

MEETING	Joint Planning Policy Committee
DATE	17 February 2012
TITLE	Developing the vision, strategic objectives and housing growth and distribution options
PURPOSE	<p>To inform the Committee about part of the Pre-Deposit Participation Stage</p> <p>To present a revised schedule of key issues, vision and strategic objectives</p> <p>To present refined housing growth and spatial distribution options</p>
RECOMMENDATION	<p>To endorse the refined schedule of key issues, vision and strategic options (set out in Appendix 2)</p> <p>To endorse the refined housing growth option, referred to in paragraph 8.18</p> <p>To endorse the refined spatial distribution option, referred to in paragraph 8.22</p>
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I Introduction

- 1.1 The Planning and Compulsory Purchase Act (2004) sets out the requirement for each Local Planning Authority (LPA) to produce a Local Development Plan. Work is now proceeding on the Anglesey and Gwynedd Joint Local Development Plan (JLDP) in accordance with the Delivery Agreement agreed by both Councils and by the Welsh Government on 25 November 2011.
- 1.2 The JLDP is currently at the ‘Pre-Deposit Participation’ Stage, in which the emphasis is on ‘structured discussions’ to seek consensus and to try to involve the community in strategic issues. The table included in Appendix I to this report sets out the agreed timetable for undertaking the statutory steps in the process of preparing the JLDP. In these initial stages of the JLDP preparation there is a requirement to follow a trail from Issues to Vision to Objectives to Strategic Options to Preferred Strategy, considering:
- The spatial and sustainability issues facing the JLDP area.
 - The community’s vision for the spatial future of the JLDP area.
 - Land use planning objectives to assist in achieving this vision
 - Strategic options for achieving these objectives – the scale and spatial distribution of new development.
- 1.3 This work forms the initial stages that will inform the scope and content of the ‘Preferred Strategy’. The principal aim of this early stakeholder engagement was establish whether a broad consensus could be reached

about elements that will feed into the eventual Strategy. The Councils will then draw up the Pre-Deposit JLDP document. It will include sections on the key plan issues, vision and objectives, strategic options, the preferred strategy, key policies and the suggested overall level of growth and key areas of change and protection for the JLDP area. It will also identify strategic sites which contribute to the delivery of the strategy. It will be a strategic document and will not therefore include detailed policies or non strategic site specific proposals. Section 10 of this report provides information about tasks that need to be undertaken to formulate the Pre-Deposit Document. The Committee will note that the aim is to be in a position to reach the Pre-Deposit consultation stage by September 2012.

- 1.4 The strategic land use implications of programmes such as the Anglesey Energy Island Framework and the Regeneration and Economy Programme (Gwynedd) will be dealt with prior to the publication of the Pre-Deposit Document.
- 1.5 The remainder of this report describes the draft engagement document issued as a basis for community and stakeholder engagement, and the process undertaken to raise awareness and engage with individuals and groups. The purpose of this engagement stage was to inform the Issues/ Vision/ Objectives and Options stage of the JLDP process. Following consideration of the response during the engagement stage, including the Sustainability Appraisal, the report also sets out a refined schedule of issues, vision, and objectives before setting out a preferred level of housing growth and spatial distribution of development.

2 Draft engagement document

- 2.1 On the 7th October 2011 the JLDP Panel endorsed a 'draft engagement document' that would be made available to communities and other stakeholders. The purpose of this document was to:
 - Aid and inform engagement and participation as described in the JLDP Delivery Agreement
 - Implement and comply with the relevant part of the Community Involvement Strategy, which forms part of the Delivery Agreement;
 - Consolidate on the work already undertaken with regards to identifying the JLDP key issues, vision and strategic objectives
 - Inform the preparation of the JLDP Preferred Strategy and subsequent stages of plan preparation
 - Form an initial part of the evidence trail to be presented at the independent examination.
- 2.2 A short questionnaire accompanied the document to assist with the engagement process. The questionnaire asked communities and other stakeholders to confirm what they felt to be the main land use planning issues facing the JLDP area which the Plan should address and how the area should

look like by 2026, and their views on possible strategic objectives and options for addressing housing growth and distribution in the area.

- 2.3 The full engagement document was divided into 5 main parts:
- (i) the main spatial considerations – which provided an outline of opportunities and challenges facing the area
 - (ii) identification of possible key land use planning issues facing the JLDP area
 - (iii) identification of a possible JLDP Vision
 - (iv) identification of possible strategic objectives
 - (v) discussion and identification of housing growth and distribution options

3 Engagement process

- 3.1 Notification of the issue of the draft engagement document was sent to all those on the JLDP consultation data base - all statutory, general and other consultees, together with agents, architects and private individuals who have to date expressed a wish to be kept informed of the JLDP process, including all those who had submitted candidate sites. Each City/ Community/ Town Council received a letter and a copy of a summary of the engagement document. The Head of each Council's Services and every Councillor were notified of the issue of the document and provided with an electronic copy of it (or paper copy where required). Copies of the full draft engagement document were placed in local public libraries and on each Council's web site.
- 3.2 The engagement period ran from 8 November 2011 to 27 January 2012. A total of 70 responses to the engagement exercise were received. Although this is a disappointing amount of representations the respondents include City/ Community/ Town Councils, Countryside Council for Wales, Environment Agency Wales, Forestry Commission, Welsh Water, CPRW, National Grid, Councillors, local companies, as well as individual members of the public. An overview of comments received during the public engagement period is provided in Appendix 2
- 3.3 The Joint Planning Policy Unit arranged or attended established meetings of groups of stakeholders, including the JLDP Key Stakeholder Group, a Housing Group, the Sustainability Appraisal Task Group and Seminars for Gwynedd and Anglesey Members. The notes of each meeting/ seminar were written up and are reproduced in Appendix 2.
- 3.4 It should also be noted that the JLDP has been publicised through the media generally.

4 Identification of key land use planning issues facing the JLDP area

- 4.1 The first step in the plan making process is to develop a clear understanding of the pre plan conditions. This provides the means to identify a series of

issues facing the area so that they can be addressed via the JLDP. A review of the environmental, social and economic conditions of the area is an important first step because it informs the baseline and helps identify the issues. The series of issues for the area, which were included in the engagement document, were identified following:

- i. a review of statistical social, economic and environmental baseline evidence currently to hand in various documents prepared by the Councils and their partners;
- ii. preparation of the SA/ SEA Scoping Report and subsequent consultation in relation to it
- iii. review of local, regional and national plans, policies and strategies

4.2 The 'main spatial considerations' section of the engagement document set out a broad overview of the above. As may be seen above, the SA/ SEA Scoping Report informed the identification of key issues for the JLDP. It has also allowed for the development of SA/ SEA objectives. The SA/SEA has thus been an integral component of the plan making process from the very outset. Further information about the SA/ SEA process is set out in section 5 of this report.

