Gwynedd Local Development Plan (2024-2039)

Key Issues, Vision, Strategic Objectives and the Growth and Spatial Distribution Options

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1.0 Background and Purpose

1.1 The Local Development Plan

1.1.1 All local planning authorities in Wales must prepare a Local Development Plan (LDP) in accordance with the requirements of the Planning and Compulsory Purchase Act 2015 and the Development Plan Manual (Edition 3, March 2020). Cyngor Gwynedd is preparing a new LDP for the Gwynedd Local Planning Authority (LPA) area (which is the area of Gwynedd located outside the Eryri National Park). An LDP is a statutory document that sets out how a local authority area should develop over a 15-year period. The Plan will address the housing, employment, social and environmental needs of the Gwynedd LPA residents for the period up to 2039.

1.1.2 The new LDP will be prepared in accordance with the Council's Delivery Agreement, which has been agreed with the Welsh Government. The Delivery Agreement sets out the timetable for the preparation of the LDP, as well as the approach to stakeholder engagement and community engagement.

1.1.3 The LDP has now reached the 'Pre-deposit Participation' phase, where emphasis is placed on seeking people's views and ensuring consensus by involving the community and other stakeholders when discussing strategic considerations.

1.1.4 During these initial phases of preparing the LDP, it is required that a clear path is followed from the **Key Issues** to the **Vision** to the **Objectives** to the **Strategic Options** to the **Preferred Strategy**, by considering the following:

- The main spatial considerations and issues relating to sustainability facing the LDP area.
- The community's vision for the spatial future of the LDP area.
- Land use planning objectives that will assist to realise this vision.
- Strategic options to achieve these objectives – level and spatial distribution of new development.

1.1.5 After considering and discussing a number of options introduced in this paper the LDP Preferred Strategy will need to be selected. These options will relate to general growth levels that the Area could wish to provide for and the spatial distribution of new developments, i.e. how much development and where developments are located.

1.1.6 The Preferred Strategy document will not include land allocations, except for potential strategic sites and / or other key sites, which are imperative, because of their comparative size, to realise the Preferred Strategy. It will include an appendix which will outline which policies from the current plan will be kept, amended or deleted. However, it will not include detailed planning policies to manage development – it will only include general policies that are required in order to put the preferred strategy into practice. Allocations for smaller sites and detailed policies will be considered and included in the **Deposit Plan**, namely the draft version of the Plan in its entirety.

1.2 The purpose of this document

1.2.1 The main purpose of this consultation document is to:

- ensure that we have identified all the key issues, challenges and opportunities facing the Gwynedd LPA (Part 4.0)
- receive feedback on the draft vision (Part 5.0)
- receive feedback on the draft strategic objectives (Part 6.0)
- receive feedback on the growth options (Part 7.0)
- receive feedback on the spatial distribution (Part 8.0)

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1.2.2 **No decisions have been made to date as this is the first phase of the public consultation process.** When this consultation process has been completed, the Council will prepare a consultation report highlighting the comments received.

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2.0 The Policy Context

2.1 National

Future Wales: The National Plan 2040

2.1.1 Future Wales – the National Plan 2040 is the national development framework for Wales, setting the direction for development to 2040. It is a development plan with a strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy, achieving decarbonisation and climate-resilience, developing strong ecosystems and improving the health and well-being of our communities. As the national development framework, Future Wales is the highest tier within the development plan framework and is focused on solutions to issues and challenges at a national scale. The National Plan complements Planning Policy Wales and the supplementary Technical Advice Notes. The National Plan will therefore affect the shape and direction of future planning policy in Wales, including Strategic Development Plans (SDPs) and Local Development Plans (LDPs).

2.1.2 The National Plan identifies four regions for future policy development in Wales – North Wales, Mid Wales, South West Wales and South East Wales. Strategic Development Plans (SDPs) will be prepared for these regions, which will influence the content of future Local Development Plans. The Gwynedd Local Planning Authority (LPA) area is located within the North Wales region, which includes Conwy, Denbighshire, Flintshire, Wrexham LPA's and the Eryri National Park.

2.1.3 As part of its spatial strategy, the National Plan sets out a number of general and regional specific policies. For the North Wales region, Future Wales identifies Wrexham and Deeside as a National Growth Area, which is complemented by three Regional Growth Areas. These are areas that will grow, develop and offer a variety of public and commercial services at regional scale. Both Bangor and Caernarfon are identified as Regional Growth areas. Development and growth in towns and villages in rural areas is not excluded but should be of appropriate scale and support local aspirations and need.

Welsh Government has launched a public consultation on a major revision of the National Development Framework, which will shape development across the country up to 2050. Consequently, consideration may need to be given to emerging themes while preparing the new Plan.

Planning Policy Wales (Edition 12)

2.1.4 Current Planning Policy Wales (PPW) Edition 12 states at paragraph 4.2.6 that "the latest Welsh Government local authority level Household Projections for Wales, alongside the latest Local Housing Market Assessment (LHMA) and the Wellbeing plan for a plan area, will form a fundamental part of the evidence base for development plans. These should be considered together with other key evidence in relation to issues such as what the plan is seeking to achieve, links between homes and jobs, the need for affordable housing, Welsh language considerations and the deliverability of the plan, in order to identify an appropriate strategy for the delivery of housing in the plan area. Appropriate consideration must also be given to the wider social, economic, environmental, and cultural factors in a plan area in order to ensure the creation of sustainable places and cohesive communities."

2.1.5 Paragraph 4.2.7 adds that "household projections provide estimates of the future numbers of households and are based on population projections and assumptions about household composition and characteristics. Certain elements of the projections, such as births and deaths, will remain relatively constant throughout the plan period. However, other elements, such as migration and household formation rates, can influence outcomes significantly. Planning authorities need to assess whether the various elements of the projections are appropriate for their area, and if not, undertake modelling, based on robust evidence, to identify alternative options."

Development Plans Manual (Edition 3)

2.1.6 The Welsh Government's Development Plans Manual (DPM) Edition 3 (2020) provides detailed guidance on how to develop an evidence base to justify the level and distribution of economic growth and housing. The DPM recognises that there is not always a direct correlation between jobs and homes, but it is something that needs to be "considered collectively when assessing growth levels and developing a sustainable strategy; the aim being to achieve a balance between homes and jobs thereby reducing the need for commuting" (5.25). Links to the regional and sub-regional context should also be considered, taking account of functional linkages and geographical synergies between places to achieve better planning outcomes (5.25).

