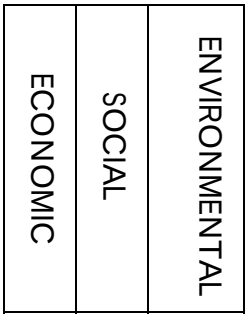
- The Welsh Government is committed to promoting sustainable development in Wales, and the planning system has a substantial part to play;
- Legislation requires that local development plans contribute to the work of achieving sustainable development;
- The purpose of the Integrated Community Strategies is to promote economic, social and environmental wellbeing in Gwynedd and Anglesey;
- Sustainable communities need to be supported by ensuring the availability of varied employment opportunities and a sufficient number of varied homes that meet the needs of the local population throughout their lives, with sufficient choice of leisure and entertainment opportunities, and where there is only a low level of crime and people feel safe;
- The need to travel and travel in vehicles using non-sustainable fuel should be reduced.

Introduction

7.27 The purpose of the land use planning system is to help achieve sustainable development:

Sustainable development means making sure that people can satisfy their basic needs in the present, while ensuring that future generations can also look forward to the same quality of life.

There are three interconnected 'pillars' of sustainable development, which need to be considered together to deliver development that is truly sustainable:



7.28 Planning Policy Wales (November 2012) set out the principles underpinning the Government's approach to planning policy for sustainable development and reflect those principles that it expects all those involved in the planning system

to adhere to. As the Joint LDP is a key tool to achieve this aim an overarching strategic policy to promote sustainable development in all its forms throughout the Plan area is required. Detailed application of the objectives set out in the strategic policy is clarified in a suite of other strategic policies included in the Preferred Strategy Document and in a suite of detailed policies, which will also provide more specific relevant requirements to achieve the objectives.

Strategic Policy PS1 Sustainable Development

Development proposals will be supported where it is demonstrated that it is consistent with the principles of sustainable development. All development proposals are required to progress towards achieving all the following relevant objectives:

1. **Alleviating the causes of climate change and adapting to those impacts that are unavoidable;**
2. **Giving priority to effective use of land and infrastructure, prioritizing wherever possible the reuse of previously developed land and buildings within the Sub Regional Centre, Urban and Local Service Centres, Villages or in the most appropriate places outside them;**
3. **Promoting greater self-containment of Centres and Villages by contributing to balanced communities that are supported by sufficient services; cultural, sporting and entertainment activities; a varied range of employment opportunities; physical and social infrastructure; and a choice of modes of travel;**
4. **That housing units, in relevant cases, meet the needs of the local population throughout their lives in terms of their quality, types of tenure and affordability;**
5. **Protecting, promoting and improving the use of the Welsh language;**
6. **A varied and responsive local economy that encourages investment and that will support our Centres, Villages and rural areas;**
7. **Supporting the local economy and businesses by providing opportunities for lifelong learning and skills development;**
8. **Reducing the need to travel and encourage the opportunities which mean that travel when required can occur as often as possible by means of alternative modes, placing particular emphasis on walking, cycling and using public transport;**
9. **Promote high standards of design that make a positive contribution to the local area, accessible places and that reduce crime, antisocial behaviour and the fear of crime;**
10. **Reducing the effect on local resources, avoiding pollution and incorporating sustainable building principles in order to contribute to energy efficiency; using renewable energy; reducing / recycling waste; using materials from sustainable sources; and protecting soil quality;**

11. **Reducing the amount of water used and wasted; reducing the effect on water resources and quality; managing flood risk and maximizing use of sustainable drainage schemes; and progressing the objectives of the Western Wales River Basin Water Management Plan;**
12. **Protecting and improving the quality of the built and historic environment assets (including their setting), improving the understanding, appreciation and sustainable use of them;**
13. **Protecting and improving the quality of the natural environment, its landscapes and biodiversity assets, including understanding, and appreciating them for the social and economic services they provide.**

Integration with other policies and strategies

Strategic objectives	Applies to all the strategic objectives
Gwynedd Single Integrated Plan	It integrates with all the high level outcomes that are set out in the Plan
Anglesey Single Integrated Plan	It integrates with all the high level outcomes that are set out in the Plan
Gwynedd Council's Business Plan	It integrates with all the Plan's strategic outcomes
Isle of Anglesey County Council's Business Plan	It integrates with all the Plan's strategic outcomes

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ALLEVIATING AND ADAPTING TO THE EFFECTS OF CLIMATE CHANGE

Context

- Tackling climate change is one of the Government's key objectives and Planning Policy Wales expects local planning authorities to ensure an appropriate location and pattern to development, promote reduction of car use, protect and improve biodiversity and ensure that all new development is resilient to the effects of climate change in order to alleviate and adapt to climate change;
- Gwynedd Council and the Isle of Anglesey County Council, through their Business Plans, are committed to working in ways that counteract climate change;
- Climate change considerations should be incorporated into the development of the area's spatial policies;
- The Joint LDP should ensure that the natural and built environment are resilient to climate change and able to adapt to it.

Introduction

7.29 The Joint LDP will provide guidance as to how the area will contribute to national and European objectives to reduce carbon emissions, which is a principal cause of global warming. We must try to mitigate and reduce the impacts of climate change as well as adapting to the predicted impacts we are likely to see in the future. The Joint LDP will seek to, amongst other things, support development to maximise renewable and low carbon energy development, support transition to a low carbon economy, support energy efficient improvements that require planning consent to existing buildings and avoid inappropriate development in areas at risk from flooding. The seven North Wales Planning Authorities and the Environment Agency agreed a Memorandum of Understanding during 2011 regarding ways of working. Within the Memorandum LPAs agreed to advocate that any new residential development would need to consider 100 years of climate change, and new non-residential development would need to consider 75 years of climate change. This policy ensures that climate change is addressed as an overarching theme.

Strategic Policy PS2 Alleviating and adapting to the effects of climate change

In order to alleviate the effects of climate change every development should endeavour to:

1. **make the most effective and sustainable use of land and buildings, reduce the use of natural resources by using materials from sustainable sources or reuse or recycle materials wherever possible.**
2. **consider the energy hierarchy by:**
    a. **Reducing the need for energy;**
    b. **Using energy more effectively;**
    c. **Supplying energy effectively, and**
    d. **Using low carbon energy or renewable energy wherever practical and viable and consistent with the need to engage and involve communities, protect visual amenities, the natural, built and historic environment and the landscape.**
3. **reduce greenhouse gas emissions, help to reduce waste and encourage travel other than by car.**

In order to adapt to the effects of climate change, every development should endeavour to:

4. **implement sustainable water management measures in line with the objectives in the Western Wales River Basin Management Plan;**
5. **be located away from flood risk areas, and aim to reduce the overall risk of flooding within the Plan area and areas outside it, taking account of a 100 years and 75 years of flood risk in terms of residential and non-residential development, respectively;**

6. **be able to withstand the effects of climate change as much as possible because of its high standards of sustainable design, location, layout and sustainable building methods;**
7. **by safeguarding high quality agricultural land and promoting allotments, support opportunities for local food production and farming in order to reduce the area's contribution to food miles;**
8. **provide additional measures such as natural shelter and cooling and provide networks of green infrastructure and tree planting to compensate for CO2 emissions;**
9. **ensure that the ability of landscapes, environments and species to adapt to the harmful effects of climate change is not affected, and that compensatory environments are provided if necessary;**
10. **aim for the highest possible standard in terms of water efficiency and implement other measures to withstand drought, maintain the flow of water and maintain or improve the quality of water, including using sustainable drainage systems;**
11. **protect soil in order to ensure that the effects of climate change can be withstood;**
12. **add to opportunities for walking or cycling in preparation for a time when fuel will become scarcer or more expensive.**

Integration with other policies and strategies

Strategic objectives	SO13, SO14, SO15, SO16, SO18, SO20, SO2, SO26
Gwynedd Single Integrated Plan	An area with a sustainable environment
Anglesey Single Integrated Plan	Protecting and enhancing the natural and built environment
Gwynedd Council's Business Plan	A safe and sustainable environment
Isle of Anglesey County Council's Business Plan	People in Anglesey enjoy, protect and enhance their natural environment

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SETTLEMENT STRATEGY

Context

- National planning policy advises that local development plans should secure a sustainable settlement pattern which meets the needs of the economy, the environment and health, while respecting local diversity and protecting the character and cultural identity of communities

- Local development plan policies should seek to reduce the need to travel and maximise the use of alternative forms of transport
- There is a need to constrain non-essential development in the open countryside
- Local development plan policies should aim to create sustainable mixed communities
- A key aim of the Joint LDP is to seek to ensure a reasonable geographical spread of housing and employment development, maximising access to jobs and key services and facilities

Introduction

7.30 The Joint LDP's spatial strategy as set out in the Settlement Strategy is crucial in guiding growth in the Plan area over the Plan period. Strategic Policy PS3 sets out the broad approach to the location and distribution of development within the Plan area. It defines the role of towns and villages and Policy PS4 sets out the type of development that could be acceptable in the open countryside.

7.31 Strategic Policy PS3 also outlines the hierarchy for service provision and investment, the spatial distribution of housing and employment growth.

7.32 The preferred option for the spatial strategy seeks to ensure that, where possible, the majority (55%) of residential development will be located within or adjacent to the existing Sub Regional Centre and the Urban Service Centres as they provide the best range of services, employment opportunities and access to public transport. This approach makes the most use of existing infrastructure, reduces the need to travel and ensures the ongoing sustainability of these Centres.

7.33 However, the preferred option recognises that smaller Centres (i.e. the Rural Service Centres) and Villages, if they are to remain sustainable, should have the opportunity where appropriate to accommodate new development. Nonetheless not all Villages are alike. Main Villages are considered to provide a higher level of facilities and services than the Remoter Villages and generally have greater sustainable access to and a functional link with higher order Centres. At this stage it is considered that some of these Main Villages can absorb some growth that would normally be directed to a higher order Centre. It is important that their existing role, level of facilities and services are protected wherever possible. In contrast, due to either location and comparatively lower level of key services, smaller schemes are considered more appropriate in the Remoter Villages. Evidence suggests that communities in Coastal Villages face more challenges in terms of accessing the local housing market, - a challenge that is heightened by the Villages' popularity for second/ holiday home owners. Development in these Villages need to be of an appropriate scale and type to address community need for housing and to safeguard the Welsh language and culture.

7.34 In order to address some of the local need for housing outside the Centres and Villages, named Clusters that can accommodate small-scale infill development only are also identified in the Settlement Strategy.

7.35 The principles underpinning how future growth will be distributed reflects the role of the Centres, Villages and Clusters and their relationship with each other, ensuring that the scale of development is appropriate to the size of the settlement and that environmental, linguistic and infrastructure capacity is accounted for.

Snowdonia National Park Local Development Plan policy

7.36 A substantial part of southern Gwynedd is located within the Snowdonia National Park. Y Bala and Dolgellau are designated as Centres in the adopted Eryri Local Development Plan and as such provide opportunities to satisfy housing need in Community Council areas immediately outside or straddling the National Park's boundaries, as well as areas within the National Park. Similarly these Centres provide valuable employment opportunities and community facilities and services for communities outside the National Park's boundaries.

Strategic Policy PS3 Settlement Strategy

Development is distributed in accordance with the following settlement strategy based on a settlement's levels of service provision, function and size (population) and subject to its environmental, social and infrastructure capacity to accommodate development:

(i) Sub- regional Centre

Bangor

It benefits from a strong strategic rail and road corridor running through North Wales connecting the key hubs as recognised in the Wales Spatial Plan. It is a strategic sub-regional retail centre and performs as cross boundary Centre providing for opportunities for small, medium and large scale employment opportunities on established and new sites; higher and education; leisure and health facilities/ services. It has excellent public transport links with lower order settlements within and outside the Plan area.
Over the Plan period a higher proportion of new development required in the Plan area will take place within, and on the edge of Bangor through completions, commitments, windfall and new allocations. Settlement boundaries will be amended to reflect the proposed development. The Centre will provide for a combination of market and affordable housing.

(ii) Urban Service Centres

Anglesey
Amlwch, Holyhead, Llangefni

Gwynedd
Blaenau Ffestiniog, Caernarfon, Porthmadog, Pwllheli

Description of role

The Strategy recognises the major role of the Urban Service Centres. They offer the good range of employment, facilities and services that serve their own population as well as their wide catchment areas. They are recognized in the Wales Spatial Plan as Primary Key Settlements either within the identified hubs, or, as in the case of Blaenau Ffestiniog, perform a key cross boundary role between two national spatial plan areas. These Centres, particularly Holyead, have a high degree of accessibility by public transport and other sustainable modes.