4.3 Comments were received during the public engagement period regarding the level of detail provided in this particular section of the document. Some of the matters raised will be dealt with in more detail in topic papers that are being, or are scheduled to be prepared. The draft engagement document will also be reviewed and published as a topic paper to demonstrate the process undertaken to develop the issues, vision, objectives and options. The proposed amendments required to update the document and respond to comments are considered to be minor in nature and do not at this stage require major amendments to the messages included in the document.

4.4 It is considered that publishing the discussion paper at the commencement of the pre deposit stage, and ahead of engagement with communities and other stakeholders, confirmed that we are not starting with a 'blank sheet'. It ensured that area specific issues were largely relevant to land use planning, and allowed for an appreciation of national/ regional policies and strategies to be within the plan making process from the outset (e.g. Wales Spatial Plan 2008 update, – tests of soundness C1 – C4)

4.5 As indicated in paragraphs 3.2 and 3.3 above, Appendix 2 to this report provide overviews of comments received during meetings, seminars and written representations. The Committee will note that additional issues were suggested as well as amendments to the wording of issues identified in the Draft Engagement Document. Stakeholders were asked to identify what they considered to be the five most important issues that need to be tackled. The following are the five most important issues identified by the stakeholders that completed this part of questionnaire:

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

2nd - Loss of economically active young residents

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

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

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

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

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

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

- 4.6 The refined schedule of Key Issues (KI) included in Appendix 3 to this report is the product of considering the responses received to the draft engagement document.

5 Sustainability Appraisal

- 5.1 The Councils must carry out a Sustainability Appraisal (SA), incorporating Strategic Environmental Assessment (SEA) requirements, of the JLDP. The aim of the SA is to ensure the social, environmental and economic affects of plans and policies are assessed as part of the plan preparation process. A key element of the SA is the testing of plans and planning policies against the SA objectives in order to identify likely positive impacts and also determine whether any negative impacts could arise. The SA for the JLDP is developed simultaneously to ensure it is informed throughout production so sustainable development is fully integrated. In accordance with the Delivery Agreement a SA Task Group has been formed to assist with the process and an external consultancy has been appointed to act as a 'critical friend' and add to resources available to undertake the SA. All SA reports will be published alongside the JLDP documents and will be open to public consultation.

- 5.2 At the Vision, Objectives and Options stage, each element is assessed by the SA Task Group in terms of the overall balance of impacts on an agreed set of Sustainability Appraisal objectives. This methodology is outlined in the Sustainability Appraisal Scoping Report, which has been developed and refined through consultation during Stage A of the SA/ SEA process. The SA Scoping Report describes the various stages in the SA/ SEA process. The strategic housing growth and spatial options have also been developed, assessed and refined against the Sustainability Objectives as part of the Stage B SA/SEA Assessment process. A summary of the assessment process to date is included in Appendix 4 to this report.

6 Discussion and identification of the JLDP Vision

- 6.1 The development of an agreed Vision at the beginning of the preparation of the JLDP is important because it gives subsequent stages of the plan-making process a general strategic steer. The JLDP Vision should communicate what sort of place the Plan area is aspiring towards becoming and must also be linked to the area's unique key plan issues. It will have strong links with the

key plan issues and the strategic objectives intended to address them. The vision for the JLDP must be directly informed by the area's community strategy/ plan because these are the relevant over arching strategies for Anglesey and Gwynedd.

- 6.2 The Community Strategy/ Plan communicate what sort of place Anglesey and Gwynedd want to become. In Anglesey, the Isle of Anglesey County Council's priorities as set out in the Authority's consultation draft Corporate Business Plan 2012/15 are interlinked and aligned to the three Island wide themes identified in the emerging revised Community Plan. In Gwynedd the Community Strategy's 5 pillars/strategic themes are central to the Authority's Corporate 3 Year Plan 2011/14, which sets out the vision and outcomes of each of the 6 Programme Boards.

Anglesey Community Plan Themes (consultation draft)
<ul style="list-style-type: none"> • People – supporting people and communities to improve their lives • Place – protecting and enhancing the natural and built environment • Jobs – maximising work opportunities with high quality education and skills
Isle of Anglesey County Council Priorities (consultation draft)
<ul style="list-style-type: none"> • Anglesey has a thriving and prosperous rural economy • People in Anglesey achieve their potential • People in Anglesey are healthy and safe • People in Anglesey enjoy, protect and enhance their built and natural environment for future generations • People in Anglesey are proud of their Council

Gwynedd Community Strategy
<ul style="list-style-type: none"> • 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 • Good health and the best possible care in the community
Gwynedd Council Priorities
See each Programme Board's vision and benefits they are aiming to achieve at http://www.gwynedd.gov.uk/gwy_doc.asp?cat=7066&doc=26759&Language=1

- 6.3 The themes/ outcomes contained in the Community Strategy/ Plan and the Corporate Plans have been used to provide a framework for the Vision. It follows that for any Plan (and objectives contained within it) to be deliverable

it needs to be linked to the key corporate plans because the Plans contain performance indicators and they inform Council budget priorities.

- 6.4 Of those who commented on the draft Vision via written representations, 82% approved its wording. Following application of the Sustainability Appraisal objectives and consideration of the comments received during the public engagement process (summarised in Appendix 2), the revised Vision is set out in Appendix 3.

7 Discussion and identification of Strategic Objectives (SO)

- 7.1 As well as developing a vision for the JLDP, it is important that Strategic Objectives are also developed at an early stage (ideally in tandem with the vision). Strategic Objectives are actions needed to achieve the Vision and tackle the Key Issues. They represent broad intentions to which the more detailed policies and proposals within the JLDP will deliver in due course. Strategic objectives are a guide for describing what the plan is trying to achieve.
- 7.2 Following application of the Sustainability Appraisal objectives and consideration of the comments received during the public engagement process (summarised in Appendix 2), a revised set of Strategic Objectives is provided in Appendix 3 to this report

8 Discussion and development of strategic options for growth and spatial distribution

- 8.1 The Draft Engagement Document set out possible options relating to the overall level of housing growth that the JLDP area may need as well as possible spatial distribution options of development. The aim was to try to stimulate discussion. The focus at this stage was on housing because it is such a significant and locally sensitive land use. In contrast the need for employment land is much less predictable being much more influenced by factors outside the local planning authorities' control.