2.1.7 The DPM states that evidence will be required to demonstrate the current/baseline position of the plan and that "trend-based forecasts quantify a variety of outcomes, based on a series of assumptions, extrapolating the level of need forward to cover the whole plan period. The forecasts used should relate directly to the range of issues and land uses the plan is seeking to address, for example changes in population and the need for additional homes to accommodate this change. All sources of evidence, including the latest Welsh Government Household Projections, should be used when preparing a plan" (5.28).

2.1.8 The latest WG Population and Household Projections are identified as a fundamental part of the LDP evidence base, and the DPM states that these projections, and the resultant housing numbers, should be considered as part of the evidence which should include a summary analysis of each variant projection, and the implications this has for population, households, and jobs growth in an area.

2.1.9 With regards to the spatial strategy, the DPM states that LDPs "must clearly communicate where future development will be located, why and how it will deliver the vision, key issues and objectives". This will need to be informed by a robust understanding of the area and the role and function of places as well as an understanding of supply and demand factors within and beyond the local authority boundary

2.2 Regional

Strategic Development Plans (SDP)

2.2.1 SDPs will be produced for the four regions (North Wales, Mid Wales, Southwest Wales and Southeast Wales) that have been identified in Future Wales: The National Plan 2040. They will sit in between the National Plan and Local Development Plans (LDPs) and will provide a strategic context for the preparation of subsequent LDPs.

2.2.2 Future Wales: The National Plan 2040 states that:

"Clear decisions should be made on the scale and location of growth through the preparation of a Strategic Development Plan, to ensure that all parts of the region are working together to achieve the region's goals. A Strategic Development Plan should focus on the movement of people across the region and support an integrated approach to strategic land-use and transport planning. Key locational decisions including for employment centres, strategic housing growth and services should focus on the most sustainable and accessible locations, address congestion, reduce car based commuting and improve air quality".

2.2.3 For the North Wales region, the responsibility for the preparation of the SDP lies with 'Ambition North Wales'. The preparation of the SDP has begun, with the 'Delivery Agreement' stage of the SDP being completed and work is now progressing on preparing the 'Evidence Base'.

Regional Transport Plan (RTP) (2025 – 2030)

2.2.4 The RTP is a strategic document outlining the long-term vision for the region's transport system, including the aims, objectives and policies and priorities for improving the transport network and services.

2.2.5 This RTP will help address current and future local and regional transport issues now and over the next 5 years (2025-2030) by providing a framework for future investment decisions.

2.2.6 It sets out how transport can support the delivery of 'Llwybr Newydd', the Welsh Government's transport strategy, and contribute to the success, regeneration and development of our region. This Plan is essential for ensuring that North Wales can contribute to the delivery of national strategies and priorities.

Regional Technical Statement (RTS)

2.2.7 The preparation of Regional Technical Statement (RTS) is a requirement of the Minerals Aggregates Technical Advice Note (MTAN1) (2004). The RTS set out how aggregates demand would be met in the region for a 15 year period ending in 2021. The First Review of the RTS was published in 2014 and was followed by the Second Review in September 2020. The Second Review RTS covers the 25 year period up to 2041, but further reviews will still be initiated every 5 years, in accordance with MTAN1, to ensure that the RTS can react to any significant change in circumstances. This will ensure that any major changes to supply and demand can be addressed and the RTS changed or modified as appropriate.

North Wales Economic Framework

2.2.8 This was published by Welsh Government in 2021, and is one of four Regional Economic Frameworks covering the whole of Wales.

2.2.9 Its mission is:

"to start creating innovative opportunities to ensure we protect and enhance our natural environment whilst also allowing communities to thrive. Building on our strengths and taking advantage of opportunities where they add value, beyond monetary value alone, to the region."

2.2.10 It is based on the principles of a Wellbeing economy and sets out 3 Priorities; these are
1. The Social and Community Wellbeing Economy
2. The Experience Economy
3. The Low Carbon and Low Emissions Economy

Gwynedd and Eryri Sustainable Visitor Economy Plan 2035

2.2.11 This Strategic Plan has been prepared by Cyngor Gwynedd and the National Park Authority in collaboration with communities, businesses and stakeholders. This Plan has been developed to promote a Sustainable Visitor Economy for the area for the future. It's vision for the future is:

"A visitor economy for the benefit and well-being of the people, environment, language and culture of Gwynedd and Eryri"

2.2.12 The Plan sets out the core principles for the visitor economy which will in turn lead to a series of actions to be agreed upon by the Sustainable Visitor Economy Partnership. It recognizes the importance of the visitor

economy to this special area but aims to ensure that the area and its special qualities are protected and safeguarded - so that what is so unique about the area remains protected today and for future generations.

2.3 Local

Gwynedd Council Housing Action Plan for 2020/21 - 2026/27

2.3.1 The Action Plan was approved in December 2020. The purpose of the Action Plan is to outline how the Council will try and address the objectives of the Cyngor Gwynedd Housing Strategy (2019 up to 2026/27.

- Over 30 schemes are outlined across the county that will enable the Council to
- facilitate over 500 new affordable houses to be sold or let to the residents of Gwynedd including building 100 new houses;
- offer loans for 250 local first-time buyers;
- secure over 600 new social housing units for Gwynedd including buying 72 former social houses in order to rent them to local people in accordance with the Council's new local allocation policy;
- extend the grants system to bring 250 empty homes back into use across the county;
- invest in eco-friendly homes;
- develop 150 living units for homeless persons in the county and create 130 new units for vulnerable residents.

Ardal Ni: Local Regeneration Plans

2.3.2 These are a series of action plans for specific areas of Gwynedd. The intention is to ensure that proactive steps are in place to ensure collaboration and improve the areas economically, environmentally, socially, and culturally.

2.3.3 The vision is to develop and support sustainable communities that are healthy, prosperous, and dynamic, with the confidence to venture, the ambition and ability to contribute their own solutions to local needs, and the ability to take advantage of new opportunities.

2.3.4 As part of the framework the county has been divided into 13 Local Regeneration Areas and an action plan has been created for each of the areas. The action plans identify projects that respond to local priorities.