Over the Plan period a higher proportion of development required in the Plan area will be directed to these Centres. Most new development will take place within, and on the fringe of the Urban Service Centres and development will be delivered through completions, commitments, windfall and new allocations. Settlement boundaries will be amended to reflect the proposed development. The Centre will provide for a combination of market and affordable housing.

(iii) Local Service Centres

Anglesey

Beaumaris, Benllech, Bodedern, Cemaes, Gaerwen, Llanfairpwll, Menai Bridge, Pentraeth, Rhosneigr, Y Fali

Gwynedd

Abermaw, Abersoch, Bethesda, Criccieth, Llanberis, Llanrug, Nefyn, Penrhyndeudraeth, Penygroes, Tywyn

Description of role

The Strategy recognises the complementary role of the Local Service Centres, providing the essential service needs of their own population and immediate rural catchment areas as well as some employment and retail

opportunities. They have a good degree of accessibility by public transport to the higher order Centres. Over the Plan period housing growth will be directed to land within or on the fringe of these Local Service Centres. Development will be delivered through completions, commitments, windfall and, where appropriate, new allocations. Settlement boundaries will be amended to reflect the proposed development. The Centres will provide for a combination of market and affordable housing, including local need.

(iv) Villages

Service Villages
<u>Anglesey</u>
Gwalchmai, Newbrough, Llanerchymedd

<u>Gwynedd</u>
Bethel, Bontnewydd, Botwnnog, Chwilog, Deiniolen, Rachub, Tremadog, Y Ffor

Local Villages
<u>Anglesey</u>
Bethel, Bodffordd, Bryngwran, Brynsiencyn, Caergeiliog, Dwyran, Llandegfan, Llanddaniel Fab, Llanfachraeth, Llanfaethlu, Llanfechell, Llanfihangel yn Nhowyn, Llangaffo, Llangristiolus, Pencarneisiog, Penysarn, Rhosybol, Talwrn, Tregele

<u>Gwynedd</u>
Abererch, Brynrefail, Caeathro, Carmel, Cwm y Glo, Dinas (Llanwnda), Dinas Dinlle, Efailnewydd, Garndolbenmaen, Garreg, Groeslon, Llandwrog, Llandygai, Llangybi, Llanllyfni, Llanystumdwy, Nantlle, Penisarwaun, Pentref Uchaf, Rhiwlas, Rhosgadfan, Rhostryfan, Sarn Mellteyrn, Talysarn, Tregarth, Trefor, Tudweiliog, Waunfawr

Coastal/ Rural Villages
<u>Anglesey</u>
Aberffraw, Four Mile Bridge, Llanbedrgoch, Llanddona, Llanfaelog, Llangoed, Malltraeth, Moelfre, Trearddur

<u>Gwynedd</u>
Aberdaron, Borth y Gest, Clynnog Fawr, Corris, Edern, Fairbourne, Llanaelhaearn, Llanbedrog, Llithfaen, Morfa Bychan, Morfa Nefyn, Mynytho, Rhoshirwaun, Sarn Bach, Y Felinheli

Description of role

The scale of proposed future development will reflect the Villages' needs in terms of the size and function and their physical and functional relationships

with the higher tier Centres. It will also reflect their social character and status of the housing market. Over the Plan period a higher level of housing growth will be accommodated within the Service Villages. In Service Villages development will be delivered through completions, commitments, windfall and, where appropriate, new allocations for either a combination of market value and local need affordable housing.

To reflect the character of Local and Coastal/ Rural Villages, housing development will be limited to a scale and type to address community need for housing. More limited development will take place in these Villages to protect their character, support community need for housing or for local need affordable housing. No open market housing sites or employment sites will be allocated in these types of Villages, but detailed criteria based policies will promote development of the right scale.

(v) Clusters

Anglesey	Gwynedd
Bodorgan	Aberdesach
Bro Iarddur (Trearddur)	Aberllefenni
Bryn Du	Aberpwll
Brynminceg	Bethesda Bach
Brynrefail	Bryncir
Brynteg	Bryncroes
Bwlch Gwyn	Bwlchtocyn
Capel Coch	Penrhos (Caeathro)
Capel Mawr	Caerhun/Waen Wen
Capel Parc	Capel Uchaf
Carmel	Capel y Graig
Carreglefn	Ceidio
Cerrigman	Corris Uchaf
Cichle	Crawiau
Haulfre (Llangoed)	Dinas (Llanwnda)
Elim	Dinas (Llyn)
Glanyrafon	Dinorwig
Glyn Garth	Dolydd a Maen Coch
Gorsaf Gaerwen	Friog
Hebron	Gallt y Foel
Hendre Hywel	Glasinfryn
Hermon	Groeslon Waunfawr
Llanddeusant	Llanaber
Llaneilian	Llandderfel
Llanfaes	Llanengan
Llanfairynghornwy	Llanfor
Llangadwaladr	Llangian

Llanrhyddlad
Llansadwrn
Llanynghenedl
Llynfaes
Marianglas
Mynydd Mechell
Nebo
Pen y Groes
Pen y Marian
Pengorffwysfa
Penlon
Penmon
Pentre Berw
Pentre Canol
Penygraigwen
Porth Llechog (Bull Bay)
Rhoscefnhir
Rhosmeirch
Rhostrehwfa
Bryn y Mor (Y Fali)
Rhydwyn
Star
Traeth Coch
Trefor
Tyn Lon (Glan yr Afon)
Tynygongl

Llangwnadl
Llaniestyn
Llanllechid
Llannor
Llanwnda
Llwyn Hudol
Maes Tryfan
Minffordd
Minffordd (Bangor)
Mynydd Llandygai
Nebo
Pantglas
Pencaenewydd
Penmorfa
Penrhos
Pentir
Pentrefelin
Pistyll
Pontllyfni
Rhiw
Rhos Isaf
Rhoshirwaun
Rhoslan
Rhydyclafdy
Saron (Llanwnda)
Sling
Swan
Tai'n Lon
Talwaenydd
Talybont
Tan y Coed
Treborth
Ty'n y Lon
Waun (Penisarwaun)
Y Fron
Y Garreg – Llanfrothen

Description of role

Over the Plan period there will be no allocation for development within the named Clusters. Local need affordable housing units will be permitted on infill or extension plots in acceptable and sustainable locations.

(vi) <u>Complementary distribution pattern</u>

Higher levels of growth will normally be directed to the Sub Regional Centre or Urban Service Centres identified on the key diagram. Where these Centres are unable to accommodate the expected levels of growth the shortfall may be met in nearby Urban Service Centre, Local Service Centres or Service Villages that have a recognized functional link with either the Sub Regional Centre or the Urban Service Centre.

Integration with other policies and strategies

Strategic objectives	SO1, SO3, SO5
Gwynedd Single Integrated Plan	An exiting place to live, with vibrant communities; An area with a sustainable environment
Anglesey Single Integrated Plan	Supporting people and communities to improve their quality of life; protecting and enhancing the natural and built environment
Gwynedd Council's Business Plan	A safe and sustainable environment
Isle of Anglesey County Council's Business Plan	People in Anglesey enjoy, protect and enhance their natural environment

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DEVELOPMENT IN THE COUNTRYSIDE

Introduction

7.37 The rest of the Plan area, including all groups of housing not listed above, will be designated as Countryside and development will be restricted to particular types of development to support the rural economy, meet local need affordable housing needs and provide renewable energy.

Strategic Policy PS4 Development in the Countryside

In areas designated as Countryside subject to its environmental, social and infrastructure capacity to accommodate change, development will be limited to that which requires a rural location and is for one or more of the following:

1. **agriculture;**
2. **forestry;**
3. **the preservation of Listed Buildings;**
4. **the re-use and adaptation of buildings for appropriate purposes;**

5. **coastal and flood protection;**
6. **affordable housing in accordance with the Joint LDPs ' rural exception site policy';**
7. **the extension and replacement of dwellings;**
8. **extensions to existing businesses;**
9. **sites for Gypsies and Travellers;**
10. **new-build employment generating proposals where there is particular environmental or operational justification;**
11. **community services and facilities meeting a proven local need;**
12. **development by statutory undertakers or public utility providers;**
13. **recreation and tourism;**
14. **renewable energy projects;**
15. **transport;**
16. **mineral extraction;**
17. **waste management facilities, which are best located away from population centres to reduce nuisance issues**

Integration with other policies and strategies

Strategic objectives	SO3, SO5, SO7, SO8, SO18
Gwynedd Single Integrated Plan	An exciting place to live, with vibrant communities; An area with a sustainable environment
Anglesey Single Integrated Plan	Supporting people and communities to improve their quality of life; protecting and enhancing the natural and built environment
Gwynedd Council's Business Plan	An exciting place to live, with vibrant communities
Isle of Anglesey County Council's Business Plan	People in Anglesey enjoy, protect and enhance their natural environment

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MAXIMISING ECONOMIC DEVELOPMENT OPPORTUNITIES

INFRASTRUCTURE AND DEVELOPER CONTRIBUTIONS

Context

- New development often requires significant infrastructure to sustain it
- National policy requires a local approach to developer contributions
- It is important to provide a clear indication of requirements to provide greater developer certainty

- Local planning authorities will need to balance the need for some infrastructure against site viability

Introduction

7.38 A planning obligation (Section 106 Agreement) is a binding agreement entered into between a Local Planning Authority and a developer/ landowner or the offer of a specific undertaking by a landowner. Such an obligation may require the developer/ landowner to carry out certain works, or to provide, or contribute to the provision of measures to mitigate the negative impacts of their development. CIL Regulation 122 (2) states that

"A planning obligation may only constitute a reason for granting planning permission for development if the obligation is: –

a necessary to make the development acceptable in planning terms;
b directly related to the development; and,
c fairly and reasonably related in scale and kind to the development."

7.39 A new planning charge came into force on 6 April 2010 through the Community Infrastructure Levy Regulations 2010. These Regulations allow local authorities in England and Wales to raise funds from developers undertaking new building projects in their area. The money can be used to fund a wide range of infrastructure that is needed as a result of development. This includes transport schemes, flood defences, schools, hospitals and other health and social care facilities, parks, green spaces and leisure centres.

Strategic Policy PS5 Infrastructure and developer contributions

The Councils will work with partners to develop community infrastructure, services and facilities in order to improve the sustainability of our communities.

The Councils will expect new development to ensure sufficient provision of essential infrastructure to make the development acceptable, by means of a planning condition or obligation. It may happen that planning obligations are required for maintenance payments in order to meet the initial costs of running services and facilities and to compensate communities for loss or damage caused by development.

Where the essential infrastructure cannot be provided on site ("in kind"), financial contributions will be requested, within limits allowed by legislation, to get essential investment off site. If the effect of the development is cumulative, the financial contributions may be accumulated in order to alleviate the cumulative effect.

The community infrastructure, services and facilities that could be required are as follows, but this is not an exhaustive list:

Physical infrastructure

- **Sustainable transport network (including public transport, public footpaths, cycle paths)**
- **Parking grounds**
- **Drainage infrastructure**
- **Managing flood risk**
- **Sustainable waste management**
- **Sustainable water management**
- **Broadband and mobile phone network**
- **Low carbon and renewable energy infrastructure**

Social infrastructure

- **Affordable housing, including for local need**
- **Public open spaces, leisure and play facilities**
- **Educational provision (including Welsh language learner training)**
- **Community facilities (including health, libraries, religious centres)**
- **Cemeteries**
- **Local employment and training enterprises**

Green/ blue infrastructure

- **Measures for nature conservation and to alleviate effects, e.g. biodiversity schemes**
- **Improvements to the existing network of green/ blue infrastructure**
- **Environmental improvements**
- **Public realm**

The Councils are investigating the possibility of introducing a Community Infrastructure Levy (CIL), looking at its effect on the viability of development. The CIL will be subject to a process and documents separate from the Joint Local Development Plan.