GROWTH OPTIONS

- 8.2 Economic change vs. household change and housing growth. The effects of the current economic recession, particularly its effect on the local housing market, were identified in the Draft Engagement document as one of the key drivers for change. An important factor to be considered is the change in household and population levels. Economic change of course would have implications for housing needs and the supporting infrastructure of community services, transport and so on. But an area with about the same number of jobs as today would nonetheless need more homes and services, because of other changes in society, such as falling average household size, and rising expectations about the type and location of homes. Population and household growth is expected to occur to one degree or another almost irrespective of a chosen economic/ employment scenario. Much of the

growing need will come from demographic change: that is, change in population characteristics. In particular, people are living longer, and they are living on their own more and for longer.

- 8.3 According to the latest Welsh Government population projections (2008) the Plan area's population could grow by 4.1% during the Plan period. Within that the oldest two groups (over-65s) would be growing by over 28%, whilst the numbers in the middle age-groups (45-64) could be falling by some 9%. Combined with people's lifestyle changes, this indicates that - as with the rest of the country - the average size of households could be falling: in the JLDP area's case from about 2.2 people per household to 2.03 over the next decade, and possibly even lower beyond that. So, it is likely that much of the additional housing requirement will occur however the economy performs.
- 8.4 A number of economic scenarios have been explored as part of the North West Wales Labour Market Study (2011) and the Anglesey and Gwynedd Employment Land Review (2011) and by the Isle of Anglesey County Council/ Energy Island Framework (2011). The economic scenarios anticipate a net increase of between 2,100 to 3,400 additional jobs by 2025. The upper range assumes a 'golden scenario' in that Wylfa B is developed and maximum benefit is gained from other Energy Island Framework initiatives and other strategies. Table 1 below summarises the range of implied employment changes for each employment scenario for Anglesey and Gwynedd (unitary authority):

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

Table 1: Employment growth scenarios

- 8.5 Based on the following factors it was considered reasonable to consider housing growth options rather than 'jobs driver' of growth in households:
- Additional housing would be required due to demographic and household formation changes however the economy performs
 - The possible role of house building to regenerate areas
 - A statutory requirement to maintain a 5 year supply of land for housing;

- A Planning Policy Wales requirement that the latest population and household projections produced by Welsh Government should be a starting point for assessing housing requirements
- The current degree of uncertainty about the economy making development planning quite complex

8.6 The next table summarises the possible annual build rates for each of the possible housing growth scenarios identified in the Draft Engagement Document. It also includes a scenario that assesses the impact of a “plan for success” level of economic growth suggesting what scale of housing demand would be associated with that:

Housing Scenario	Implied annual build rate
Economic base growth not combined with demographic change (Option T4)	389 housing unit per annum
Recent actual build rate – 10 year period (Option T3)	416 hupa
Regional apportionment requirement – based on 2003 population and household projections (Option T1)	445 hupa
Trend based growth – based on 2008 population and household projections (Option T2)	638 hupa

Table 2: Housing growth options

8.7 This indicates that to meet the forecasted needs of option T2, around an additional 200 net new housing would need to be built compared with the average 10 year build rate (even before the recession) (option T3), and that required by the regional apportionment agreement figure (option T1). This would broadly equate to around an additional 200 net new housing units on top of the level of growth supported in the adopted Gwynedd UDP (274 hupa) and the withdrawn Anglesey LDP (175 hupa).

8.8 Examination of the comments made during meetings attended by the Joint Planning Policy Unit, as well as the main findings of the public questionnaire issued with the Draft Engagement Document, reveal the following trends in thinking regarding the draft housing growth options:

- A strong desire to satisfy the needs of the local population for housing as opposed to providing for in-migration as well. This alternative option is considered in paragraph 8.9 below.

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

8.9 Alternative growth option suggested by respondents - satisfying local need for housing implies that the area would be dependant on 'natural change'/ no migration trend to sustain the population. Examination of population trends show that migration (into and out of) as opposed to natural change has recently (2001 – 11) sustained an overall increase in population. Examination of 'natural change' trend reveals that population levels in Gwynedd could fluctuate between 118,573 in 2009 and 119,514 in 2026. In Anglesey the population level would fluctuate between 68,719 and 69,003. However, it is important to note that the small net increase in population at the end of the Plan period may not be sustained in the longer term – population level could reduce to 117,518 by 2036 in Gwynedd and to 68,547 in Anglesey. It is also noted that the number of 18 – 59 (female) and 18 – 64 (male) cohort group could reduce from 66,619 in 2011 to 62,005 by 2026 in Gwynedd, and from 36,556 to 33,584 in Anglesey. This alternative growth option could require 353 housing units to be built annually.

8.10 It is considered that the above alternative growth option is not a realistic option. A virtually static or eventually declining population would exacerbate existing social and economic problems and could lead to further rationalisation and closure of facilities and services. It would also prolong an existing unbalanced population particularly in rural areas. Furthermore, whilst new houses would be required to meet the needs of existing residents this approach would not maximise affordable housing contributions. Adverse environmental impacts would be minimised as the level of house building could place lower impacts on the countryside and urban areas.

8.11 The Welsh Government local authority level household projections for Wales vs. the other growth options - Planning Policy Wales (PPW) states

that the 2008 based population and household projections (Option T2) should form the starting point for assessing housing requirements. Where local planning authorities seek to deviate from the WG projections, they must justify their own preferred policy based projection with evidence explaining the rationale behind it. The Planning Inspectorate will examine the evidence to support such an approach at the Examination.

- 8.12 It is apparent from comments presented by stakeholders who took advantage of the opportunity to present their views about the possible growth levels that basing a strategy on Option T2 would not be supported by most of them. An overview of the reasons for this stance is provided in paragraph 8.8 above. Around 25% of those that presented their views supported Option T2 as the best option. Given the need to have regard to stakeholders' views and the requirement to have regard to national policy (Test C2) the following paragraphs set out the arguments relating to Option T2.
- 8.13
- (i) It is assumed that in the short term average house building rates will remain around 416 housing units per annum
 - (ii) The delivery of major infrastructure projects could individually and cumulatively trigger the need to deliver new housing and other socio-economic benefits, which would otherwise be delivered during the latter part of the Plan period
 - (ii) Option T2 would require an annual building rate of 638 units, which is considerably higher than what has been achieved in the past and approximately 200 more than currently planned
 - (iii) A very high growth strategy may result in an unsustainable pattern of development as large areas of land would be required for housing and associated facilities and services.
 - (iv) The latter could be to the detriment of the environment as areas of open countryside would be lost and the area may not have the environmental capacity to deal with the scale of development
 - (v) It could be argued that the highest level of development would enable the area to meet a significant proportion of affordable housing need through developer contribution
 - (vi) By increasing the number of residents within the area existing facilities and services could be sustained, which could in turn revitalize town centres
 - (ix) A potential supply of 5,835 housing units (Option T4) compared to the WG 'targets' of 9,570 housing units would raise significant concerns regarding the ability of the JLDP to deal with changes in circumstances.
 - (x) Failing to be reasonably flexible to deal with changing circumstances could lead to a judgment that the Plan fails to meet the CE4 Test of Soundness
 - (xii) Both local authorities via their corporate plans and in Anglesey's case via its Energy Island Legacy Framework seek to create circumstances in the area that make it attractive for young people to live and work locally. Failing to be reasonably flexible and having insufficient regard to relevant plans, policies and strategies relating to the area could lead to a judgment that the Plan fails to meet the CI test of soundness.
- 8.14 The Sustainability Task Group met during the engagement period to review the potential growth options against the SA objectives. The Group's

deliberations also prompted a need to explore alternative housing growth options that would provide for anticipated changes in household sizes as well as the anticipated increase in the requirement for housing as a result of economic growth.