Climate and Nature Emergency Plan

2.3.5 On 8 March, 2022 Gwynedd Council's Cabinet adopted an ambitious Climate and Nature Emergency Plan which sets a goal to become a net zero carbon authority by 2030. This Plan follows the Full Council's decision to declare a climate emergency and the Council's commitment to invest £3 million to deliver various climate-related projects.

Nutrient Sensitive Special Areas of Conservation

2.3.6 In March 2025, Natural Resources Wales updated their assessment of Welsh River SACs to evaluate compliance with Phosphorus targets. The assessment emphasised the negative impacts of excessive phosphate concentrations on aquatic species and ecosystems. There are three SAC rivers in Gwynedd (Glaslyn, Gwyrfai, and Dyfrdwy). NRW are currently monitoring phosphate concentrations in these rivers, and results have found that phosphate concentrations in the Gwyrfai are currently exceeding targets. When phosphate targets are exceeded within SAC rivers, proposed developments within the river catchments may need to demonstrate nutrient neutrality. Gwynedd Council will continue to monitor current NRW guidelines regarding planning proposals within SAC River Catchment areas.

2.3.7 When preparing the LDP and determining where new developments will be located consideration will need to be given the latest evidence available on nutrient levels in the river catchments, nutrient neutrality requirements and the latest NRW guidance.

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Local Flood Management Strategy, Cyngor Gwynedd

2.3.8 The need for Local Authorities to prepare a Local Flood Risk Management Strategy is a requirement of the Flood and Water Management Act 2010. Gwynedd Council is required to review the original Strategy (2013) to align with the objectives, measures and related policies and legislation of the National Strategy for Flood and Coastal Erosion Risk Management in Wales published in 2020.

2.3.9 The strategy includes objectives to reduce the risk of flooding and coastal erosion, develop an understanding of these hazards, and collaborate with relevant bodies. It also emphasizes the need to raise awareness and encourage collaboration on mitigation plans. The strategy runs alongside the Council's Climate and Nature Emergency Plan, aiming to create safer and more sustainable communities in Gwynedd.

Gwynedd Economic Strategy - An Economy that works for all Gwynedd 2035

2.3.10 The strategy was adopted by Gwynedd Council's Cabinet on 11 June 2024. The Strategy was approved by Gwynedd Council in May 2026 and sets out a long-term vision and priorities for Gwynedd's economy, namely:

"An innovative, productive and low-carbon economy which strengthens the Welsh language, creates new opportunities and contributes towards everyone's well-being."

The overarching themes and priorities of the strategy are:

Enterprise – thriving local businesses that excel
1. Maximise the value of the current economy
2. Make the most of new opportunities

People – a skilled and inclusive workforce
3. Ensuring a skilled workforce
4. Supporting our people

Place – the best conditions to thrive
5. Optimal Connectivity and Infrastructure
6. A great place to live, work and venture

2.3.11 Consideration will need to be given to the priorities outlined in the strategy while developing the new Local Development Plan.

Local Housing Market Assessment

2.3.12 A Local Housing Market Assessment (LHMA) looks at current and future housing needs, the demand for housing, and housing affordability in an area, and it provides important evidence when preparing the Local Development Plan. The LHMA is prepared according to Welsh Government guidelines.

2.3.13 The LHMA is currently being prepared, and once it's finished, its findings will be carefully considered alongside other relevant evidence when developing the Preferred Strategy.

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3.0 Key Issues

3.1 Basis of the key issues

3.1.1 At the core of the work of preparing the Gwynedd Local Development Plan (LDP) (2024–2039), consideration needs to be given to how the Plan can facilitate the creation of sustainable communities and growth by responding positively to the main issues relevant to the area.

3.1.2 The key issues facing Gwynedd during the LDP period and beyond have been based on a range of evidence, objectives derived from relevant plans, reports, programmes and strategies together with verbal input that has resulted from specific engagement exercises.

3.1.3 These sources include:

- The objectives and content of the Gwynedd and Anglesey Well-being Plan 2023-28. The three main well-being objectives are:
  - Working together to mitigate the impact of poverty on the well-being of our communities.
  - Working together to improve the well-being and success of our children and young people to realise their full potential.
  - Working together to support our services and communities to move towards Net Zero Carbon.
- The objectives and content of the Cyngor Gwynedd Plan 2023-28. The Plan includes a series of projects under seven priority areas:
  - Tomorrow's Gwynedd - Give our children and young people the best possible start in life.
  - A Prosperous Gwynedd - Strengthen the economy and support Gwynedd residents to earn a worthy wage.
  - A Homely Gwynedd - Support the people of Gwynedd to live in suitable and affordable homes in their communities.
  - A Caring Gwynedd - Support the residents of Gwynedd to live full and safe lives in our communities.
  - A Welsh Gwynedd - Ensure that we give every possible opportunity for our residents to use the Welsh language in the community.
  - A Green Gwynedd - Protect the county's natural beauty and respond positively to the climate change crisis.
  - An Efficient Gwynedd - Put the residents of Gwynedd first and treat them fairly and ensure that the Council performs effectively and efficiently.
- The current policy, legal and technical framework. This includes the objectives of Planning Policy Wales (a national policy that outlines the guidelines for making planning decisions) together with the priorities of Future Wales – the National Plan 2040, a national development framework that sets the direction for development work in Wales up to 2040.
- The key issues that underpinned the Anglesey and Gwynedd Joint Local Development Plan taking into account their current suitability to the Gwynedd Planning Authority area.
- Consideration of how the Anglesey and Gwynedd Joint Adopted LDP (2011-2026) has performed relative to its monitoring indicators as analysed in the LDP's Joint Annual Monitoring Reports (AMR 1-6) and the Joint Local Development Plan Review Report for Gwynedd and Anglesey (March 2022).
- Input from a workshop with Members of the Planning Policy Working Group.
- A public consultation was carried out, which asked what issues that were important to those who lived and worked in the Plan area. The responses were given full consideration to ensure that the key issues drafted were addressed.