Integration with other policies and strategies

Strategic objectives	SO5, SO9
Gwynedd Single Integrated Plan	An exciting place to live, with vibrant communities; An area with a sustainable environment
Anglesey Single Integrated Plan	Supporting people and communities to improve their quality of life

Gwynedd Council's Business Plan	An exciting place to live, with vibrant communities
Isle of Anglesey County Council's Business Plan	People in Anglesey enjoy, protect and enhance their natural environment

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Major infrastructure projects

Context

- The UK has a legally binding target to cut emissions by 80% by 2050, with an interim target of at least 34% below base year levels by 2020 (Climate Change Act 2008)
- A key aim of national policy is to improve the country's energy security
- National Policy Statements establish the need for particular Nationally Significant Infrastructure Projects
- A site adjacent to Wylfa has been selected by the UK Government for construction of a new nuclear power station
- The proposed off shore Rhiannon Wind Farm is located 19 km from Anglesey
- These known nationally significant infrastructure project could have major infrastructure implications for the Plan area in the form of new electricity transmission lines and associated development

Introduction

7.40 Major Infrastructure Projects are large-scale projects of national importance such as new trunk roads, airports, ports, power stations (including nuclear), electricity transmission lines, waste water treatment works and chemical works.

7.41 For the purpose of the Joint LDP, Major Infrastructure Projects include those defined as Nationally Significant Infrastructure Projects in the Planning Act 2008. Where associated or ancillary development is related to the construction or operation of a a NSIP, these proposals will also fall under Strategic Policies PS6 and PS7, as well as other relevant policies in the Joint LDP.

7.42 Applications for Development Consent Orders (DCO) for Nationally Significant Infrastructure Projects are examined by the Planning Inspectorate (PINS) with the final decision to grant or refuse permission being made by Secretary of State. Local authorities or other statutory bodies would be the decision maker for associated or related development not included within the main DCO application, and national policy will be a material consideration as appropriate

7.43 PINS will examine applications for new Nationally Significant Infrastructure Projects development, using the criteria on national need, benefits and impacts as

set out in relevant policy. For energy infrastructure this will include the relevant National Policy Statements for Energy Infrastructure (EN-1- 6), 4 and, in accordance with the NPS, PINS may also consider other matters that are important and relevant to its decisions, including the existing land use development plan (until the Joint LDP carries sufficient weight as a material planning consideration or the Joint LDP is adopted), the Energy Island Programme, Destination Management Plans, Single Integrated Plans, and other relevant documents, may also be material considerations. In terms of a DCO application, a local authority's role is largely discretionary under the Act, however they will be invited to assess the adequacy of consultation and local impacts and report on these to PINS in a Local Impact Report. Similarly applications may be made to other organisations such as for a jetty the Marine Management Organisation, where the Local Authority is also a statutory consultee. In Wales the local planning authorities are the determining authorities for any development associated with the DCO application, for example, construction workers accommodation.

7.44 This section of the Preferred Strategy Document deals with both Major Projects where either the Isle of Anglesey County Council or Gwynedd Council is the determining planning authority, and Nationally Significant Infrastructure Projects (such as the proposed Wylfa Nuclear New Build power station (NNB)), where the Secretary of State makes the decision) as well as other applications to other agencies (such as to the Marine Management Organisation for a wharf) where a Council is a statutory consultee.

7.45 Whether in their role as decision makers, or as consultee for applications to other bodies the Councils will seek to secure delivery on their key priorities as set out in their Single Integrated Plans and in the Joint LDP.

7.46 There are currently three proposed Nationally Significant Infrastructure Projects at the pre-application stage which are either located within the Plan area or are likely to affect it within the Plan period:

1) A new nuclear power station near to Wylfa proposed by Horizon Nuclear Power, as identified in the National Policy Statement for Nuclear Power Generation (EN-6);
2) Rhiannon Wind Farm – an off-shore wind farm proposed by Centric Energy

3) Improvements/ new National Grid Transmission Lines connecting the proposed new nuclear power station at Wylfa and the proposed Rhiannon Wind Farm with the Pentir and beyond proposed by National Grid;

7.47 Other Nationally Significant Infrastructure Projects /Major Infrastructure Projects may come forward during the lifetime of the Joint LDP, including improvements to National Grid transmission lines connecting with a possible wind farm located in Ireland.

7.48 It is important that the emerging Joint LDP sets out a policy framework to enable the Councils to assess and respond to MIP proposals coming forward, including for example:

- providing advice to inform project promoters during the development of their proposals for consultation and project development;
- responding to formal consultations during project development and on applications to other determining bodies such as PINS and the Marine Management Organisation (MMO);
- suggesting appropriate requirements for inclusion in the DCO and obligations (such as S106 and CIL);
- determining applications for associated, ancillary or related development outside the Development Consent Order; and
- assessing the adequacy of consultation, and
- assessing the impacts of the project both positive and negative in the Local Impact Report that PINS will invite the Council(s) to submit after the application for any DCO is submitted, and
- making representations as part of the formal examination of the DCO by PINS, and
- in determining any approvals subsequent to consent (including planning 'conditions'), and in discharging functions as the enforcing authority.

7.49 The scale and impact of Major Infrastructure Projects may require an appropriate and comprehensive package of developer contributions to mitigate and compensate for any new and increased levels of impact and harm. These contributions will be negotiated as part of the planning process, including through section 106 agreements and the Community Infrastructure Levy when implemented.

7.50 In addition the Councils may require packages of community benefits to be provided by the developer to offset and compensate the community for the burden imposed by hosting a project. Any such fund will be used to off-set the burden on the locality, and would identify potential legacy uses, including transport, social, economic and community infrastructure which would benefit the community in the long term.

7.51 Community benefits may be sought through the provisions of the Local Government Acts, the Planning Acts, or other legislation, or alternatively through voluntary agreement with the project provider, or in accordance with an industry protocol.

7.52 Community benefits contributions are monetary payments from a developer for the benefit of communities hosting a development. Community benefits contributions are separate and distinct from the planning process. They are not a material consideration which can be taken into account in determining whether to grant consent or to respond positively or otherwise to a consultation request. Any payment made is not designed to cover the direct effects of the development and they cannot properly be judged to be necessary to make a development acceptable in planning terms

7.53 Strategic Policy PS6 is an overarching policy relating to all Major Infrastructure Projects whether determined by the Secretary of State, the Isle of Anglesey County Council, Gwynedd Council or any other agency. Strategic Policy PS7 applies to the proposed new nuclear power station including development associated with it.

Strategic Policy PS6 Proposals for large infrastructure projects

In their role as the authority giving permission for associated development or as a consultee for applications to other bodies, within the context of national policy statements and national planning policy, the Councils will aim to ensure that development makes a positive contribution to achieving the vision and strategic objectives seen in part 6 of this document and the Plan's development strategy . In doing so, consideration will be given to the nature, scale, range and possible impact of any development.

The Councils will therefore aim to ensure conformity, as far as is appropriate or relevant, with the following:

1. **The development and associated/ancillary infrastructure, including any proposals for accommodation, education and training facilities, employment, supply chains, and transport, community, environmental and green infrastructure, will contribute to a balance of positive outcomes for local communities, visitors and the environment; and**
2. **An assessment is submitted of how a consideration of alternative options influenced the proposals; and**
3. **A comprehensive assessment is provided of the proposal's environmental (landscape, built, historic and natural), social (including health and amenity), linguistic and cultural, transport and economic impacts (positive, negative and cumulative) during the construction, operation and decommissioning and restoration (if relevant) phases, as well as measures to be achieved where appropriate to avoid, reduce, alleviate and/or off-set the harm done; and**
4. **Provision of contributions to the Council or other appropriate and agreed organisation to offset any adverse impacts and harm caused by the project through effective engagement with local communities and**

the Council at the pre-application stage. The objective will be to identify measures, projects and services to enhance the long term well-being and sustainability of the communities affected; and

5. **In recognition of any burden and disturbance borne by the community in hosting a major national or regional infrastructure project, the Council may require appropriate packages of community benefits to be provided by the developer to offset and compensate the community for the burden imposed by hosting the project; and**
6. **Local economic and community benefits are where feasible maximised, through agreement of strategies for procurement, employment, education, training and recruitment with the Council at an early stage of project development; and**
7. **Meeting the requirements of the legislative provisions of the Habitats Regulations 2010; and**
8. **The provision of flood protection measures to manage flood risk and, where feasible, deliver improvements in the locality. The provision of an assessment of anticipated impacts of the proposal on the surrounding marine and terrestrial environment and delivery of measures to manage and minimise any harm caused.**

In order to have sufficient information to be able to assess the effects of the proposals, the Council may request the preparation of management or delivery plans identifying the measures to be taken to maximise benefits and to mitigate and/or compensate for impacts where this is justified by national or local policy. These plans should identify the timetables for delivery and the systems and resources that will be used to implement the proposed measures.

Integration with other policies and strategies

Strategic objectives	SO3, SO7, SO8, SO9, SO26
Gwynedd Single Integrated Plan	An exciting place to live, with vibrant communities; An area with a sustainable environment
Anglesey Single Integrated Plan	Supporting people and communities to improve their quality of life; Maximising work opportunities with high quality education and skills
Gwynedd Council's Business Plan	An exciting place to live, with vibrant communities
Isle of Anglesey County Council's Business Plan	Anglesey has a thriving and prosperous rural economy; People in Anglesey enjoy, protect and enhance their natural environment

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NUCLEAR RELATED DEVELOPMENT AT WYLFA

Context

- The UK has a legally binding target to cut emissions by 80% by 2050, with an interim target of at least 34% below base year levels by 2020 (Climate Change Act 2008)
- A key aim of national policy is to improve the country's energy security
- A site adjacent to Wylfa has been selected by the UK Government for construction of a new nuclear power station
- This nationally significant infrastructure project will have major infrastructure implications for Anglesey as well as implications in terms of accommodating other development associated with such a major project

Introduction

7.54 Nuclear power has a significant role to play in meeting the UK's greenhouse gas emissions targets, and a site adjacent to Wylfa has been identified by the UK Government for the construction of a new nuclear power station. The construction of a new nuclear power station is classified as a Nationally Significant Infrastructure Project (NSIP). NSIP are determined by the Major Infrastructure Planning Unit reporting to the Secretary of State. Unlike in England, development associated with nuclear new build, e.g. construction workers' accommodation, logistics centre, park and ride facility, will be determined by the local planning authority. Although the Isle of Anglesey County Council is not the consenting authority for the NSIP, it will seek to ensure that development has regard to the Strategic Policies and principles of the Joint LDP Preferred Strategy Document, including the following Strategic Policy.

Strategic Policy PS7 Nuclear Related Development at Wylfa

In its role either as determining authority for associated development, or as consultee for applications to other bodies, and within the provisions of national policy, the Council when assessing and responding to emerging proposals for nuclear related development including that associated with or ancillary to the existing or proposed Wylfa new nuclear build (NNB) power station at Wylfa, will seek to ensure compliance, where appropriate or relevant, with the following:

1. **Any relevant policies included in the Joint Local Development Plan, and any relevant supplementary planning guidance should shape the approach to the development of proposals for nuclear related development and any associated development or infrastructure; and**

2. **In order to minimise impact and maximise re-use of existing facilities and materials, opportunities have been taken where feasible to integrate the requirements of Wylfa NNB with the proposed decommissioning of the existing power station; and**
3. **Highways and transport proposals for Wylfa NNB form part of a robust transport and logistics plan that has regard to Strategic Policy PS22 and minimises adverse transport impacts to an acceptable level, including those arising during the construction, operation and decommissioning and restoration stages. Proposals should where feasible make a positive contribution to transportation policy objectives in the locality, and should include multi-modal solutions and investment that encourages travel by public transport, walking and cycling; and**
4. **The requirements of construction workers should be met in a way that minimises impact on the local housing market to an acceptable level, including the ability of those on low incomes to access the private rented sector, affordable housing and other housing services, or not result in unacceptable adverse economic, social, linguistic or environmental impacts; and**
5. **The siting and design of associated development should be informed by a consideration of legacy uses, so that investment in elements such as infrastructure, buildings, ecological and landscape works brings long term benefits. Where appropriate, delivery plans should be agreed for legacy uses during the pre-application process that will inform the approach to the design and layout of the associated development sites, as well as the framing of a S106 and/or other agreements and CIL payments (if applicable); and**
6. **The scheme layout and design and the scale of green infrastructure proposed should avoid, minimise mitigate or compensate for visual, landscape and ecological impacts on the local and wider area, as well as on cultural and historic aspects of the landscape, both in the short and longer term. Proposals will be expected to be commensurate with the scale of the development, and the extent of its impact; and**
7. **The provision of procurement, employment, education, training and recruitment strategies and delivery plans should be agreed by the Council at an early stage of project development, with an objective to maximise employment, business and training opportunities for the local communities both in the short and longer term; and**
8. **Where community infrastructure is provided for construction workers, for example park and ride facilities, shops, healthcare and sports and leisure facilities, where feasible this should be sited and designed so that it can be made available for community use during the construction phase and ultimately, where appropriate, serve a community legacy use. Where there would be additional impacts or demands on existing facilities the Council will seek appropriate contributions for off-site facilities; and**
9. **Proposals should include appropriate measures for promoting social cohesion and community safety; and**

10. **The burden and disturbance borne by the community in hosting a major national or regional nuclear related infrastructure project should be recognised; and appropriate packages of voluntary community benefits provided by the developer will be sought to offset and compensate the community for the burden and disturbance imposed by hosting the project.**
11. **Any proposal (outside a DCO) to treat, store or dispose of Very Low level, Low Level or Intermediate Level Waste or to treat or to store spent fuel arising from the existing nuclear power station or any future nuclear development in an existing or proposed facility on or off the nuclear site would need to:**
    a. **Be strongly justified;**
    b. **Demonstrate that the planning impacts are acceptable; and**
    c. **Demonstrate that the environmental, social and economic benefits outweigh any negative impacts.**

It is possible that as the project develops, due to unforeseen consequences resulting from the construction and operation of the Wylfa NNB, the Council may require additional information from, or works to be carried out by the developer and may, as a result, seek to re-negotiate any mitigation or compensation package in order to off-set any additional impacts or burdens borne by the community affected. The developer should build in review mechanisms to monitor the full range of impacts, and to review the adequacy of mitigation or compensation measures and to make adjustments as necessary.