8.15 Based on the results of the engagement process and the SA process it is therefore considered that it would be more sensible to plan for a figure which makes some allowance for higher growth level than the lower growth levels (Option T3 and T4), but that the T2 Option would be unrealistic and undeliverable.

8.16 Given the uncertainty associated with population projections, variant projections are also published by the Welsh Government alongside the main (or principle) population (i.e. Option T2). The no migration (natural change only) variant projection has already been considered earlier in this report (para 8.9 – 8.10). The lower variant projection reveals the following level of growth for the JLDP area:

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

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

Housing Scenario	Implied annual build rate
Economic base growth not combined with demographic change (Option T4)	389 housing unit per annum
Recent actual build rate – 10 year period (Option T3)	416 hupa
Regional apportionment requirement – based on 2003 population and household projections (Option T1)	445 hupa
Alternative/ hybrid – Medium growth Option	511 hupa
Trend based growth – based on 2008 population and household projections (Option T2)	638 hupa

- 8.18 The alternative/ hybrid level of growth (Medium growth option) could yield around 66 hupa more than Option T1 (which broadly equates to the current numbers being planned for in the Plan area). It is considered that this Medium growth option is more realistic and deliverable. Infrastructure providers have indicated that this level of growth could in principle be accommodated. It provides for and facilitates growth in the local economy, particularly in the energy sector, accompanied by net growth in jobs and an associated increase in demand for housing and services. It is recommended that the Committee endorses the medium growth option, which equates to an average annual build rate of 511 housing units per annum over the Plan period.

SPATIAL DISTRIBUTION OPTIONS

- 8.19 The Table below summarises the possible distribution options identified in the Draft Engagement Document.

Option D1 – Focus on Bangor and the Primary Key Settlements – which could lead to the majority of new development being directed to Bangor and the Primary Key Settlements.

Option 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.

Option D3 – Proportionate distribution to Urban and Rural areas – which could lead 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 Gwynedd UDP and the stopped Anglesey UDP

Option 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 Primary Key Settlements.

Option D4 – Focus on large mixed use developments – which would be likely to be located near Bangor and a limited number of Primary Key Settlements

- 8.20 Examination of the comments made during meetings attended by the Joint Planning Policy Unit as well as the main findings of the public questionnaire issued with the Draft Engagement Document reveal more support for Option D3, then for Option D2. Reasons cited include the need to sustain existing levels of population, facilities and services in towns and villages, the capacity of settlements to bring forward sites for development, potential to reverse the long-term decline of some rural settlements, provide a greater choice for residents and should enable residents to remain within or close to their existing communities, still likely to create a sufficient critical mass to support the provision of affordable housing, regeneration initiatives, provision of improved infrastructure systems.

8.21 Assessment of the potential spatial distribution options against the SA Objectives reveals that on balance Option D3 provides a more balanced sustainability approach than the other Options and that some of the negative effects can be mitigated by guiding more development to the larger settlements than would be delivered in its unrefined form.

8.22 Based on the views expressed during the engagement period, including the results of the SA/ SEA it is recommended that the Committee supports a distribution option, which is similar to Option D3, that would mean that development will be located in the Plan area's settlements at an appropriate scale in accordance with an agreed settlement hierarchy:

- i) Focussing the largest scale development and regeneration on the Principal Settlements and strategic sites there
- ii) Supporting development reflecting the respective scale, functions and environmental and cultural capacity of the network of Key Settlements and Key Villages
- iii) Supporting minor development in defined Minor Villages and the countryside which helps to sustain services and facilities for local communities

9 Recommendations

9.1 That the Committee endorses the refined:

- schedule of key issues, vision and strategic options set out in Appendix 3 to this report
- housing growth option set out in paragraph 8.18 above
- spatial distribution option set out in paragraph 8.22 above

10 Next steps and timetable

10.1 The next table sets out the steps and key tasks and the associated timetable.

Steps and key tasks	Timetable
Report to the Environmental and Technical Services Scrutiny Committee (Isle of Anglesey County Council) – scrutinize the self-assessment form	05/03/12
Report to Gwynedd Council Board and Anglesey Board of Commissioners	6/3/12 & 19/3/12
Report to Isle of Anglesey County Council	10/5/12
Prepare discussion papers/ background papers on,	

for example: Explore and develop the Settlement Hierarchy; Employment Land Provision; Retail; Candidate Site Assessment; Public Open Space; Special Landscape Areas	February – July 2012
Draw up the Pre-deposit Documents, which sets out the Preferred Strategy	March – September 2012
Pre-deposit Documents approved for public consultation by each Council's Board, following consideration by the Joint Planning Policy Committee	September 2012
Public consultation regarding the Pre-Deposit Documents and the Sustainability Appraisal Report	September – October 2012

APPENDIX I

Step in the preparation process		Timetable
Final Timetable		
1.	Preparing and publishing the final Delivery Agreement (<i>Regulation 5-10</i>)	January - November 2011
2.	Review and develop the evidence base	July 2010 – July 2012
3.	Pre-deposit participation – preparing the pre-deposit documents that will outline the main aims and preferred strategy (<i>Regulation 14</i>). This will not be a full draft of the Joint LDP	January 2011 - July 2012
4.	Pre-deposit Consultation – a period of 6 weeks (<i>Regulation 15</i>). Formal consultation on the pre-deposit documents and the sustainability appraisal report	September 2012 - October 2012
5.	Participation – developing the evidence base further and prepare the Deposit Joint LDP (full draft plan) based on the evidence base that includes the response received to the pre-deposit documents.	November 2012 – September 2013
6.	Place the Joint LDP and associated documents on deposit – consultation period of 6 weeks (<i>Regulation 17</i>)	October 2013 - November 2013
Indicative Timetable¹		
7.	Consider observations on the Deposit Joint LDP (<i>Regulations 18 & 19</i>)	December 2013 - June 2014
8.	Publish observations regarding alternative sites and consultations upon them – a period of 6 weeks (<i>Regulations 20 & 21</i>)	January 2014 - February 2014
9.	Submit the Joint LDP to the Assembly Government for Examination (<i>Regulation 22</i>)	November 2014
10.	Independent Public Examination (<i>Regulation 23</i>)	April 2015
11.	Publish the Inspector's Report (<i>Regulation 24</i>)	January 2016
12.	Adopt the Joint LDP (<i>Regulation 25</i>)	April 2016
13.	Monitoring and Reviewing	Annual Report