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3.2 The Well-being of Future Generations (Wales) Act 2015

3.2.1 Central to including the identified Key Issues, and thereby the Vision and Main Objectives that establish it, are the requirements of the Well-being of Future Generations (Wales) Act 2015 that place a duty on public bodies to develop in a sustainable way. This is the basis of the Gwynedd and Anglesey Well-being Plan 2023-28. The Well-being of Future Generations Act presented seven well-being goals to provide a structure for the work of all public bodies in Wales to meet its objectives. These are as follows:

Well-being Goal	Description of the Goal
A prosperous Wales	An innovative, productive, low-carbon society which recognises the limits of the global environment and therefore uses resources efficiently and proportionately (including acting on climate change); and which develops a skilled and well-educated population in an economy which generates wealth and provides employment opportunities, allowing people to take advantage of the wealth generated through securing decent work.
A resilient Wales	A nation which maintains and enhances a bio-diverse natural environment with active healthy functioning ecosystems that support social, economic and ecological resilience and the capacity to adapt to change (for example climate change).
A healthier Wales	A society in which people's physical and mental well-being is maximised and in which choices and behaviours that benefit future health are understood.
A more equal Wales	A society that enables people to fulfil their potential no matter what their background and circumstances (including their socio-economic background and circumstances).
A Wales of cohesive communities	Attractive, viable, safe and well-connected communities.
A Wales with a vibrant culture and a thriving Welsh language:	A society that promotes and protects culture, heritage and the Welsh language, and which encourages people to participate in the arts, and sports and recreation.
A globally responsible Wales	A nation which, when doing anything to improve the economic, social, environmental and cultural well-being of Wales, takes account of whether doing such a thing may make a positive contribution to global well-being.

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Figure 1: The Well-being of Future Generations Act's seven well-being goals



3.3 Placemaking

3.3.1 Another aspect that is central to establishing clear and sound objectives is the principle of 'Placemaking'. It is an important principle that is promoted in Planning Policy Wales (edition 12). Placemaking is described (Planning Policy Wales, Edition 12, page 14) as "a holistic way to approach planning and designing developments and places, which focuses on positive outcomes. It draws on the potential of an area to create high-quality developments and public spaces that promote people's prosperity, health, happiness and well-being in their broadest sense. "Place-making" considers the context, function and relationship between the site of the development and its vicinity, that in the case of large developments that create new spaces as well as small developments that are created in a wider space".

3.3.2 In considering the Key Issues to the LDP period, one must therefore keep the following principles in mind:

Figure 2: Placemaking principles



3.4 The key Planning Principles and the National Sustainable Placemaking Principles

3.4.1 Following on from Placemaking considerations, the key issues should also take into account Key Planning principles and Sustainable Placemaking Principles, as set out in Planning Policy Wales (Edition 12).

Key Planning Principles

3.4.2 These are the Key Planning Principles as set out in Planning Policy Wales (Edition 12):

- Helping to grow our economy in a sustainable manner
- Making best use of resources
- Facilitating accessible and healthy environments
- Creating and sustaining communities
- Maximising environmental protection and limiting environmental impact

The Key Planning Principles, as set out in Planning Policy Wales, represent the Welsh Government's vision for all Development Plans. These support the cultural and mindset change needed to fully consider the principles of 'Placemaking'.

Principles of Sustainable Placemaking

3.4.3 The Sustainable Placemaking Principles as set out in Planning Policy Wales (Edition 12) are as follows:

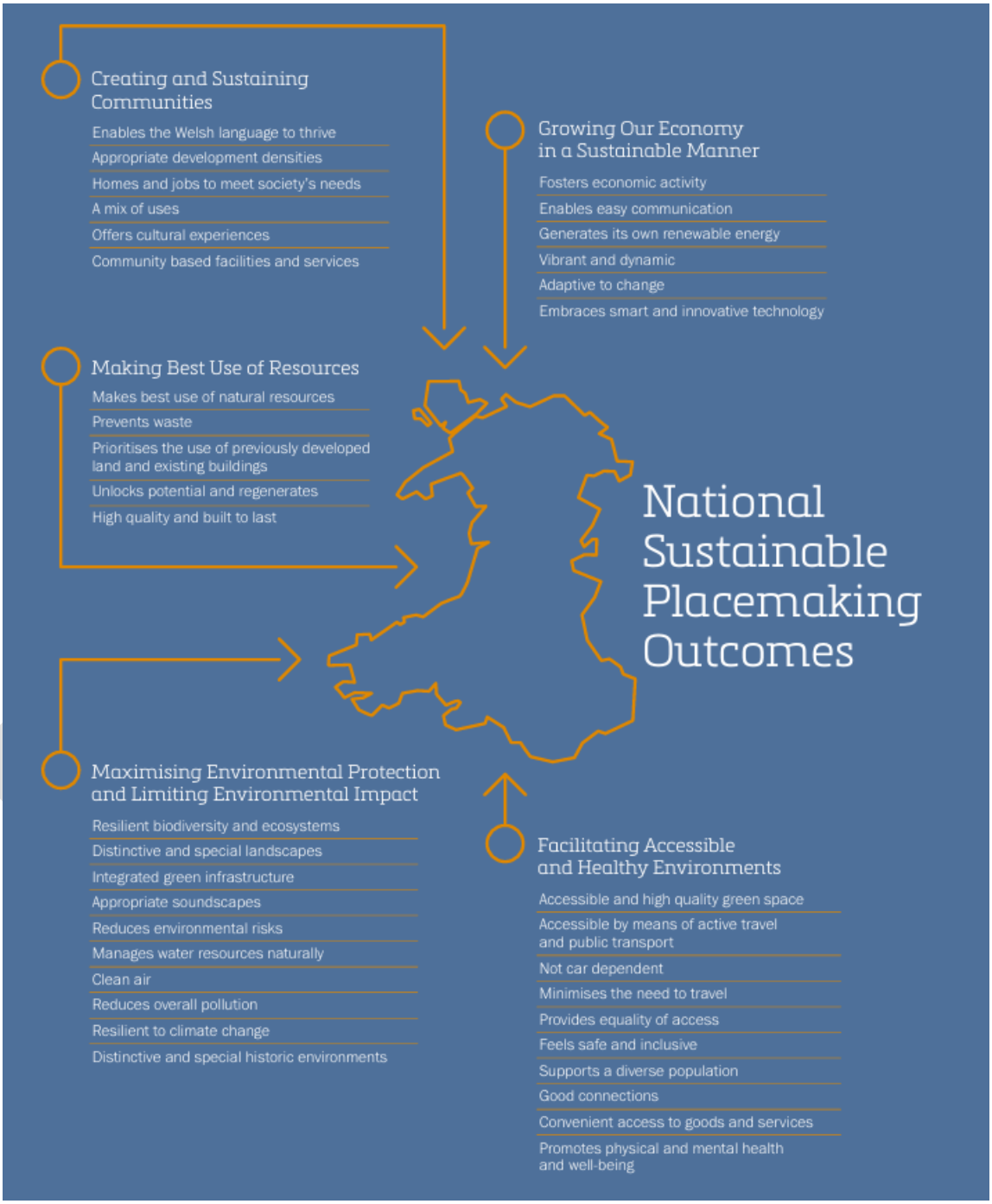
- Creating and Sustaining Communities
- Developing our Economy in a Sustainable Way
- Making Best Use of Resources
- Maximising Environmental Protection and Limiting Environmental Impact
- Facilitating Accessible and Healthy Environments