Strategic objectives	SO3, SO7, SO8, SO9, SO26
Gwynedd Single Integrated Plan	An exciting place to live, with vibrant communities; An area with a sustainable environment
Anglesey Single Integrated Plan	Supporting people and communities to improve their quality of life; Maximising work opportunities with high quality education and skills
Gwynedd Council's Business Plan	An exciting place to live, with vibrant communities
Isle of Anglesey County Council's Business Plan	Anglesey has a thriving and prosperous rural economy; People in Anglesey enjoy, protect and enhance their natural environment

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PROVIDING OPPORTUNITIES FOR A FLOURISHING ECONOMY

Context

- Economic development is an important pillar of sustainable development
- National policy requires an approach that facilitates and promotes development of employment land by making sure that there is a suitable amount and quality available
- The purpose of the Integrated Community Strategies is to promote economic, social and environmental wellbeing in Anglesey and Gwynedd
- The Isle of Anglesey County Council and Gwynedd Council through their Business Plans, taking into account the difficult economic times, aim in the long term to transform the Plan area into an enterprising and vibrant area economically and socially, with people of all ages able to grasp new opportunities and choosing to stay in the area to live and work
- The Anglesey Energy Island Programme sets a framework to capitalise on the planned investment and growth potential of the low carbon energy sector. It is envisaged that it will become a major economic driver for Anglesey, North Wales and Wales
- The Welsh Government has designated the Island as an Enterprise Zone to focus on the energy sector, whilst the site of the former nuclear power station in Trawsfynydd (which lies outside the Joint LDP area), Gwynedd, has been identified as a centre for the Snowdonia Enterprise Zone to focus on ITC and digital, enterprises, generating innovative low carbon energy and technology companies.

Introduction

7.55 An objective of the Joint LDP is to facilitate both Councils' strategies to grow and diversify the Plan area's economy.

7.56 The Isle of Anglesey County Council launched the Anglesey Energy Island Programme, which is a collaborative project between a number of stakeholders in the public and private sectors (including the UK Government and the Welsh Government) to place Anglesey at the forefront in terms of energy research and development, generating and servicing and which will be a means of influencing major infrastructure projects due to be located within the Plan area or on its periphery. This includes developing local residents' skills so that they can take advantage of the jobs available as a result of these major projects, which in turn is likely to be attractive to new businesses to locate in the area, offering high quality jobs. It aims to particularly capitalise on the £8billion investment in a new nuclear facility at Wylfa, providing a focus for both public and private sector partners' investment plans, while transforming and diversifying the area's economy.

7.57 Similarly Gwynedd Council with its partners seek to focus on sectors and activities in which the area has competitive advantages, which will yield the greatest economic benefits and which will offer the greatest diversification potential. This will involve combining strengths in the area's research capacity, its people (and their skills) and the area's abundant natural resources. Specific sectors that provide an opportunity for the area include:

Construction; Environmental – Green sector products and services; Agriculture – produce and food products; Creative Industries – Media and Arts; Care; High Technology and Digital Sectors; Services and Commerce e.g. Retail; Nuclear Energy – Generation, Services and Engineering; Tourism; Alternative Renewable Energy – Generation, Services and Engineering

7.58 Gwynedd Council's key aim is to seek to ensure a geographical spread of employment opportunities. In addition the rural economy has an important role in the area in terms of the agricultural sector, tourism and small rural businesses.

7.59 The 2011 Employment Land Review reveals an excess of existing employment land that is unlikely to meet the requirements of modern business. The Review estimates that 6ha per annum of business or industrial park type land is required over the Plan period within each local Planning Authority area, based on a combination of indicators of future requirement for different sectors of employment, and allowing for flexibility and choice within the market, in addition to achieving the future aspirations of the Anglesey Energy Island Programme and the Councils' priorities. The Review establishes a hierarchy of employment sites that could meet the needs of modern business, have prospects of being developed during the Plan period and should be safeguarded from redevelopment for other uses. New sites need to be allocated for employment uses (B1, B2 or B8) in or near to the Urban Service Centres of Pwllheli and Porthmadog in order to redress the current imbalance in the geographical spread of employment land within Gwynedd.

Strategic Policy PS8 Providing opportunity for a flourishing economy

Whilst seeking to protect and enhance the natural and built environment, the Councils will facilitate economic growth by:

1. **enabling entrepreneurship throughout the Plan area, which in turn assists the sustainability of communities and reduces the need to travel;**
2. **safeguarding 168 ha of land for employment and business purposes that would require or benefit from business or industrial park type location in relation to B1, B2, B8 and some sui generis uses on sites included in the employment land hierarchy during the Plan period;**
3. **allocating a total of 5 ha of land for employment and business purposes that would require or benefit from business or industrial park type location in relation to B1, B2, B8 and some sui generis uses on sites in or near to the Urban Centres of Pwllheli and Porthmadog**
4. **providing sites to support the construction of additional energy generating and other infrastructure, i.e. supply chain operators, off-site associated development, in locations consistent with the settlement strategy (set out in Strategic Policy PS3), chosen to minimise the undesirable impacts (in line with Strategic Policies PS1 and PS2) and be**

able wherever possible to be fully restored with uses leaving a beneficial legacy for the Plan area;

5. **supporting economic prosperity and sustainability of rural communities by facilitating appropriately scaled growth of rural enterprises, extension of existing businesses and diversification by supporting the re-use of existing buildings, the development 'live work' units, working from home, and by encouraging the provision of sites and premises in appropriate accessible locations within the settlement strategy (Strategic Policies PS3 and PS4) and in line with Strategic Policies PS1 and PS2;**
6. **supporting visitor-based service sector jobs and the local tourism industry as set out in Strategic Policy PS8**
7. **supporting the improvement of workforce skills by working with local education and skills agencies, and local business organisations to provide up to date training facilities, in and around Bangor and the Urban Service Centres, where there is good access to the strategic road network where the use of public transport can be maximised to ensure that residents gain the skills they require;**
8. **improving communications within the Plan area as well as nationally and internationally, both in terms of transport infrastructure and mobile phone & broadband connections;**
9. **improving the availability and capacity of other basic physical infrastructure within the Plan area;**
10. **negotiating local labour agreements with developers specifically related to the development in accordance with Strategic Policy PS4 to enable local people to secure employment and skills development, targeting primary areas or communities as appropriate.**

Strategic objectives	SO3, SO7, SO8, SO10, SO11
Gwynedd Single Integrated Plan	An area with a flourishing economy; An exciting place to live, with vibrant communities
Anglesey Single Integrated Plan	Supporting people and communities to improve their quality of life; Maximising work opportunities with high quality education and skills
Gwynedd Council's Business Plan	An exciting place to live, with vibrant communities; There will be fair opportunities for all to be part of the world of work
Isle of Anglesey County Council's Business Plan	Anglesey has a thriving and prosperous rural economy; People in Anglesey enjoy, protect and enhance their natural environment

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THE VISITOR ECONOMY

Context

- Tourism has always been important in the Plan area. It already supports many jobs and businesses in the area
- Holiday tourism has increased as some people have opted to holiday at home.
- The Wales tourism strategy 'Achieving Our Potential', focuses on the need for distinctive branding, higher quality, easier access, better skills and stronger partnership
- The North Wales Regional Tourism Strategy emphasises the need to promote distinctive strengths, to invest in product excellence, to provide an outstanding experience for visitors and to work together in partnership with local stakeholders.
- Both Councils' Business Plans also identify tourism as a key priority

Introduction

7.60 Tourism provides an important source of income to several towns and rural communities in the form of visitor spending on accommodation, food, drink, leisure activities and shopping, and also to local business supply chains and wholesalers. Tourism brings over £233 million into Anglesey's local economy and over £851 million into Gwynedd (including Snowdonia National Park) each year and supports over 4000 and 15,819 local jobs, respectively.

7.61 The Plan area's greatest tourism assets lies with its natural and historic environment. However, as well as being the Plan area's most valuable tourism assets, the unspoilt countryside and coastline, and historic features are also the area's most sensitive resources. Much of the Plan area is protected by international, national, regional and local designations. Parts of the Plan area also forms the setting of the Snowdonia National Park.

7.62 The Isle of Anglesey Council has recently adopted its Destination Management Plan, whilst Gwynedd Council is in the process of preparing one. The DMP sets out the aim, objectives and vision for the Authority's area, drawing on the existing regional tourism strategy. Under each objective, key projects are identified for the Delivery Plan. The Delivery Plan then provides more detail on each of the identified projects. At the time of writing this version of the Preferred Strategy Document the Isle of Anglesey DMP can be seen on www.anglesey.gov.uk/

Strategic Policy PS9 The Visitor Economy

Whilst ensuring compatibility with the local economy and communities and ensuring the protection of the natural, built and historic environment,

particularly areas covered by international, national and local designations the Councils will support the development of a year-round local tourism industry by:

1. **focusing larger scale, active and sustainable tourism, cultural and leisure development in the sub-regional centre, urban service centres, and, where appropriate, rural service centres;**
2. **retaining and enhancing existing serviced accommodation and supporting the provision of new high quality serviced accommodation in the sub-regional, urban and rural service centres and villages;**
3. **managing the provision of high quality tourism accommodation in the form of camping, static or touring caravan or chalet parks to where the location can support additional visitor numbers;**
4. **supporting appropriately scaled new tourist provision and initiatives in sustainable locations in the countryside through the reuse of existing buildings, where appropriate, or as part of farm diversification, particularly where these would also benefit local communities and support the local economy and where they are in accordance with sustainable development objectives;**
5. **preventing development that would have an unacceptable adverse impact on features and areas of tourism interest or their setting.**

Strategic objectives	SO11
Gwynedd Single Integrated Plan	An area with a flourishing economy; An exciting place to live, with vibrant communities
Anglesey Single Integrated Plan	Supporting people and communities to improve their quality of life; Maximising work opportunities with high quality education and skills
Gwynedd Council's Business Plan	An exciting place to live, with vibrant communities; There will be fair opportunities for all to be part of the world of work
Isle of Anglesey County Council's Business Plan	Anglesey has a thriving and prosperous rural economy

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TOWN CENTRES AND RETAIL

Context

- One of the Government's objectives for town centres and retailing is to promote established town, district, local and village centres as the most appropriate locations for retailing, leisure and other complementary functions

- In deciding whether to identify sites for retail development local planning authorities should in the first instance consider whether there is a need for additional provision for these uses.
- Development Plans should establish the existing hierarchy of centres, identify those which fulfill specialist functions and be clear about their future roles.
- There has been a growth in out of centre retailing over the past decade
- The Isle of Anglesey County Council and Gwynedd Council each operate programmes that aim to improve some poor and underused buildings as well as enhancing the streetscape in an attempt to attract more shoppers and increase footfall into a number of town centres

Introduction

7.63 City and town centres are vital elements of the local economy and they continue to provide a focal point for communities. Vibrant and active centres provide a mixture of uses including residential units, business activity, service provision, retail units, leisure and cultural facilities and visitor accommodation. The Joint LDP has a role to play to facilitate and support development that promotes vitality and viability.