¹ The timetable for steps 7-12 depends on external factors and influences that the Council cannot currently foresee

APPENDIX 2

I Introduction

- I.1 Preparation of the JLDP is at the pre-Deposit Participation stage required by Regulation 14 of the Local Development Plan Regulations (2005). This involves engaging stakeholders in the generation of alternative planning strategies and options for future development
- I.2 The groups that were contacted were as follows:
- (i) Key Stakeholder Group (cross boundary)
 - (ii) Housing Group (cross boundary)
 - (iii) Elderly Persons Forum Gwynedd
 - (iv) Elderly Persons Group (Llangefni & Amlwch)
 - (v) Llais Ni (Children and Young Person Forum – Anglesey)
 - (vi) Children and Young Person Forum – Gwynedd
 - (vii) Core Disability Group - Gwynedd
 - (viii) LDP Strategic Project Group – Gwynedd

Seminars for Councillors were also arranged.

- I.3 Part I of this Appendix sets out the comments received during meetings with the above groups. The format of these meeting were tailored according to the group and the time available to raise awareness and discuss matters.
- I.4 A questionnaire was published with the Draft Engagement Document, which asked stakeholders to express opinions about issues, vision, objectives and their preferences for the suggested housing growth options and spatial distribution options contained in the Draft Engagement Document.
- I.5 The responses to the questionnaire are summarised in Part 2 of this Appendix
- I.6 Some stakeholders made comments on non-land use planning matters. These comments will be referred to the relevant Service in each Authority. Other stakeholders made comments about issues that will be taken into consideration at the more detailed stages in the JLDP preparation process
- I.7 The groups and those who presented written comments generated a wide range of opinions. It is unsurprising that not all of these comments are compatible with each other. However, it has been possible to identify certain broad themes and preferences, which have been useful in developing alternative issues, vision, objectives, housing growth options and spatial development options.

PART I

The following are notes of meetings held with different stakeholders:

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

The table below summarises the discussion by the group:

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

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

Vision

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

Strategic Objectives

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

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

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

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

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

Growth options

- Need to ensure that the growth options are sustainable
- Important to ensure that young people are able to access a choice of housing accommodation located in places that are accessible to work opportunities;
- Need to ensure that growth options provide opportunities for local need affordable housing, given the current lack of supply and low wages in the area
- Need to consider the impact of Wylfa B, particularly in terms of accommodating construction workers over a relatively short period of time. Reference was made to a proposed study that would examine practical models to deliver the required accommodation
- New major infrastructure developments will provide a golden opportunity to gain skills relating to sustainable construction techniques
- Importance of factoring in empty houses into the equation – need to encourage the re-use of houses
- Need to apply population and household projections carefully given that they express possible growth levels based on recent trends

- The preferred housing growth option should be flexible enough to be able to deal with changing circumstances
- Emphasis on the need for sufficient evidence to make an informed judgment

Spatial distribution options

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

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

Older People's Forum Gwynedd

Community Centre, Porthmadog

9 December 2011

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

The Group:

1. Introduction

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

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

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

2. Issues

- On street parking creating problems
- Bus timetables not always useful
- Bus stopping places not always suitable – particular reference made to the bus stop at Ysbyty Gwynedd – supposed to be a temporary arrangement

- Vacant properties and missed opportunities to find alternative uses for them, e.g. as residential units
- Manage the availability and occupancy of affordable housing – need to examine the wording of S106 agreements
- Waste – too much being created, lack of facilities to deal with all types of waste, waste collection facilities
- Empty shops in town centres – creating a poor impression and availability of easily accessible shops for all
- Employment sites being created but staying vacant for a long time – do we need them?
- Places being ignored – reference made to the banks of rivers and streams in towns and nearby
- Loss of public facilities such as toilets – affecting communities and visitors

3 **Housing growth levels and location**

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

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

Anglesey Older People's Meeting

Llangefni Church Hall

8 December 2011

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

Apologies – none received.

I. Introduction

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

2. Discussion

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

- A percentage of housing should be designated for retired people (similar to the affordable housing policies).
- Sheltered housing should be designated in the Development Plan
- Bus services in rural areas
- Supplementary Planning Guidance for sheltered housing and housing for elderly people
- The need for a policy in the Joint LDP on elderly people's needs (sheltered housing needs, elderly people's homes etc.)
- Gated communities for pensioners.
- Support for Age Cymru.
- Housing associations and private developers should provide smaller sized buildings for pensioners.
- Insufficient housing in the right locations.
- Not enough small shops in villages
- Housing – a bungalow (2 bedrooms) should be incorporated into all housing developments: either privately funded or by the Council.
- Prices threaten the future of market stalls – Llangefni is meant to be a market town!
- Vacant shops in towns.
- Too much waste being produced.
- Young people leaving the area
- Vacant flats, etc. The Council leaves them vacant for long periods when there is demand for accommodation.
- More small businesses (shops), plenty of hairdressers and restaurants available.
- Improve markets and support more traders. Support Age Cymru as it is very beneficial to communities, especially in remote areas, where there is a risk of depression. Integration is extremely important.
- Too many large houses being built. Young couples have no hope of finding houses.
- Vacant shops / flats.
- Sheltered housing – the need for specific types of housing for specific groups of people.
- Wylfa – training for local people to be able to compete for jobs.
- A lack of buses between 2-5 in the villages. There should be a 7-seater bus.
- Car Link Môn.
- Tourism – cycling paths.
- Insufficient playgrounds within the area.
- High quality broadband needed for businesses.

3. Housing Distribution

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

4. Housing Figures

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

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Meeting of Older People Group, Anglesey

Canolfan Goffa, Amlwch

23 January, 2012

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

Apologies - None

4. Presentation

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

5. Discussion

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

- Shops closing in Town resulting in less choice and price competition
- Cheaper to do main shop in Holyhead or Bangor rather than Amlwch
- Request better community facilities

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

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Llais Ni Môn

Mona Showground

15 December 2011

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

Apologies – none received.

I Introduction

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

2. Discussion

The matters raised were as follows:-

Transport

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

Facilities

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

Housing

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

Jobs

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

Courses

- Courses are needed to enable people to gain skills in school/higher education, e.g. first aid, health and safety, fire safety

- Coleg Menai has undergone substantial development recently. Is further development required?
- More courses needed in the colleges/university

Tourism

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

3. Where would you like to live?

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

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

4. Where should houses be developed

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

Gwynedd Children and Young People's Meeting Caernarfon Leisure Centre

28 November, 2011

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

Apologies – none received.