3.4.4 Planning Policy Wales (para. 2.15) states that the national sustainable placemaking outcomes should be used to inform the preparation of development plans and the assessment of development proposals.

The outcomes provide a framework which contains those factors which are considered to be the optimal outcome of development plans and individual developments. These outcomes, whilst highlighting the sustainable features of the place development plans and decisions help create, should be the starting point for plan makers and decision takers and be considered at the earliest possible opportunity.

3.4.5 The details of what is incorporated within the specific principles are highlighted in the figure below:

Figure 3: Principles of Sustainable Placemaking



3.5 The Key Issues

3.5.1 Based on the above background information, 39 Key Issues have been compiled. These, along with the relevant context for them, are set out below. These Key Issues are divided into 7 distinct subcategories.

THEME – POPULATION, DEMOGRAPHY AND HOUSING

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

Context

The 2021 Census shows that the 65+ population in Gwynedd has increased from **25,140** (**20.6%** of the total population in 2011) to **27,273** (**23.2%** of the total population in 2021). In 2021, 21.3% of the population of Wales was in the 65+ age category.

In the 2011 Census the number recorded as 'retired' in Gwynedd was **14.561.** By the 2021 Census this figure had increased to **25,358.** It is noted however that the 2011 Census only considered the population aged between 16-74, whilst the 2021 Census considered the entire population aged over 16 years old.

15.3% of Gwynedd's population (2021 Census) are under the age of 15, compared to 16.5% throughout Wales.

- As young people leave their communities, the result is the displacement of population within Gwynedd together with migration to locations outside of the County.
- Rural depopulation entails a loss of skills in these areas and has an impact on local services.
- Impact on families in terms of looking after the older generation.
- Loss of a population that can speak Welsh.

An ageing population leads to greater considerations in terms of maintaining services and ensuring support for the older generation. For example, Cyngor Gwynedd's Llechen Las report (October 2024 and the 2026 update), considers the current demographic challenges and projections over the next two decades, and the potential impacts of this on the demand for care, and the ability to satisfy that need.

MA 2	The impact of self-catering holiday accommodation/second homes on the Welsh language and Welsh culture and the housing market

Context

- Properties being lost from the housing market, leading to increased competition in the housing market and pricing the local population out of the market.
- Low-income and temporary jobs related to the tourism industry.
- Reduced resident population to maintain and support local services.
- Impact in terms of language ability.

Legislative change by the Welsh Government, which has introduced new use classes C3, C5 and C6 together with the right to introduce Article 4, highlights the fact that this still affects certain parts of Wales.

In the period July 2018 to October 2026 the number of second homes in Gwynedd has fallen -9% and the number of self-catering holiday accommodation has increased +178%. (Council Tax information).

A number of control mechanisms are being put in place to try to meet the challenges that come as a result of having a high number of second homes and holiday accommodation.

MA 3	Need to provide for the needs of students if a lack of accommodation is identified

Context

- There are approximately 10,000 students in Bangor who have a significant impact on the economy and

social aspects in the city and more widely.
- The number of students at the University has increased from **9,312** in 2010/11 to **9,875** in 2024/25.
- Need to ensure suitable accommodation, particularly should a shortage of student accommodation be highlighted.
- Houses in multiple occupation and considerations involving them are an important issue, particularly in Bangor.
- The University has accommodation for 2,145 students.
- Permission has been granted for purpose-built accommodation for 864 students since 2011.

Number of Houses in Multiple Occupation (HMOs) on the Council register reduced from **910** in 2019 to **738** in 2026. Of the total in 2026, 651 of these (88.2%) were based in the City of Bangor which reflects the impact of the University in Bangor.

MA 4	**The loss of young economically active residents to areas outside Gwynedd.**

Context
- Consider the implications of losing young residents to outside Gwynedd.
- Skills nurtured in Gwynedd are lost. The resulting economic benefit is missed, with the benefit experienced in other areas.
- Lack of population to sustain communities and the Welsh language. A combination of young residents moving out in conjunction with an increase in the ageing population (see MA 1) have a knock-on effect on the feasibility of local services such as primary schools. A lower rate of children and young people can also have an impact on the area's vitality.

The following table compares population by age group in Gwynedd between the 2011 Census and the 2021 Census. It is clearly stated that the marked decrease in population and percentage of population in some of the particular age groups who are children or who can be considered to be economically active young residents.

Age Group	2011	2021	+/- %
3 – 15 years	16,866 (13.8% of population)	16,339 (13.9% of population)	-7.3%
16 – 24 years	16,723 (13.7% of population)	14,260 (12.1% of population)	-14.7%
25 – 34 years	12,532 (10.3% of population)	13,127 (11.2% of population)	+4.7%
35 – 49 years	22,808 (18.7% of population)	18,659 (15.9% of population)	-18.2%

For example, note the number of Welsh speakers per age group (economically active children and young residents) between the 2011 Census and the 2021 Census. While the percentages based on population numbers have increased in many of the examples, a significant reduction can be seen in the actual number of Welsh speakers per age group.