7.64 The retail study undertaken to inform the Preferred Strategy Document noted the strong influence of Bangor as a sub regional shopping centre. A retail hierarchy of centres is established. It undertook "health checks" on the Plan area's city/ town centres and highlighted their individual strengths and weaknesses. The study considered that there was limited quantitative need for some 372 sq m convenience floorspace to be provided and distributed as set out below. However, in respect of comparison goods, the Study concludes that there was potential for some 9,353 sq m floor-space to be provided and distributed as set out in the following table.

	Comparison floorspace sq m	Convenience floorspace sq m
Bangor	7,913	Nil
Holyhead	Nil	Nil
Caernarfon	176	200
Pwllheli	772	172
Porthmadog	Nil	Nil
Llangefni	492	Nil

7.65 Village shops and community services (e.g. post office, pubs) are important to rural communities as they can provide for people's day to day needs, particularly for those who are isolated either by their location or circumstances. The Joint LDP aims to promote and enhance such services and encourage the provision of multi-purpose community services where possible.

Strategic Policy PS10 Town Centres and retail

The Councils will work with partner organisations and the local community to protect and enhance the vitality and viability of town centres in the Plan area in recognition of their retail, service and social functions.

The Councils will promote the vitality and viability of city/ town centres by:

1. **encouraging a diverse mix of suitable uses (as defined in PPW and TAN4) in high quality environments that attract a wide range of people at different times of the day, and which are safe and accessible to all;**
2. **ensuring that new investment will be consistent with the scale and function of the city/ town centre;**
3. **making provision for 372 sq m net of new convenience floorspace and 9,353 sq m net of comparison floorspace by 2026;**
4. **resisting development that detract from their vitality and viability and protecting against the loss of retail units within the Primary Shopping Areas, which will be defined in the Deposit Plan;**
5. **maximising opportunities to re-use suitable buildings within town centres;**
6. **restricting the expansion of out-of-centre retailing and leisure development**

Shops and services in Rural Service Centres and Villages that provide for the day to day needs of communities are safeguarded against their unnecessary loss and proposals for multi purpose community services are supported.

Strategic objectives	SO3, SO7, SO8, SO10, SO11
Gwynedd Single Integrated Plan	An area with a flourishing economy; An exciting place to live, with vibrant communities
Anglesey Single Integrated Plan	Supporting people and communities to improve their quality of life; Maximising work opportunities with high quality education and skills
Gwynedd Council's Business Plan	An exciting place to live, with vibrant communities; There will be fair opportunities for all to be part of the world of work
Isle of Anglesey County Council's Business Plan	Anglesey has a thriving and prosperous rural economy; People in Anglesey enjoy, protect and enhance their natural environment

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HOUSING TO MEET LOCAL NEED

A BALANCED HOUSING PROVISION

Context

- A key aim of national planning policy is to create sustainable mixed communities for current and future residents
- Local planning authorities must ensure that sufficient land is genuinely available or will become available to provide a 5-year supply of land for housing
- Local planning authorities, in partnership with the community, including the private sector, must develop policies to meet the challenges and particular circumstances evident in their areas in specific locations.
- The purpose of each of the Integrated Community Strategies is to promote economic, social and environmental wellbeing in Anglesey and Gwynedd Business Plans
- Through their Business Plans, each Council seeks to facilitate the provision of an adequate amount of housing to satisfy the needs of local communities in terms of type and affordability

Introduction

7.66 The Joint LDP is expected to deliver one of the Government's key housing goal that aims to ensure that more housing of the right type be provided and that more choice should be provided. The creation of a healthy and balanced housing market is also a key objective of both Councils, and together with other strategies and programmes being undertaken by the Councils and other organisations, the Joint LDP should ensure the use of land supports the delivery of sustainable communities.

7.67 Local authorities can identify the number of homes needed, but the number actually built each year will be heavily influenced by factors outside their control. The Joint LDP is being prepared at a time of continued economic and financial uncertainty. Market conditions are weak and this is likely to mean that housebuilding in the short term will remain subdued. To help progress housing delivery in the short term each Council and its partners are exploring and/ or implementing local initiatives.

7.68 A range of sizes and types of new housing is as important as the overall amount. A variety of housing types and tenures within individual Housing Market Areas, and on each housing site where that is possible, creates sustainable mixed communities and helps avoid concentrations of types of housing. High quality design and construction is vital to create visually attractive and sustainable new housing which will remain a desirable place to live well into the future.

7.69 Given current and future circumstances, e.g. possible effects of the so called bedroom tax, more concealed households are anticipated and for the foreseeable future at least, home ownership is only likely to be an option for those with high incomes and those with equity from other sources such as other family members or inheritance. So it is vital to maximise the supply of new affordable housing and Strategic Policy PS12 sets out the Councils approach.

7.70 A high proportion of the forecast future increase in households in the Plan area will be of people aged over 65. Many of these will want to remain in their existing homes, but some are likely to want to move to a property designed especially for older people. Enabling older households to 'down-size' can release larger properties for occupation by families. This points to a growing requirement for older peoples' housing, delivered by a diverse range of providers in a variety of formats, recognising that the housing needs and desires of older people are as varied as those of the working population. Some of that housing may encompass varying levels of care provision including extra care.

7.71 The provision of new student accommodation if required in appropriate locations in Bangor will release private housing which will thus become available to meet general housing needs.

7.72 At this stage it is recognised that some of the new housing will only be possible if new/ upgraded infrastructure is provided. The Councils will work with infrastructure providers to remedy any shortfall in a timely manner.

7.73 The following Strategic Policy aims to address housing issues around the number of housing units, affordable housing, type, mix of new homes and as well as ensuring that the needs and requirements of specific groups, such as the elderly are met.

Strategic Policy PS11 A balanced housing provision

Based on the level of anticipated housing need, balanced against deliverability, environmental constraints and landscape capacity, the Councils will make provision for 7,665 housing units between 2011 and 2026. A 5 year supply of housing land will be maintained.

This level of growth will be distributed in accordance with Strategic Policies PS3 and PS4 and the settlement strategy set out in Strategic Policy PS3.

The Councils will work with partners to promote sustainable mixed communities by ensuring that all new residential development contributes to improving the balance of housing and meets the identified needs of the whole community. The Councils will ensure the development of sustainable mixed communities by:

1. **maximising the delivery of affordable housing (including for local need) across the Plan area;**
2. **contributing to redress an identified imbalance in a local housing market;**
3. **ensuring the sustainable use of housing land, ensuring an efficient density of development compatible with local amenity ;**
4. **ensuring the correct mix of housing unit types and tenures to meet the needs of the Plan area's current and future communities;**
5. **making provision for specific housing needs such as student accommodation, homes for the elderly, supported accommodation, nursing, residential and extra care homes;**
6. **improving the quality and suitability of the existing housing stock;**
7. **encouraging high standards of design that create sustainable and inclusive communities.**

Integration with other policies and strategies

Strategic objectives	SO1, SO2, SO3, SO4, SO5, SO6, SO13, SO24, SO26.
Gwynedd Single Integrated Plan	An area with a Sustainable Environment; An area where children and young people are successful; An exciting place to live, with vibrant communities.
Anglesey Single Integrated Plan	Working together to create jobs, improve health and deliver a safe and sustainable place to live; Supporting people and communities to improve their quality of life.
Gwynedd Council's Business Plan	A greater choice of accommodation appropriate to needs; An exciting place to live, with vibrant communities; A supply of suitable housing in the County.
Isle of Anglesey County Council's Business Plan	People in Anglesey achieve their full potential.

AFFORDABLE HOUSING

Context

- Improving affordability is a key objective of national policy

- National planning policy requires local development plans to set an informed target for affordable housing that can be delivered by the planning system and a likely development threshold size
- Local planning authorities should balance the need for affordable housing against site viability
- A key aim of national policy is to create sustainable mixed communities for current and future residents
- Affordability is a severe issue across the Plan area
- Evidence suggests that affordable need is greater in coastal villages particularly within the AONBs and along the Meirionnydd coast

Introduction

7.74 The provision of affordable homes is an objective of the Joint LDP. Providing affordable homes is also a priority of both Single Integrated Plans and is a key priority for both Councils. The majority of affordable housing that is built in the Plan area has been delivered as part of new development. Therefore, planning policies have a central role in helping to deliver low cost homes through quotas of affordable dwellings being negotiated and delivered on open market housing sites. The following Strategic Policy sets out the circumstances for securing affordable housing, which will in time be supported by development management policies in the Deposit Plan and an Affordable Housing Supplementary Planning Guidance.

7.75 Affordable Housing is defined in national policy as social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Social and affordable rented housing is normally rented from a Housing Association. Intermediate Housing refers to housing which is available to buy or to part buy/part rent at below the market price.

7.76 In May 2011 average house price in Anglesey and Gwynedd stood at approximately £170,471 and £169,780, respectively. While this is not considered high by national standards, when compared to average household income they are considered unaffordable. At entry level the problem is more pronounced and many local people, especially younger people, often find themselves priced out of the market. Despite the current economic downturn the issue of housing affordability remains a key concern across the Plan area. Additionally over the last few decades 'Right to Buy' sales and the proliferation of second/ holiday homes have significantly reduced the supply of both social sector and market properties, available to meet local housing needs.

7.77 A key theme of national policy is that local planning authorities can seek the provision of affordable housing through the planning system where there is strong evidence on need. In order to demonstrate the need for affordable housing within the Plan area, the Councils carried out Local Housing Market Assessments, and a Housing Viability Assessment.

7.78 The LHMAs identify a need for affordable housing in Anglesey and Gwynedd of approximately 304 and 828 housing units per annum to meet backlog and emerging needs. A more recent Anglesey wide Housing Needs Study will provide an updated picture for the Island. The current assessments also indicated that across the Plan area most of the need was for social rented units rather than shared ownership dwellings. 'Tai Teg', an affordable housing register, will be the main information source for intermediate/ shared equity schemes in the Plan area. Until sites are identified to meet the Joint LDP preferred strategy in relation to housing generally, it will not be possible to reach a firm conclusion as to the number of units of affordable housing that may be achieved or should be confirmed as the affordable housing target.

7.79 As the private sector is by far the largest house builder it is recognised that the provision of affordable housing can affect the profitability and the viability of housing development. The Affordable Housing Viability Assessment has been produced to demonstrate the levels at which housing development is capable of being delivered profitably while at the same time providing an appropriate level of affordable housing and tenure mix.

7.80 The results of the Affordable Housing Viability Assessment indicate that in lower market areas the land values and house prices make the delivery of affordable housing challenging. While, elsewhere in medium and high market areas land values and house prices suggest that development is capable of delivering higher levels of affordable housing without adversely affecting the profitability of sites. Furthermore, as market conditions improve, sites across the Plan area should be able to accommodate increased levels of affordable housing without impacting on profitability.

Strategic Policy PS12 Affordable Housing

The Councils will seek to secure an appropriate level of affordable housing across the plan area by working in partnership with Registered Providers, developers and local communities. (a viable and realistic affordable housing target will be set in the Deposit Plan)

In order to address a demonstrable need for affordable housing the Councils will seek a proportion of affordable homes from residential development in perpetuity. Housing development of 5 housing units or more in the Regional Sub-Centre, Urban Service Centres, Local Service Centres, and housing development of 3 units or more in the Service Villages will be expected to make on site provision for a proportion of affordable housing specific to each Housing Market Area, which will be between 10% and 30%. Commuted sums will only be considered where on site provision is not viable or realistic. Sites for 100% affordable housing only will be permitted in Clusters and on rural exceptions sites

Where appropriate the Councils will require the provision of affordable housing to be dispersed throughout the development and reflect the tenure identified within the local housing market assessments or any alternative Council or partner assessment. The tenure mix will be expected to the requirments of each HMA unless local evidence suggests otherwise

Where the viability of individual schemes fall short of the policy requirements specified, the onus will be on the developer/ landowner to clearly demonstrate the circumstances justifying a lower affordable housing contribution or tenure mix.

Integration with other policies and strategies

Strategic objectives	SO1, SO2, SO3, SO5, SO24.
Gwynedd Single Integrated Plan	An area with a Sustainable Environment; An area where children and young people are successful; An exciting place to live, with vibrant communities.
Anglesey Single Integrated Plan	Working together to create jobs, improve health and deliver a safe and sustainable place to live; Supporting people and communities to improve their quality of life.
Gwynedd Council's Business Plan	A greater choice of accommodation appropriate to needs; An exciting place to live, with vibrant communities; A supply of suitable housing in the County.
Isle of Anglesey County Council's Business Plan	People in Anglesey achieve their full potential.