1. Introduction

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

2. Discussion

The responses received included:-

Land Use

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

Jobs

- No jobs available
- More jobs needed

Transport

- Minor roads need to be resurfaced – in poor condition
- Better street lighting required
- Better management of the public transport bus system
- Road Safety. A suggestion that mirrors should be placed on dangerous roads
- Salt grit bins needed in rural locations

Housing

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

Facilities

- An improved park is needed
- A youth club/centre open every evening is needed, to draw young people from the streets

- A lack of entertainment – cinemas and bowling alleys
- An improved village hall
- A shop is needed in Mynydd Llandygai
- The Council needs to help to open a shop in Tregarth
- More shops needed in small villages
- Larger shops are needed.

Housing distribution

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

3. Where would you like to live?

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

Bangor	✓
Caernarfon	
Pwllheli	✓
Porthmadog	
Dolgellau	
Bala	
Holyhead	
Amlwch	
Llangefni	
Another town in Gwynedd / Anglesey	
A village in Gwynedd / Anglesey	✓✓✓ Bethesda / Mynydd Llandygai
Rural Gwynedd / Anglesey	✓✓
Cardiff	✓✓
Another location in Wales	
England	✓
Somewhere else	✓✓✓ New York x 3

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Disability Core Group

Porthmadog Leisure Centre

12 December, 2011

Present – There were eight people present at the meeting.

Apologies – none received.

1. Introduction

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

2. Discussion

The main messages from the discussion were as follows:

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

Other

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

3. Housing distribution

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

- Important to consult with villages.
- Focussing on developing the towns would lead to a reduction in the options available to move to rural areas.

- There's a need for balance. It was agreed that the Rural and Urban Balanced Distribution Option was best.

4. Housing Figures

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

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

Housing Stakeholders

Intec, Parc Menai, Bangor

17 January, 2012

Key issues

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

Vision

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

Strategic objectives

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

Housing growth and distribution options

- Important to address the number of current commitments and how these have been distributed in the area. It was acknowledged that this was an important factor to consider when assessing how to meet the level of need in various settlements.
- The message from Denbigh’s examination was that it is important to consult with individual communities regarding their needs. Worth going out to ask different communities what they wanted in the future.
- It could be argued that some options did not tie-in with the vision.
- The figures noted in option T4 appeared low, considering the possible impact of Wylfa and associated developments.
- Option 4 seems very negative for rural communities.
- Consideration in terms of the deliverability of residential units in rural areas.
- It was asked how restrictive to national policy we should be?, as option 2 was the only one that seemed to follow the content of the Spatial Plan. It was confirmed that this was a starting point to consider the various options, but that evidence was needed to justify the content.
- The third paragraph in option D2 referred to the area of influence. It was felt that very few settlements were located outside this area.
- A question was asked as to whether or not the housing level under option T2 was realistic. It was acknowledged that consideration needed to be given to

the physical and capacity restrictions of construction when considering the options.

- If development was required, there was a need to ensure that suitable facilities were available in the settlement, e.g. a school.
- In the future, it was possible that more people would rent as the problem at the moment was having a deposit for a mortgage. A change was anticipated in the future with long-term renting agreements (3 or 5 years). The type of houses that people wished to rent was different to houses to buy, e.g. did not want large gardens.
- Felt that option D2 was not consistent with the objectives of the Plan, but that option D3 was closer to the mark.
- The emphasis in option D1 and D2 was on large centres, thus affecting rural communities.

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

Anglesey Council Members' Seminar

Council Chamber, Llangefni

25th November, 2011

Issues

Key Strategic Matters	Comment
4. (An ageing population)	Likely to increase in future. Need to ensure input from Betsi Cadwaladr University Health Board into the Plan
6. (Housing Needs)	Agree with the need for housing but concerned that there was too much emphasis on towns rather than the countryside. Need to ensure that vibrant communities remained in the countryside.
8. (Health)	As this is a land use plan, not certain how much role the plan has in this field.
9. (Employment Land)	<ul style="list-style-type: none"> • Need to ensure that a large site was available for employment needs in the future. • Need to ensure that there was an investment in Holyhead and Amlwch and that not all the investment goes to Bangor.
10. (Snowdonia National Park)	Need to ensure that appropriate consideration was given to the Anglesey

Key Strategic Matters	Comment
	Area of Outstanding Natural Beauty (AONB) along with the National Park.
13. (Deprivation)	There are also deprived rural areas, e.g. Rhosyr, which also had many designations in the area. Need to ensure that different agencies provide an input in the process to ensure improvement in such areas.
14. (Tourism)	<ul style="list-style-type: none"> • This is an important sector for the area and there is a need to ensure that appropriate provision is available for visitors. • Need to emphasise the importance of the maritime heritage.

Vision

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

Objectives

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

Growth and distribution options

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

**Anglesey and Gwynedd Joint Local Development Plan
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Gwynedd Council Members' Seminar

Siambur Dafydd Orwig, Gwynedd Council Headquarters, Caernarfon

5 December, 2011

Issues

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

Vision

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

Objectives

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

Growth and Distribution Options

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

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

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

Gwynedd Council Members' Seminar

Dwryd, Penrhyndeudraeth

7 December, 2011

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

- Extant planning permissions for housing, particularly those that are deemed to have started in planning terms, and their impact on the requirement for housing land. They may be a barrier to the release of land that is more readily available;
- Need to rural proof the strategy;

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

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

Local Development Plan Strategic Project Group – Gwynedd Council

Summary:

Issues

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

Vision

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

Growth and distribution options

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

Concluded:

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

PART 2

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

The Joint Local Development Plan – possible issues

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

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

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

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

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

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

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

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

2nd - Loss of economically active young residents

- 3rd - Decline in the vibrancy and vitality of town centres as places offering opportunities in terms of retail, leisure, employment and homes
- 4th - Catering for visitors to the area in sustainable ways and, at the same time, promoting the area's heritage and culture
- Equal 5th - Fewer residents recorded as being Welsh-speakers and fewer areas where more than 70% of the population is able to speak Welsh
- Equal 5th - Lack of local services in rural communities and pressures on local services, open spaces and facilities in other areas
- Equal 5th - Issues around the accessibility of services and facilities, particularly in rural areas due to a lack of choice in transport modes
- Equal 5th - Need to protect, strengthen and promote biodiversity, ecological links and visual amenities