Age Group	2011	2021	+/-
3 – 15 years	15,035 (89.1% of age group)	14,078 (86.2% of age group)	-957
16 – 24 years	9,805 (58.6% of age group)	8,588 (60.2% of age group)	-1217
25 – 34 years	8,632 (68.9% of age group)	9,076 (69.1% of age group)	+444
35 – 49 years	15,208 (66.7% of age group)	12,481 (66.9% of age group)	-2727

Higher wages in other locations probably form some of the reasons for the loss of young residents to places outside Gwynedd. A Survey by the Office for National Statistics for 2025 has rated the median gross weekly pay of full-time workers in Gwynedd at £669.20. This is significantly lower than the figure for the whole of Wales (£719.30) or for Great Britain (£766.60).

MA 5	**The loss of young economically active residents from rural areas to other locations within the County**

Context

- Consider the implications of the loss of young residents between areas within the County (e.g. from rural to urban areas)
- Transport is a problem when it comes to keeping people in the countryside.
- See below that all catchment areas experienced population loss in the period between 2011 and 2021 apart from the Bala/Penllyn and Caernarfon Catchment area. Please note that there is a noticeable reduction in some of the most rural areas e.g. Pen Llŷn (2011 and 2021 Census).

Area	2011 Population	2021 Population	+/- %
Pen Llŷn Area	8,524	7,796	-8.5%
Porthmadog / Penrhyndeudraeth Area	10,323	9,759	-5.5%
Bro Ardudwy	7,157	6,331	-11.5%
Bro Dysynni	7,514	6,946	-7.6%
Bro Ffestiniog	6,479	6,077	-6.2%
Bro Lleu / Nantlle	9,665	9,659	-0.1%
Bro Ogwen	8,351	8,313	-1.7%
Bro Peris	11,685	11,374	-2.7%
Bala / Penllyn Area	4,362	4,422	1.4%
Bangor Catchment Area	21,092	20.486	-2.9%
Caernarfon Catchment Area	10,777	11,082	2.8%
Dolgellau Catchment Area	5,477	5,234	-4.4%
Pwllheli Catchment Area	10,468	9,994	-4.5%
Gwynedd	**121,874**	**117,393**	**-3.7%**

- In 2023 it is noted that 58.5% of Gwynedd households were priced out of the market i.e. household income multiplied by 3.5 was insufficient to reach a lower quartile selling price. Note that this is as high as 95.6% in the Pendraw Llŷn ward and 91.8% in the Abersoch with Llanengan ward.
- House prices in the rural areas are therefore out of reach for young people. Consistent with MA4, a side effect on rural communities, with communities less viable to operate effectively.
- This has the effect of losing the economic value derived from the nucleus of economically active young residents. A vicious circle as the lack of suitable job opportunities, lower wages, combined with high house prices mean young people are looking to move away from rural areas.

MA 6	**Insufficient supply of some types of housing and response to the need for a better range of housing in terms of location, type, size, sustainability and affordability for local people**

Context

- The table below highlights the difference between the percentage of different type of houses in Gwynedd compared to Wales. There is a larger percentage of Detached and Terraced housing in Gwynedd compared to Wales (Census Information 2021).

Type of housing	Gwynedd	Wales

Detached	34.7%	28.5%
Semi-detached	25.4%	32.1%
Terraced	29.9%	26.6%

- The following table sets out 'the percentage of units with different number of bedrooms in Gwynedd and Wales. As can be seen there is a smaller percentage of 1 and 3 bedroom units in Gwynedd compared to the whole of Wales.

Number of bedrooms	Gwynedd	Wales
1 bedroom	6.2%	7.6%
2 bedrooms	25%	23.8%
3 bedrooms	46.6%	48%
4 or more bedrooms	22.2%	20.6%

- The median price of a property in Gwynedd in 2025 was £190,000 and on the basis of 2025 income levels in Gwynedd it is estimated that 51.7% of households are priced out of the market (Land Registry)
- In October 2026 there were 2,233 households on the Council Register for Social Rent units.
- 43.2% of Gwynedd households have 2 or more bedrooms than they need. This compares to 41.7% throughout Wales (2021 Census).
- Relating to this, information from the last three Census' have shown that the average household size in Gwynedd has decreased consistently since 2001. This is shown in the table below.

Census date	Gwynedd average household size
2001	**2.31**
2011	**2.25**
2021	**2.22**

MA 7	Respond to the accommodation needs of Gypsies and Travellers

Context

The Gypsy and Traveller Needs Assessment 2022 (Draft has been prepared) has identified a need for 7 residential plots by 2025 and an additional 4 by 2036, plus a Transit site for 4 caravans.

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

Context

- On the whole, it is noted that much of Gwynedd's housing stock is considered to be old. The March 2024 Housing Stock Profile by Datadaptive states that 44.08% of Gwynedd's housing stock was built before 1900 compared to an average of 22.57% throughout Wales.

- This means that these houses are not as efficient in terms of how sustainable they are which can lead to fuel poverty issues.

- Infrastructure sometimes needs improvement too e.g. regarding sewerage.

- In terms of the Energy Performance Certificates (EPC) lodgements in the period 2014-2024, it is noted that 34.1% of Gwynedd houses belong to Rate D, which is the Average Rate. 25.5% of houses are within categories A to C (most energy efficient) with 40.4% of properties belonging to EPC E to G ratings, which are the lowest categories in terms of housing energy efficiency (Office for National Statistics). This has a

knock-on effect in terms of energy costs and fuel poverty considerations (see MA 13).

- The Welsh Government's Welsh Index of Multiple Deprivation 2025 (WIMD), the official index for measuring deprivation in sub-areas of Wales, states that 38% of Lower Layer Super Output Areas (LSOAs) in Gwynedd rank in the 10% of most deprived LSOAs in Wales in terms of housing deprivation with 26.7% of Gwynedd LSOAs in the most deprived 20% in Wales in terms of this consideration. The relevant considerations here refer to inadequate housing, their physical condition, living conditions (suitability of housing for the person living in them) along with their availability.

MA 9	Capacity of settlements to deal with additional housing

Context

"To be able to ensure economic, social and environmental sustainability, the provision of adequate and efficient infrastructure, including services such as education and health along with transport, water supply, sewer, sustainable waste management, electricity and gas (the uses) and telecommunications, is essential" (para 3.61 of Planning Policy Wales, Edition 12, February 2024).