GYPSY AND TRAVELLER ACCOMMODATION

Context

- Under the Housing Act 2004, local authorities are required to include Gypsies and Travellers in their Local Housing Market Assessment process and to have a strategy in place which sets out how any identified need will be met as part of their wider Housing Strategy.
- The Welsh Assembly Government Circular 30/07 Planning for Gypsy and Traveller Caravan Sites strengthened the requirement that local authorities identify and make provision for appropriate sites in their local plans.

- The Welsh Government's Travelling for a Better Future sets out a detailed policy framework for Councils
- There are occurrences of unauthorised encampments within the Plan area
- Evidence suggests that there is a need for Gypsy and Traveller sites in appropriate locations within the Plan area

Introduction

7.81 National policy places a responsibility for local authorities to set out the strategy and the criteria to be used to guide the development of Gypsy and Traveller sites in the plan area. The North West Wales and Flintshire Gypsy and Traveller Accommodation Needs Assessment (2011) was undertaken for all the North Wales local planning authorities apart from Wrexham (who had undertaken a separate study) and the National Park Authority. The study determined that in 2011 there were 5 existing authorized private pitches, 25 tolerated pitches, 11 local authority pitches and 3 unauthorised pitches within the Plan area. Between 2011-2016 the study identified a requirement of tbc additional pitches within the study area. The participating Councils will discuss how this need will be met.

Strategic Policy PS13 Gypsy and Traveller Accommodation

The Councils will work with partners to address the current and future requirements of Gypsies and Travellers by:

1. **Safeguarding existing authorised land for accommodation by Gypsies and Travellers at Llandygai, near Bangor**

2. **Providing land for additional pitches to satisfy an unmet need for temporary, transit or permanent accommodation for Gypsies and Travellers in the Plan area (subject to collaborative work).**

Integration with other policies and strategies

Strategic objectives	SO2.
Gwynedd Single Integrated Plan	An area with a Sustainable Environment; An area where children and young people are successful; An exciting place to live, with vibrant communities.
Anglesey Single Integrated Plan	Supporting people and communities to improve their quality of life.
Gwynedd Council's Business Plan	An exciting place to live, with vibrant communities.
Isle of Anglesey County Council's Business Plan	People in Anglesey achieve their full potential.

IMPROVING ENVIRONMENTAL ASSETS

CONSERVING AND ENHANCING THE NATURAL ENVIRONMENT

Context

- A key role of the planning system is to ensure that society's land requirements are met in ways which do not impose unnecessary constraints on development whilst ensuring that all reasonable steps are taken to safeguard or enhance the environment.
- It is important that biodiversity and landscape considerations are taken into account at an early stage in both development plan preparation and development control.
- The Natural Environment and Rural Communities Act places a duty on every public authority, in exercising its functions, to have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity
- The Government is committed to promoting Habitat and Species Action Plans relevant to Wales prepared under the UKBAP in fulfilment of its obligations under the Countryside and Rights of Way Act.
- Both Councils have prepared Local Biodiversity Action Plans
- The planning system has an important part to play in meeting biodiversity objectives by promoting approaches to development which create new opportunities to enhance biodiversity, prevent biodiversity losses, or compensate for losses where damage is unavoidable
- Local authorities have a statutory duty to have regard to AONB purposes, which is the conservation and enhancement of their natural beauty
- The duty to have regard to National Park and AONB purposes applies to activities affecting these areas, whether those activities lie within or outside the designated areas

Introduction

7.82 Covering an area that incorporates the Anglesey Coast Area of Outstanding Natural Beauty (AONB) and the Llyn AONB, to the boundaries of the Snowdonia National Park, the Plan area has a distinctive and diverse landscape. As well as the nationally protected AONB, the wider Plan area has tracts of unspoilt countryside that are locally distinctive and worthy of designation as Special Landscape Areas. The character and beauty of the landscape significantly improves the quality of life of residents, and has major social and health benefits. It is also a major attraction for those wishing to visit the area, thereby performing an important role for the local economy.

7.83 The Plan area boasts many important biodiversity and geodiversity assets. There are a number of sites of international importance and designated as Special Areas of Conservation under the EC Habitats Directive. There are also numerous Sites of Special Scientific Interest (SSSIs) and Regionally Important Geological and Geomorphological Sites (RIGGs), which are areas of national importance for nature conservation and geology. Part of Anglesey is designated as a GeoPark. A number of protected species are found within and outside these designated sites, such as the Red Squirrel, Barn Owls and Lesser Horseshoe Bats.

7.84 It is important to recognise that valuable assets, particularly those related to biodiversity, can be found in both the rural and urban settings of the Plan area. Vacant brownfield land can provide an ideal habitat in which plant and animal wildlife can thrive, especially if left undeveloped and undisturbed. Parks, green spaces, roadside verges and rivers cumulatively create a network of biodiversity sites and 'corridors' in which wildlife can both reside in and travel through. Therefore, there is a need to ensure that development within both rural and urban areas does not damage discrete habitats or encroach upon land forming part of the wider network of wildlife corridors.

Strategic Policy PS14 Conserving and enhancing the natural environment

In seeking to support the wider economic and social needs of the Plan area, the Councils will manage development so as to conserve and, where possible, enhance the Plan area's distinctive natural environment, countryside and coastline by:

1. **Safeguarding the Plan area's biodiversity, geology, habitats, history and landscapes through the protection and enhancement of sites of international, national, regional and local importance and their settings, having regard to the relative significance of the designations in considering the weight to be attached acknowledged interests;**
2. **Seeking no net loss of biodiversity within the Plan area and enhance and/or restore networks of natural habitats;**
3. **Protecting and enhancing ecosystem services through networks of green/ blue infrastructure;**
4. **Designating Special Landscape Areas to manage development;**
5. **Safeguarding the setting of Snowdonia National Park**
6. **Safeguarding protected species and enhance their habitats**
7. **Minimising the loss of Grade 1, 2 and 3a agricultural land to new development**
8. **Respecting, retaining or enhancing the local character and distinctiveness of the individual Landscape Character Areas**

Integration with other policies and strategies

Strategic objectives	SO24.

Gwynedd Single Integrated Plan	An area with a Sustainable Environment.
Anglesey Single Integrated Plan	Protecting and enhancing the natural and built environment.
Gwynedd Council's Business Plan	A safe and sustainable environment.
Isle of Anglesey County Council's Business Plan	People in Anglesey enjoy, protect and enhance their natural environment.

PROTECTING AND ENHANCING CULTURAL AND HERITAGE ASSESTS

Context

- It is important that the historic environment - encompassing archaeology and ancient monuments, listed buildings, conservation areas and historic parks, gardens and landscapes - is protected.
- Local planning authorities have an important role in securing the conservation of the historic environment while ensuring that it accommodates and remains responsive to present day needs

Introduction

7.85 The Councils have a duty to conserve and enhance the significance, character and appearance of the Plan area's cultural and historic environment. It is recognised that the historic environment contributes to the enjoyment of life in the Plan area, provides a unique sense of identity and is a valuable economic asset. The term 'historic environment' includes not only archaeological sites, historic buildings, settlements and also the wider historic landscape together with locally distinctive, valued and important buildings, areas and features.

Strategic Policy PS15 Protecting and enhancing cultural and heritage assets

In seeking to support the wider economic and social needs of the Plan area, the Councils will protect and, where appropriate, enhance its unique cultural and heritage assets by:

1. **Protecting, enhancing the following cultural and heritage assets, and where appropriate, their setting and significant views:**

    i. **Conservation Areas;**
    ii. **Beaumaris Castle and Caernarfon Castle and Town Walls World Heritage Sites;**

iii. **candidate North Wales Slate Industry World Heritage Site;**
iv. **Registered Historic Landscapes, Parks and Gardens;**
v. **Listed Buildings;**
vi. **Scheduled Ancient Monuments and other areas of archaeological importance;**

2. Enhancing heritage assets through heritage and regeneration initiatives

Integration with other policies and strategies

Strategic objectives	SO25.
Gwynedd Single Integrated Plan	An area with a Sustainable Environment.
Anglesey Single Integrated Plan	Protecting and enhancing the natural and built environment.
Gwynedd Council's Business Plan	A safe and sustainable environment
Isle of Anglesey County Council's Business Plan	People in Anglesey enjoy, protect and enhance their natural environment.

RENEWABLE ENERGY TECHNOLOGY

Context

- The UK Government has set a target to supply 15% of the UK's energy from renewable energy by 2020
- The Welsh Government's Energy Policy Statement (2010) identifies the sustainable renewable energy potential for a variety of different technologies as well as establishing a commitment to energy efficiency
- One way local planning authorities can help to achieve this is by including positive planning policies for renewable energy
- There are no Strategic Search Areas for commercial wind farms within the Plan area
- Outside Strategic Search Areas smaller community based wind farm schemes (generally less than 5MW) are encouraged
- Both Councils through the Anglesey Energy Island Programme and the Green Gwynedd Project support community, rural and larger scale ventures, where appropriate

Introduction

7.86 In 2012 Renewable Energy Capacity Studies were prepared for Gwynedd (county) and Anglesey to assess the potential capacity for renewable sources of energy. The purpose of the Studies was to help each Council understand the

potential resources from each renewable energy technology. The Studies considered a number on on-shore technologies, e.g. onshore wind, hydropower, biomass. Off-shore resources were acknowledged in the Studies but they do not contribute to the renewable energy capacity figures of the Plan area. The Studies found that while the Plan area had a high natural resource for renewable energy, it also has a large number of high quality landscapes that reduces what is deployable. Further work will be undertaken to understand other constraints that may affect deployment, e.g. infrastructure (grid), economic viability. At this stage it is not proposed to set specific targets for renewable energy technologies in the Joint LDP. Instead the following Strategic Policy provides a positive framework to deliver energy from renewable energy resources.

Strategic Policy PS16 Renewable energy technology

The Councils will seek to ensure that the Plan area wherever feasible and viable realizes its potential as a leading area for initiatives based on renewable or low carbon energy technologies by promoting:

- **a. renewable energy technologies within development proposals which support energy generation from a variety of sources which include biomass, marine, waste, water, ground, solar and wind, including micro generation;**
- **b. free-standing renewable energy technology development**

This will be achieved by:

1. **ensuring that installations in areas covered by international or national landscape designations and visible beyond their boundaries, or areas of local landscape value, in accordance with Strategic Policy SP15 do not individually or cumulatively compromise the objectives of the designations especially with regard to landscape character, visual impact and residential amenity;**

2. **ensuring that installations in areas covered by international, national or local nature conservation designations in accordance with SP14 do not individually or cumulatively compromise the objectives of the designations;**

3. **supporting installations outside designated areas provided that the installation would not cause significant demonstrable harm to landscape character, residential amenity, either individually or cumulatively**

Integration with other policies and strategies

Strategic objectives	SO8, SO13, SO18, SO24, SO25.

Gwynedd Single Integrated Plan	An area with a Sustainable Environment.
Anglesey Single Integrated Plan	Working together to create jobs, improve health and deliver a safe and sustainable place to live; Protecting and enhancing the natural and built environment.
Gwynedd Council's Business Plan	A safe and sustainable environment.
Isle of Anglesey County Council's Business Plan	Anglesey has a thriving and prosperous rural economy; People in Anglesey achieve their full potential; People in Anglesey enjoy, protect and enhance their natural environment.

WASTE MANAGEMENT

Context

- The North Wales Regional Waste Plan (NWRWP) provides a land use planning framework for the management of all types of waste
- The North Wales's waste authorities have signed an agreement to develop a joint scheme to deal with and treat residual waste in a sustainable way and which reduces the dependence on transporting waste to landfill.

Introduction

7.87 The Preferred Strategy Document has regard to, and is compatible with, the content of the NWRWP, through its support of a range of waste management operations to ensure that statutory national and European targets are met. In order to meet the capacity requirements for new waste facilities the Deposit Draft Joint LDP will identify appropriate sites where new facilities could be accommodated.

Strategic Policy PS17 Waste management

The Councils will seek to ensure an adequate availability of land for a network of waste facilities to meet regional and local obligations in accordance with the requirements of the North Wales Regional Waste Plan. The sites and types of facilities chosen will promote a sustainable approach to waste management based on a hierarchy of reduction, reuse and recovery.

Integration with other policies and strategies

Strategic objectives	SO13, SO17.
Gwynedd Single Integrated Plan	An area with a Sustainable Environment.
Anglesey Single Integrated Plan	Working together to create jobs, improve health and deliver a safe and sustainable place to live; Protecting and enhancing the natural and built environment.
Gwynedd Council's Business Plan	A safe and sustainable environment.
Isle of Anglesey County Council's Business Plan	People in Anglesey are healthy and safe.