The Joint Local Development Plan – possible vision

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

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

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

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

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

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

Joint Local Development Plan – possible strategic objectives

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

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

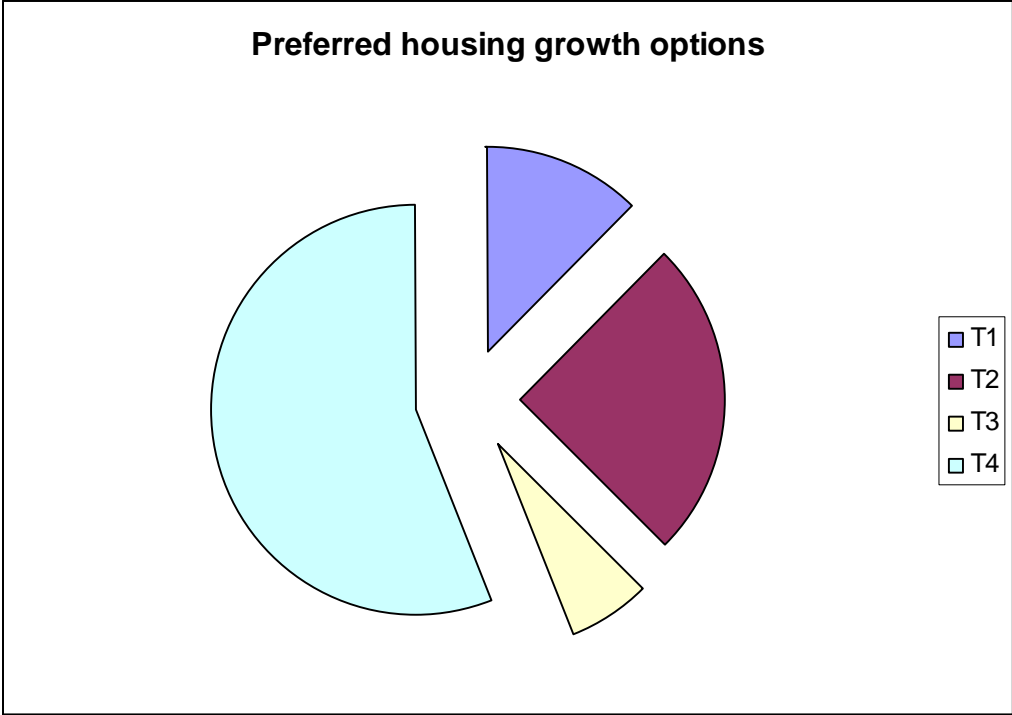
Need to prioritise given current economic climate
Dealing with second/ holiday homes/ Manage the supply of second homes in sensitive rural areas
Manage development of sites in a timely manner
Promote the reuse or redevelopment of suitable previously developed land and unoccupied buildings or ones that are not used to their full capacity for appropriate alternative uses
Emphasis on rural areas

Encourage food production
Promote an innovative range of quality training and educational opportunities based on local heritage, environment, language and culture
Should preference be given to graduates (point 8)/ encourage local graduates to return to area/ can local authority control this
Include reference to 'sewerage' - point 17
Emphasis on economic development
Specific link to providing housing for young people as well as elderly
Role of residential care establishments
Should preference be given to graduates (point 8)/ encourage local graduates to return to area/ can local authority control this
Include reference to 'sewerage' - point 17
Bilingual education important/ Modern education facilities/ Add education as a key and high value sector in point 4
Need to strengthen point 3
Welsh language impact assessment required for all proposals in order to safeguard, strengthen and promote the use of the Welsh language
Welsh language doesn't need to be an essential part of community life - part of community life more realistic/ need fluency in both Welsh and English due to international business
Include reference to quality tourism accommodation, diverse attractions, excellent activities/ increase in accommodation capacity
Filling gaps in activity infrastructure - improving connectivity and bringing facilities up to scratch
Sustainable development principles given priority
Point 16 should refer to "improve biodiversity"

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

JOINT LOCAL DEVELOPMENT PLAN – POSSIBLE HOUSING GROWTH OPTIONS

QUESTION: which growth option in the order of preference do you prefer (i.e. 1st, 2nd, 3rd etc)

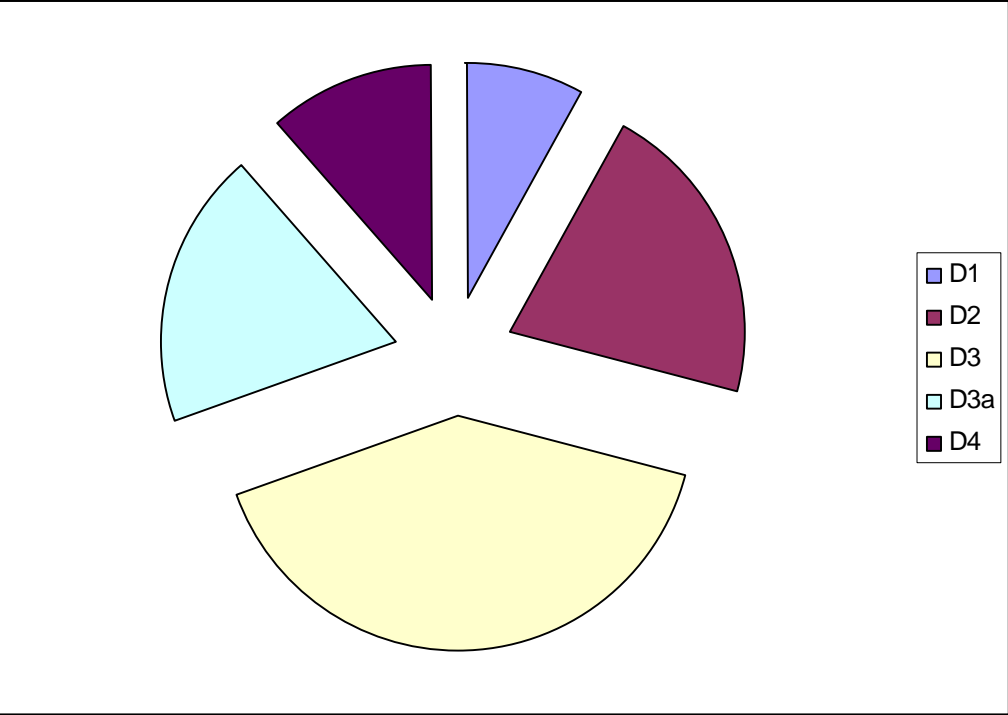


QUESTION: is there an alternative strategic option? If there is one, tell us about it

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

JOINT LOCAL DEVELOPMENT PLAN – POSSIBLE SPATIAL DISTRIBUTION OPTIONS

QUESTION: which distribution option do you prefer in order of preference? (i.e. 1st, 2nd, 3rd etc)