While it is important to ensure suitable housing growth to meet recognised needs in Gwynedd's communities, the suitability of dwellings to provide this growth must be considered in the most relevant way. This includes in the first instance the capacity of the particular settlement to be able to meet sustainably and additional growth in terms of the type of number of facilities and services there, including access to efficient public transport. Alongside this are relevant considerations regarding the physical capacity of settlements to be able to accommodate housing at the expected rate and to contribute towards suitable growth. In this respect there are obvious physical limitations in some of Gwynedd's main Centres where there is the highest density of relevant services and facilities in terms of topography, land vulnerable to flooding and environmental designations. Consideration of Technical Advice Note (TAN) 15 'Development flooding and coastal erosion' by the Welsh Government, which is underway, and will be a means of assessing the suitability of dwellings for the provision of additional housing.

MA 10	Rationalising and centralising education and health facilities

Context

Need to consider the impact of the change in demographics i.e. a reduction in the numbers of children and young people in Gwynedd (see information in MA 4) and the likely decline in the number of births (925 births in Gwynedd in 2025, which is down from 1229 births in 2013 – Office for National Statistics).

Over the life of the current Plan there has been a reduction in the number of GP surgeries in Gwynedd. Also note that there has been a reduction in the number of schools in Gwynedd since 2011, although it is note that an element of this relates to education restructuring efforts in the County e.g. the opening of area schools. Between 2011-26, 32 schools have closed throughout Gwynedd with four new schools being opened during this period.

Consider potential growth areas and co-design the facilities/services from perspective, work, language, economy and education (in the context of capacity and suitability) to ensure the prosperity of areas.

THEME – WELL-BEING

MA 11	Promote opportunities for people to live healthy lives and have reasonable access to health care, especially for disabled people and the ageing population

Context

"Planning authorities should develop and maintain places that support healthy and active lifestyles across all age groups and socio-economic groups, recognising that investment in walking and cycling infrastructure can be an effective measure that reduces financial pressure on public services in the long term... ... Reduce the impacts of air and noise pollution." (para 3.22 Planning Policy Wales, Edition 12, February 2024)

As noted in the context to Key Issue of MA 1, Gwynedd's population is ageing. One side effect of this is additional pressure on the County's health services. To address this, it is necessary to ensure that new developments are not only well connected with healthcare services (see MA 10) but also provide opportunities for healthy living e.g. accessibility to open spaces, leisure centres, opportunities to walk and use public transport rather than a private car. This applies to all age groups and not only to older people. This is important for mental health along with physical health.

The 2021 Census reported that 51.5% of Gwynedd's population consider their health to be very good; 31.2% as good; 12.4% as fair; 3.7% as poor and 1% as very poor.

It is also important to ensure that the lifelong needs of disabled people, of all ages, are met. Information from the 2021 Census states that 18% of Gwynedd's population are defined as being disabled in accordance with the 2010 Equalities Act. 7.7% of the population have stated that their day-to-day activities are limited a lot, whilst 10.3% have stated that they are limited a little.

The table below from the 2021 Census highlights the fact that it is important that the Plan facilitates and promotes relevant services and facilities for disabled people of all ages.

Age	Percentage that are defined as disabled according to the 2010 Equality Act – Gwynedd	Percentage that are defined as disabled according to the 2010 Equality Act – Wales
Aged 9 years and under	4.0%	4.9%
Aged 10-14 years	6.8%	9.2%
Aged 15-24 years	12.9%	14.0%
Aged 25-34 years	12.2%	15.1%
Aged 35-39 years	13.5%	16.0%
Aged 40-44 years	13.8%	17.4%
Aged 45-49 years	17.1%	20.0%
Aged 50-54 years	18.5%	22.3%
Aged 55-64 years	21.8%	27.1%
Aged 65-74 years	28.2%	32.5%
Aged 75-84 years	37.8%	42.3%
Aged 85 years old and over	53.8%	57.1%

The Welsh Index of Multiple Deprivation 2025 (The WIMD states that 29.6% of Lower Layer Super Output Areas (LSOAs) in Gwynedd rank in the 10% of most deprived LSOAs in Wales in terms of access to services, with 46.5% of Gwynedd LSOAs in the most deprived 20% in Wales in terms of this consideration. It is noted that this field refers to deprivation associated with people being unable to access a range of services that are considered essential for day-to-day, physical and on-line living and includes average public and private journey times to get to surgeries, pharmacies and sports facilities.

Consideration will need to be given to providing housing and suitable support locally for disabled people and ensuring that there are educational, training and skill development opportunities to support them into paid employment.

MA 12	Areas with high levels of various types of deprivation

Context

The Welsh Index of Multiple Deprivation 2025 (WIMD) considers deprivation in terms of wider problems caused by scarcity of resources and opportunities. WIMD consists of eight different types on deprivation, as follows:

- income
- housing
- employment
- access to services
- education
- health
- community safety
- the physical environment

Of the 10% of the most deprived areas of Overall Multiple Deprivation in Wales, three of them were in Gwynedd in 2025. The three areas are Gogledd and De Marchog, Bangor ward and part of Peblig ward, Caernarfon. This is up from two areas in 2019.

Deprivation levels vary between the different categories. Overall the most pronounced deprivation in Gwynedd relates to 'access to services' and 'housing'.

MA 13	Households in fuel poverty where it is not possible to keep homes warm at a reasonable cost.

Context

Information from the 2021 Census states that Gwynedd has the highest proportion of homes without central heating in Wales (3.23%). This figure is as high as 11% in parts of the County (Aberdaron).

In 2024 it was noted that 49% of housing stock in Gwynedd did not have access to the gas network (Department for Energy Security and Net Zero, UK Government). Such a lack of options for heating houses means that more expensive methods must be used to do this.

There is also a close link to the age of housing stock in Gwynedd (see MA 8) and the fact that this means that these houses are not as efficient in terms of heat maintenance, making it therefore more expensive to heat the houses.

Gwynedd is the seventh worst local authority in the United Kingdom in terms of the percentage of properties with an Energy Performance Certificate (EPC) rate of C+ (which is the most energy efficient property) across all UK local authorities, with only 39% of the County's properties in this category (Second quarter information 2024 - Ministry of Housing, Communities & Local Government, U.K. Government.)

MA 14	Need to maintain or improve residents' sense of safety within and outside their homes

Context

Para 3.11 Planning Policy Wales, Edition 12, February 2024:

"Local authorities are under a legal obligation to consider the need to prevent and reduce crime and disorder in all decisions that they take. Crime prevention and fear of crime are social considerations to which regard should be given in the preparation of development plans and taking planning decisions. The aim should be to produce safe environments that do not compromise on design quality in accordance with the cohesive communities well-being goal."