MINERALS

Context

- The overarching objective in planning for aggregates provision is to ensure supply is managed in a sustainable way so that the best balance between environmental, economic and social considerations is struck, while making sure that the environmental and amenity impacts of any extraction are kept to a level that avoids causing demonstrable harm to interests of acknowledged importance.
- The Regional Technical Statement sets out how aggregates demand will be met in the region for a 15 year period ending in 2021 and provides a strategic basis for LDPs in the region

Introduction

7.88 The Joint LDP area can claim major deposits of almost all main rock types including slate, limestone, coal, various igneous rocks, and sandstone including sand and gravel deposits. An exercise to safeguard the existing minerals supply for future use in line with MTAN 1, will be conducted for the Deposit Joint LDP in consultation with key stakeholders including local mineral operators. The Regional Technical Statement recommends that the LDP should make allocations for land based sand and gravel resources which should be safeguarded.

Strategic Policy PS18 Minerals

The Councils will contribute to regional and local demand for a continuous and secure supply of minerals by:

1. **Safeguarding known / potential aggregate resources from permanent development that would sterilize them or hinder extraction;**
2. **Maintaining a 12 year landbank of Sand and Gravel and 15 year landbank of crushed rock aggregate reserves in line with national guidance;**
3. **Maximise the use of secondary and recycled materials and mineral wastes.**
4. **Acknowledge that where the principles of sustainable development can be achieved, the extension of existing aggregate quarries is likely to be appropriate**.
5. **Where there is a need for new areas of aggregates supply, these should come from locations of low environmental constraint and take into account transport implications.**
6. **Maintain supply of marine aggregate consistent with the requirements of good environmental practice.**
7. **Ensuring adequate restoration and aftercare.**

Integration with other policies and strategies

Strategic objectives	SO12.
Gwynedd Single Integrated Plan	An area with a flourishing economy; An area with a Sustainable Environment.
Anglesey Single Integrated Plan	Working together to create jobs, improve health and deliver a safe and sustainable place to live; Protecting and enhancing the natural and built environment.
Gwynedd Council's Business Plan	The economy of Gwynedd will prosper; A safe and sustainable environment.
Isle of Anglesey County Council's Business Plan	Anglesey has a thriving and prosperous rural economy; People in Anglesey achieve their full potential; People in Anglesey enjoy, protect and enhance their natural environment.

STRENGTHENING RURAL AND URBAN COMMUNITIES

WELSH LANGUAGE AND CULTURE

Context

- National planning policy advises that local planning authorities should consider whether they have communities where the use of the Welsh language is part of the

social fabric, and where this is so it is considered appropriate that this be taken into account in the formulation of land use policies
- Promoting the Welsh language and culture is one of the principles that is central to both Single Integrated Plans

Introduction

7.89 The Welsh language plays an important role in the social, cultural and economic life of the Plan area's residents and visitors. In 2001 60% and 69% of Anglesey and Gwynedd's (County) population respectively were Welsh speakers. The use of the language varies in communities. The first tranche of information released from the 2011 Census about the Welsh language reveals lower levels of Welsh speakers in both Counties: 57% and 65% in Anglesey and Gwynedd, respectively. Details about individual communities will be released during 2013.

7.90 Where development is proposed, consideration must be given to the enhancement and protection of the language and culture. Strategic Policy PS19 sets the context for the assessment of the potential impact of development proposals upon the language and culture and will also inform the scale and location of new development as proposed within the settlement strategy.

Strategic Policy PS19 Welsh language and culture

The Councils will promote and support the use of the Welsh Language in the Plan area. This will be achieved by:

1. **Using appropriate mechanisms to ensure that suitable measures that mitigate negative impacts are provided or a contribution is made towards them;**
2. **Refusing development that due to its size, scale or its location, would cause significant harm to the character and language balance of a community;**
3. **Encouraging all signage by public bodies and by commercial and business companies to be bilingual;**
4. **Encouraging the use of Welsh place names for new developments, house and street names**

Integration with other policies and strategies

Strategic objectives	SO3, SO5, SO24.
Gwynedd Single Integrated Plan	An area with a Sustainable Environment; An area where children and young people are successful; An exciting place to live, with vibrant communities.
Anglesey Single Integrated Plan	Supporting people and communities to

	improve their quality of life.
Gwynedd Council's Business Plan	An exciting place to live, with vibrant communities.
Isle of Anglesey County Council's Business Plan	People in Anglesey achieve their full potential.

COMMUNITY INFRASTRUCTURE

Context

- National planning policy advises that adequate and efficient infrastructure, including services such as education and health facilities along with water supply, sewers, waste management, electricity and gas (the utilities) and telecommunications, is crucial for the economic, social and environmental sustainability of all parts of Wales
- Development may need to be phased, in consultation with the relevant utilities providers, to allow time to ensure that the provision of utilities can be managed

Introduction

7.91 Sustainable, age balanced communities depend on the presence of infrastructure serving the community. Within the context of Strategic Policy PS20 infrastructure includes the transport network, utilities (including electricity, gas, water, wastewater and telecommunications services), social and community facilities and open space that address the specific needs of . The transport network includes public transport and the strategic and local road network as well as cycle and walking paths. Utilities are essential to all residents and people who visit, work and study in the Plan area; therefore, it is essential that adequate provision for utility networks is made and there is sufficient capacity. Housing and employment growth will lead to an increased demand for all social and community facilities, as well as open space, but growth is particularly likely to impact on schools and healthcare provision.

7.92 New development is likely to make use of existing facilities, some of which may need expanding as a consequence. Therefore, the Councils will work with stakeholders to ensure the adequate and timely provision of infrastructure to support development and growth.

7.93 An assessment of community infrastructure requirements in the Plan area will be undertaken to establish the need for certain types of facilities over the Plan period - this evidence base will be set out in the relevant Background Papers.

Strategic Policy PS20 Community Infrastructure

The Councils will ensure that while encouraging housing and growth in the Plan area, appropriate infrastructure is provided to cater for the needs of existing and future populations, by:

1. **resisting the loss of and promoting the enhancement of existing social infrastructure facilities, particularly those that are important to vulnerable groups in the community;**
2. **maximising opportunities to deliver additional physical, social, green/ blue facilities as part of new developments in a timely manner;**
3. **encouraging multi-purpose social facilities that provide a range of services;**
4. **ensuring that new social facilities are located appropriately to cater to the communities they serve and are accessible by walking and cycling;**
5. **requiring new developments to contribute towards the provision of infrastructure, with contributions being either on-site or through planning contributions, in line with Strategic Policies PS5 and PS12;**
6. **enhancing the green/ blue infrastructure network through the creation and enhancement of open, play and recreational spaces, especially in areas of deficiency;**
7. **seeking an adequate provision and efficient use of allotments and other spaces on which to grow food and plants;**
8. **ensuring that appropriate physical (including utility) infrastructure is provided in a timely manner where it is required by new development.**

Integration with other policies and strategies

Strategic objectives	SO4, SO5, SO26.
Gwynedd Single Integrated Plan	An area with a Sustainable Environment; An exciting place to live, with vibrant communities; Good health and the best possible care in the community.
Anglesey Single Integrated Plan	Supporting people and communities to improve their quality of life.
Gwynedd Council's Business Plan	An exciting place to live, with vibrant communities; Less disadvantaged because of poverty, Better access to a range of informal learning experiences that provide opportunities to gain skills, to venture and to enjoy; A safe and sustainable environment.
Isle of Anglesey County Council's Business Plan	People in Anglesey are healthy and safe; People in Anglesey enjoy, protect and enhance their natural environment.

INFORMATION AND COMMUNICATIONS TECHNOLOGY

Context

- The Government aims to secure the environmental and telecommunications infrastructure necessary to achieve sustainable development objectives, while minimising adverse impacts on the environment, health and communities.
- It aims to facilitate the development of an advanced broadband telecommunications infrastructure throughout Wales and to promote an integrated approach to the provision and renewal of telecommunications infrastructure;
- Gwynedd Council through the Digital Gwynedd project aims to establish Gwynedd as a totally digital area

Strategic Policy PS21 Information and communications technology

The Councils will support infrastructure development that seek to extend or improve connectivity through existing and emerging communication technologies, i.e. high speed broadband, mobile phone, and development in all parts of the Plan area subject to appropriate safeguards.

Integration with other policies and strategies

Strategic objectives	SO4, SO5, SO7, SO8, SO22.
Gwynedd Single Integrated Plan	An area with a flourishing economy; An area where children and young people are successful; An exciting place to live, with vibrant communities.
Anglesey Single Integrated Plan	Working together to create jobs, improve health and deliver a safe and sustainable place to live; Supporting people and communities to improve their quality of life; Maximising work opportunities with high quality education and skills.
Gwynedd Council's Business Plan	The economy will prosper; An exciting place to live with vibrant communities.
Isle of Anglesey County Council's Business Plan	Anglesey has a thriving and prosperous rural economy; People in Anglesey achieve their full potential.

SUSTAINABLE TRANSPORT, DEVELOPMENT AND ACCESSIBILITY

Context

- The Government supports a transport hierarchy in relation to new development that establishes priorities in such a way that, wherever possible, they are accessible in the first instance by walking and cycling, then by public transport and then finally by private motor vehicles
- Development plan strategies and policies need to be consistent and integrated with the strategies and policies contained in Regional Transport Plans (RTPs), Road Traffic Reduction Reports, and Air Quality Management Plans and information in Strategic Noise Maps
- The Plan area is covered by two RTPs (TRACC and TAITH), which provide the relevant framework for the Plan area
- Active Travel Bill - This Bill was consulted on during summer 2012 and is to be introduced to the National Assembly for Wales in spring 2013. It aims to enable more people to walk and cycle and travel by more active methods.

Introduction

7.94 Transport has an important role to play in the lives of residents and visitors to the Plan area. The movement of people and goods depend on good sustainable transport links of all types. Sustainable transport will support other policy areas such as tourism, the economy, climate change, infrastructure development as well as impacting on settlement strategies.

Strategic Policy PS22 Sustainable transport, development and accessibility

Development will be located so as to minimise the need to travel. The Councils will support transport improvements that maximise accessibility for all modes of transport, but particularly by foot, cycle and public transport. This will be achieved by securing convenient access via footways, cycle infrastructure and public transport where appropriate, thereby encouraging the use of these modes of travel for local journeys and reducing the need to travel by private car.

The Council will endeavour to improve accessibility and seek to change travel behaviour. This will be achieved by working with our partners to:

1. **maintain an appropriate public transport service, recognizing alternative ways of maintaining travel opportunities;**
2. **maintain and improve stations, infrastructure and services on the main Railway Lines;**
3. **improve and enhance the public footpath and cycleway network to improve accessibility by these modes of travel;**

4. **support schemes that will improve transport including park and ride/ share facilities for areas of employment and new development; freight transfer facilities and other rail-related improvements**
5. **allocating or safeguarding land where appropriate to facilitate the key strategic transport schemes:**

    - **A487 Dinas – Bontnewydd – Caernarfon by pass**
    - **Menai Strait crossing**

The Councils will also require the following key transport infrastructure elements to be delivered as part of major infrastructure development schemes:

A5025 Valley to Wylfa / Amlwch to Wylfa and other transport infrastructure improvements associated with new nuclear development at Wylfa

Planning obligations or other appropriate mechanisms for development on all major development sites will be sought to mitigate their impact on the Plan area's transportation system in accordance with Strategic Policy PS5

Integration with other policies and strategies

Strategic objectives	SO1, SO5, SO9, SO13, SO21, SO22, SO23.
Gwynedd Single Integrated Plan	An area with a flourishing economy; An area with a Sustainable Environment; An area where children and young people are successful; An exciting place to live, with vibrant communities.
Anglesey Single Integrated Plan	Working together to create jobs, improve health and deliver a safe and sustainable place to live; Supporting people and communities to improve their quality of life.
Gwynedd Council's Business Plan	The economy will prosper; A safe and sustainable environment; Convenient and useful connections.
Isle of Anglesey County Council's Business Plan	Anglesey has a thriving and prosperous rural economy; People in Anglesey achieve their full potential; People in Anglesey enjoy, protect and enhance their natural environment.

Chapter 8 What will happen next?

Preparing the Deposit Plan

8.1 Following consultation on the Preferred Strategy Document the Councils must finalise the Joint LDP and place it on Deposit to enable another round of consultation.

8.2 The Deposit Plan will include detailed policies and site allocations to support the implementation of the Preferred Strategy.