APPENDIX 3

Table 1 - Revised schedule of key issues (KI)

(The KIs are not listed in any particular order of importance)

POPULATION, DEMOGRAPHICS AND HOUSING

- KI 1. An increasingly ageing population fuelled by parts of the area's popularity as retirement destinations
- KI 2. Impact of second/ holiday homes on communities and the housing market
- KI 3. Need to accommodate students
- KI 4. Accommodating construction workers required in association with major infrastructure projects
- KI 5. Loss of economically active young residents
- KI 6. Inadequate supply of housing and responding to the need for a better range of accommodation in terms of location, type, size and affordability for local people
- KI 7. Responding the accommodation needs of Gypsies and Travellers
- KI 8. Existing housing perceived as being too old and poorly designed to meet modern needs in terms of performance and sustainability
- KI 9. Capacity of settlements to accommodate additional housing
- KI 10. Rationalization and centralization of education and health facilities

WELLBEING

- KI 11. Need to continue to provide opportunities for people to live healthily and have reasonable access to health care, in particular within an ageing population context
- KI 12. Areas with high levels of various types of deprivation
- KI 13. Need to maintain or improve residents' feeling of safety in their homes or outside

- KI 14. Access to community facilities and services, informal and formal leisure and recreational facilities, as well as the countryside

ECONOMY, EMPLOYMENT AND SKILLS

- KI 15. Low productivity (Gross Value Added, per capita) of the local economy
- KI 16. Satisfy the demands for employment land and premises in sustainable places to meet identified need across the area (both urban and rural)
- KI 17. Responding to business and employment development needs of indigenous/ new employers
- KI 18. Access to appropriate education and skills training opportunities
- KI 19. Infrastructural requirements (e.g. telecommunications/ ICT, water, transport links, foul and surface water) associated with the delivery of existing and new development, including anticipated/ proposed new major energy infrastructure development
- KI 20. Decline in the vibrancy and vitality of town centres as places offering opportunities in terms of retail, leisure, employment and homes
- KI 21. Responding to the needs of farming and rurally based industries, including farm diversification and use of redundant farm buildings
- KI 22. Need to enhance and manage the 'all year round' tourism offer within the area in sustainable ways and, at the same time, promoting the area's heritage, Welsh language and culture
- KI 23. Need to safeguard the area's mineral resources, taking full advantage of secondary aggregates and maintain the supply levels

ENVIRONMENT

- KI 24. Need to mitigate the impacts of climate change, e.g. reducing greenhouse gas emissions, promote renewable and low-carbon energy production

- KI 25. Adapting to the effects of climate change anticipated over the coming years, e.g. increase in flood events, higher sea levels, coastal erosion, storms, spells of warmer weather, dryer periods
- KI 26. Reducing the need for energy and other resources in developments in the first place
- KI 27. Need to produce less waste in the first place, and make provision for re-using and recycling of waste as well as disposal of residual waste
- KI 28. Need to protect, and where possible enhance or improve the area's natural environment and habitats and species
- KI 29. Making the best use of relatively low levels of brownfield sites in the area as well vacant or underused/ vacant buildings

TRANSPORT AND ACCESSIBILITY

- KI 30. The perceived remoteness of parts of the JLDP area
- KI 31. Areas with poor telecommunications and ICT links
- KI 32. Issues around the accessibility of services and facilities, particularly in rural areas, due to a lack of choice in transport modes

DISTINCTIVENESS

- KI 33. Fewer residents recorded in 2001 as being Welsh-speakers and fewer areas where more than 70% of the population is able to speak Welsh
- KI 34. Maintaining the contrasts that exists between different parts of the area
- K 35. Need to protect and enhance places, landscapes and buildings of historical, cultural and archaeological importance and their settings

LOCATION

- KI 36. The close relationship and interaction between settlements in the Gwynedd Local Planning authority area and the Snowdonia National Park

- KI 37. Jobs and key services provided in towns within neighbouring areas
- KI 38. Transport corridor between Ireland and UK/ International Port

Table 2 – REVISED 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

Table 3 – REVISED 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

APPENDIX 4

The following are excerpts from the Sustainability Appraisal of possible housing growth options and spatial distribution options:

Summary of sustainability appraisal of housing growth options: Growth Options T1 and T3 were found to have very similar effects, as both would deliver a similar level of new homes annually. Option T3 has a higher proportion of homes proposed for Anglesey, so there would likely be more socio-economic benefits for Anglesey, but also increased environmental effects for this option when compared with Option T1. In option T1, the same result would apply for Gwynedd. Notwithstanding, these options both performed quite well on a range of SA objectives, with positive effects identified for community and health, economy, housing and transport and accessibility. Negative effects were identified for Options T1 and T3 for climate change, landscape and townscape, communities and transport and accessibility (both negative and positive results identified) and uncertainty for water and climate change.

As it is proposing a lower level of growth, Option T4 was found to have less negative effects for the environmental sustainability criteria (e.g. biodiversity, landscape and townscape, water and flood risk), but it did not perform as well on the social and economic criteria (economy, housing and communities).

Option T2, proposing a higher level of growth was found to have the most potential for adverse effects on the environment, especially for land, minerals and waste and landscape/townscape, but it has a significantly higher positive effect on social and economic factors, especially economy and housing (although it could also cause community cohesion problems).

On balance, Options T1 and T3 provide a more balanced sustainability approach than options T2 and T4, however, as found throughout the appraisal, many of the negative effects (identified for all options, but especially for Option T2) can be mitigated through strong policies in the LDP (e.g. on landscape and biodiversity) and the appropriate location of development.

Summary of sustainability appraisal of spatial distribution options: The assessment has shown that from an environmental perspective, Options D1, D2 and D4 generally perform better due to the fact that concentrating development in key settlements would meet environmental objectives in terms of energy and resource efficiency, use of previously developed land and facilitating a reduced need to travel. However, even though these options assist in addressing social and economic objectives by focusing community, health and education facilities in accessible locations where they are most needed, as well as encouraging economic diversification in strategic locations, they disregard the needs of the wider population in rural areas.

Option D3a, on the other hand, addresses the requirements of the wider population and performs well against the socio-economic objectives. However, by guiding development away from key settlements, this option is likely to have negative

environmental effects by adversely impacting upon the landscape, biodiversity and air quality.

Overall, the appraisal has shown that Option D3 is the most sustainable option, scoring best against the majority of the sustainability objectives. The proportionate distribution of development throughout the Plan area addresses the socio-economic needs of the urban as well as the rural population, whilst simultaneously reducing the potential impact upon the environment due of the dispersed nature of development.

It should be remembered, however, that all options have the potential to have both positive and negative impacts, although the scale of these impacts is very much dependent on the implementation of the option and the mitigation measures taken.