8.3 The Councils envisage that the format of the Deposit Plan will be as follows:

Introduction

- Development plan process
- Policy context
- Plan area overview

Strategy

- Key Issues to address
- Vision and Objectives
- The Strategy and Key Diagram
- Strategic policies

Detailed policy

- Plan area wide policies (development control policies and topic policies)
- Area specific policies (relevant to specific parts of the Plan area only)
- Proposal Maps (indicating protection areas, areas for development etc)

Supplementary Planning Guidance

8.4 To help streamline the Joint LDP itself, any detail required regarding the operation of specific policies can be contained in an accompanying set of Supplementary Planning Guidance (SPGs).

8.5 It is not proposed to produce all potential SPGs in parallel with the production of the Joint LDP, other than a few of the key ones. However, once the Joint LDP has reached adoption resources can be focused on getting SPG in place.

APPENDIX 1: KEY DOCUMENTS

	Name
Topic Paper 1	Candidate Site Assessment Update
Topic Paper 2	Policy Context
Topic Paper 3	Population and Housing
Topic Paper 4	Describing the housing and spatial growth
Topic Paper 5	Developing the settlement strategy
Topic Paper 6	Urban capacity study
Topic Paper 7	Retail
Topic Paper 8	Strategic Flood Consequence Assessment (Level 1)
Topic Paper 9	Tourism
Background Paper	Affordable housing viability study
Background Paper	Employment land study
Background Paper	Gwynedd and Anglesey Retail Study
Background Paper	Review of the Anglesey and Gwynedd Special Landscape Areas
Background Paper	Gwynedd Landscape Guidance
Background Paper	Gwynedd Renewable Energy Capacity Study
Background Paper	Anglesey Renewable Energy Capacity Study

APENDIX 2 – SELF ASSESSMENT TESTS OF SOUNDNESS

Procedural Tests	
The plan has been prepared in accordance with the Delivery Agreement including the Community Involvement Scheme (CIS).	**Main Question:** Have all the relevant consultation / participation procedures identified in the CIS been implemented thus far? **Evidence:** The Delivery Agreement (as agreed by the Welsh Government), which includes the Community Involvement Scheme (CIS) identifies the process for preparing the Joint Local Development Plan, including the Strategic Environmental Assessment and the Sustainability Appraisal for the areas of the Gwynedd and Anglesey Planning Authorities. It states how and when the Councils will consult and work with groups, organisations and individuals during the process of preparing the Joint LDP. The DA was adopted by the Councils in September and October 2011 and the Government agreed to it in November 2011. The DA can be seen on the websites of both Councils, in public libraries and the main offices of the Councils. Compliance with this test can be measured by listing the steps taken thus far: • Review of the evidence base and prepare the background / discussion papers – ongoing • Review of the evidence base – calling for sites – ongoing o Publish an assessment methodology document – consultation – summer 2011 o Open the call for sites period by placing a notice in the local press, a statement to the press, corresponding with individuals and general and specific consultative bodies – October 2011 • Sustainability Appraisal (SA) and draft Scoping Report - public consultation – Summer

	2011 • Prepare the Pre-deposit Plan and public participation o Publish a discussion paper regarding the key issues, the vision, main objectives, and growth and distribution options – consultation 8 November – 13 January 2012 initially but extended until 27 January 2012 (final); o Raise awareness of the discussion document by sending letters/e-mails to Councillors and individuals who are on the database of the Joint LDP, specific and general consultative bodies (see Appendices 7 and 8 of the DA – week commencing 8 & 14 November 2011; o Hold Seminars for Gwynedd Councillors (5 and 7 December 2011) and the Isle of Anglesey County Council (25 November 2011); o Hold Key Stakeholders Group meetings (Appendix 9 of the DA) - 24 November 2011 and 9 December 2012; o Presentation and discussion – Gwynedd Children and Young Person's Forum – 28 November 2011 o Workshop for Anglesey Older Person's Group – 8 December 2011 o Presentation and discussion at the Gwynedd Housing Partnership – 8 December 2011 o Presentation and discussion – Gwynedd Older Person's Council – 9 December 2011 o Presentation and discussion – Gwynedd Core Disability Group – 12 December 2011 o Presentation and discussion Llais Ni (Anglesey Children and Young People) – 15 December 2011 o Hold Housing Forum – 17 January 2012 o Presentation and discussion Older People Group Amlwch area – 17 January 2012 o Officers from the JPPU have attended meetings organised by stakeholders where resources permitted

	o Hold Seminars for Gwynedd Council and Isle of Anglesey County Council Members on 2 & 5/10/12; 7/12/12; 10/1/13 o Updated the Key Stakeholder Group about the development of the Preferred Strategy Document on 12/11/12, providing the stakeholders to present comments
The plan and its policies have been the subject of a sustainability appraisal including a strategic environmental assessment	**Main Question:** Has a Sustainability Appraisal (SA), including an SEA been undertaken in relation to the Joint LDP? **Evidence:** The draft Scoping Report of the SA /SEA has been published for public consultation in July 2011. A meeting of the Sustainability Appraisal Task Group has been held (see paragraph 2.4.4 of the Delivery Agreement (DA) and Appendix 3 of the DA), in order to provide an opinion on the draft Scoping Report. Input on the suitability of the methodology in the draft Scoping Report has also been received during the consultation period referred to above. The Report was reviewed as a consequence of the input received. The final SA Scoping Report identifies several sustainability issues and those have been used to identify key issues that need to be addressed in the Joint LDP. The objectives of the SA (contained in the Scoping Report) were used at the second meeting of the Sustainability Appraisal Task Group to assess and test the contents of the discussion document to ensure that the strategic objectives and direction were sustainable. Details of the DA and other assessments were included in a report to the Joint Planning Policy Committee in

	February 2012. The Interim SA Report which will be published at the same time as the Preferred Strategy Document records the process and the outputs.
CONSISTENCY TESTS	
It is a land-use plan that considers other relevant plans, policies and strategies involving the area or adjacent areas;	**Main Questions:** Does the Plan present proposals for the use and development of land that gives sufficient consideration to the relationship between plans / policies /requirements of other organisations (e.g. some service companies and agencies providing services in the area?). Does this include their plans or strategies for the future and any requirements for land and sites that should be prepared in parallel? Is it clear how the plan links with other plans and strategies which influence the delivery of policies and proposals in the plan? **Evidence:** The process of gathering evidence and preparing the Preferred Strategy Document Plan thus far considers the relationship between plans, policies and the requirements of other organisations. Subject / discussion papers that are in the process of being prepared and technical / expert studies, e.g. Employment Land Study, record the relationship or summarise the main points of the relevant plans and strategies. A project group has been established within each Council, which includes officers and Members, in order to ensure that both Council's strategic objectives are addressed in the Joint LDP. The Preliminary SA Report summarises the main points of a comprehensive series of local, regional, national and international plans and strategies. The discussion document on the main issues, the vision, main objectives and the possible growth and development options refer to the relationship between adjacent Authorities. Arrangements have been made to discuss with adjacent Authorities, such as Conwy County Borough Council, what is being offered by the Authorities. The Snowdonia National Park Authority is represented on the Key Stakeholders Group and a separate meeting was held with the Authority on the 12/11/12. The Preferred Strategy Document also refers to some national,

	regional and local documents that were considered during the process of its preparation.
It considers national planning policy	**Main Questions:** If the plan includes any policies or proposals that are not consistent with national policy, is there a local justification? Does it avoid wasteful / unnecessary repetition of national policy? **Evidence:** The process of preparing the Preferred Strategy document has ensured that the national policy requirements are considered when forming strategic objectives and possible growth and distribution options. The Interim Report of the SA / SEA summarises the main points of a comprehensive series of local, regional, national and international plans and strategies that include Planning Policy Wales and the series of Technical Advice Notes. The work of gathering evidence examines matters that are important locally and if there is a need to deviate from national planning policy, this will be recorded in discussion / subject documents and in appropriate places in the Deposit Joint LDP.
It considers the Wales Spatial Plan	**Main Questions:** Does the plan include any policies or proposals that are not consistent with the broad strategies of the Wales Spatial Plan (WSP)? Does the plan consider collaborative work undertaken for WSP? **Evidence:** The area of the Joint LDP adjoins two spatial plan areas, namely, the Mid-Wales Spatial Plan area and the North-West Wales Spatial Plan area. The process of preparing the discussion paper has considered the vision and the priorities for the North-West Wales (Gwynedd and Anglesey) area and the Mid-Wales area, and this is recorded in topic papers and in the Preferred Strategy Document.

APENDIX 2 – SELF ASSESSMENT TESTS OF SOUNDNESS

It considers the community strategy	**Main Questions:** Does the Local Development Plan consider the community strategy and does it identify the policies and proposals that provide the main components of that strategy which are consistent with the higher level planning policy and does it have a connection with land use and development? **Evidence:** There are two documents that cover the Joint LDP area, namely, the Gwynedd Integrated Plan and the Anglesey Single Integrated Plan (consultation draft). Consideration was given to the visions included in these documents when identifying the main issues that need to be addressed and when forming the vision and Strategic Policies set out in the Preferred Strategy document. The relationship is recorded in tables after each Strategic Policy in the Preferred Strategy document.
Coherence and Effectiveness Tests	
It identifies a meaningful strategy where its policies and allocations flow coherently, where cross-boundary issues are relevant; it complies with development plans prepared by adjacent authorities;	**Main Questions:** Do the policies and allocations have a clear connection with the aims and objectives of the strategy which have been noted in the plan submitted? Would it assist if the policies were cross-referenced with the main aims and objectives? Are the policies in the LDP itself consistent? Are there any obvious gaps in the discussion of the plan, considering its purpose and relevant requirement in national policy? Is it clear how the plan links with plans that have been prepared by adjoining authorities and the manner in which cross-boundary issues have been addressed? Where there is overlap, are these consistent / supplementary? **Evidence:** In order to ensure a relationship between the Strategy and vision and the Plan's objectives, a record of the relationship is set out after each Strategic Policy. The Joint Planning Policy Unit, on behalf of both Councils, are collaborating and discussing with Authorities across north Wales and with relevant Authorities in mid Wales on several fields, e.g. the housing market, the need for new housing units. We met with the Snowdonia National Park Authority

APENDIX 2 – SELF ASSESSMENT TESTS OF SOUNDNESS

	in November 2012 in order to ensure as much coherency as possible between the authorities.
The strategy, policies and allocations are realistic and relevant and appropriate alternative options have been considered and these have been founded on a robust and credible evidence	**Main Questions:** Is it obvious that the LPAs have considered the appropriate alternative options and choices when preparing the Plan? It is not expected for LPAs to deal with every possible alternative choice or option but they are expected to consider those that have been submitted to them during the process of preparation and involvement. Have the assumptions in the LDP been noted clearly and supported by evidence? Does the evidence support the strategy and policies of the plan clearly? Is the evidence robust and believable and has it been prepared in accordance with national planning policy and good practice guidelines? Where a balance has been reached when making decisions between alternative competing choices – is it clear how those decisions have been made? **Evidence:** The Preferred Strategy is based on the main issues and strategic options that were considered and discussed by stakeholders that include the Key Stakeholder Group, Community / Town and City Councils and engagement with the general public. The SA / SEA has also guided the Councils to select the best option in terms of sustainability. All the sites submitted during the call for sites process as well as other possible sites that the Councils have identified are the subject of a robust assessment procedure, which can be seen in a background paper about the Candidate Sites Register. A series of subject / topic papers will be published and placed in public places. The series will expand as we go through the process.
There are clear mechanisms for implementing and monitoring	**Main Questions**: Does the plan include realistic targets and milestones that connect them with the policy delivery? Is it clear how these are to be measured and the way in which they connect with the production of the annual monitoring report? Have the delivery and scheduling mechanisms for implementing the policies been indicated clearly? Is it clear who will be

	implementing every policy? Where there are required actions outside the control of the LPAs, is there evidence that the relevant organisation has the necessary commitment? Are the processes for measuring the success of the plan in accordance with national planning policy and good practice guidelines? Does the plan identify the crucial factors for delivering the main policy objectives of the plan? **Evidence:** It is too early in the process to answer the above questions except to note that the Interim SA /SEA Report identifies indicators that are used to measure progress in terms of sustainability.
The plan is sufficiently flexible to enable it to deal with changing circumstances	**Main Questions:** Is the plan sufficiently flexible to respond to a variety of changes, or to unexpected changes in circumstances? Have the development control policies been drafted in such a way that will enable them to provide a robust and cohesive framework for the consideration of planning applications? **Evidence:** It is too early in the process to answer the above questions.