North Wales Police recorded 8,520 offences in Gwynedd in 2025. This is a reduction of the figures in 2023.

Important to ensure the safety of users and residents within developments along with a feeling of safety. This and significant social benefits leading to a boost in other aspects, such as economically.

The Welsh Index of Multiple Deprivation 2025 (WIMD) reports that 7% of Lower Layer Super Output Areas (LSOAs) in Gwynedd are within the 10% of most deprived LSOAs in Wales in terms of the consideration of community safety, with 14.1% of Gwynedd LSOAs in the most deprived 20% in Wales in terms of this. This considers deprivation related to living in a safe community. It covers actual experiences of crime and fire, as well as people's perceptions of safety when out in the local area. It is therefore suggested that there are specific areas in Gwynedd where this is a critical issue.

MA 15	**Access to community facilities and services, leisure facilities and formal and informal entertainment along with access to the countryside**

Context

The rural nature of the area means that some areas continue to face challenges with access to facilities. As highlighted by MA 11, the Welsh Index of Multiple Deprivation 2025 (WIMD) reports that 29.6% of Lower Layer Super Output Areas (LSOAs) in Gwynedd rank in the 10% of most deprived LSOAs in Wales in terms of access to services and nearly half of Gwynedd LSOAs in the most deprived 20% in Wales in terms of this consideration.

Central to this are issues of ensuring easy accessibility, particularly through means other than private vehicles, to the centres where the majority of facilities and services are located. In addition, even in a rural County like Gwynedd access to the countryside and the benefits that come from that are very difficult if one does not have the use of a private vehicle. There is therefore a clear link here with considerations in terms of increasing accessibility and the use of public transport and also in terms of increasing the social and health interests of the population.

THEME – THE ECONOMY, EMPLOYMENT AND SKILLS

MA 16	**Create resilient, prosperous and sustainable communities by promoting development that benefits local communities.**

Context

Creating resilient and prosperous communities is absolutely essential from a social and economic perspective. To ensure the prosperity of communities it is considered necessary to create strong social networks, ensure access to education and training and ensure that there are opportunities for all to access services.

At the heart of development the overall benefit to the residents of Gwynedd should be evident. This principle is in line with the Council's Plan 2023 – 2028 which focuses on putting the people of Gwynedd at the centre of everything the Council does.

It is also important to consider the outcomes of the Ardal Ni 2035 project (see further information in relation to MA 36) which provides discussion with local communities in order to identify what is important to residents and how they would like to see their area develop over the next 10 -15 years. The project has identified 13 unique regeneration plans that reflect the aspirations of specific local communities within Gwynedd.

MA 17	Low productivity (Gross Domestic Product, per capita) of the local economy

Context

In line with figures published by ONS in 2021, gross domestic product (GDP) in Gwynedd was estimated to be worth £2.9 billion. Gwynedd's GDP growth between 2020 and 2021 was 10.9% per annum.

ONS figures for 2021 suggest there are 61,000 jobs in Gwynedd, which has a working age population (aged 16-65) of 70,686. As such, the job density in Gwynedd in 2021 is 0.86, meaning there are 0.86 jobs per Gwynedd resident who is of working age.

Gwynedd had an average salary for full-time workers of £31,008 in 2023. Gwynedd's unemployment rate is 2.1% in 2023.

- Gwynedd's GDP value is 3.6% of the Welsh economy. Gwynedd is the 12th local authority in Wales (22 in total) according to the GDP, and the 9th local authority in Wales by GDP per capita.
- The 61,000 jobs in Gwynedd represent 4.2% of the 1,458,000 jobs recorded in Wales.
- Gwynedd's unemployment rate is 2.1% which is 1.8% lower than the overall unemployment rate in Wales (3.6%).

MA 18	Satisfy the demand for land and buildings for employment in sustainable locations to satisfy the need that has been identified across the area (urban and rural)

Context

- Ensuring they are sustainable in terms of their location in regard to travel and also in terms of the type of materials that are located there.
- Within the Joint LDP, 270.3ha of employment land is protected with an additional 1.7ha designated for employment use. The employment land that has been taken up during the Plan's lifetime is low and does not match the anticipated need/demand.
- The lack of employment developments can be affected by a number of factors including lack of capacity, high costs, changes in requirements (locations and types and the impact of the pandemic.
- It will be vital to carry out a detailed assessment of the anticipated employment growth to ensure that it is suitable and meets market requirements.

MA 19	Respond to business development needs and employment needs of existing / new employers

Context

Future Wales: the National Plan 2040 emphasises the need to ensure that Local Development Plans are positively designed to meet the employment needs of rural areas, including employment arising from the foundational economy; the agricultural and forestry sector, including proposals to diversify; start-ups and micro businesses. It is also noted that the development of innovative emerging technology sectors and businesses should be encouraged, to help rural areas realise their full potential, broadening the economic base and creating higher quality jobs.

The provision of employment land within the prospective Local Development Plan will require an innovative approach to ensuring that it addresses the needs of current and future generations with the wider aim of creating viable, prosperous and sustainable communities.

MA 20	Access to education and appropriate skills training in the right locations

Context

Consideration needs to be given to the capacity of educational institutions to accommodate future growth. Ensuring a suitable and robust education and training system is important in providing the basis for Gwynedd's sustainable growth in the future and is also important in relation to addressing a number of other Key Issues that are highlighted.

There are numerous education and training institutions in Gwynedd which include 76 primary schools, 14 secondary/all-through schools, 2 special schools, 9 further education campuses/locations, plus Bangor University.

It is therefore necessary to ensure that any new developments take advantage of the benefit of these educational/training institutions. There is a link here to the other identified issues e.g. rural depopulation, in terms of ensuring a workforce with a good level of education and relevant skills.

The table below sets out the qualifications of the population of Gwynedd[1] in the period January-December 2023 (for 16 - 64 year old population). Note that the population of Gwynedd performs very well compared to the comparative information. It is important to ensure the suitable circumstances to maintain and improve on this.

	Gwynedd (%)	Wales (%)	Great Britain (%)
Level 4 Qualifications and higher	42.7	44.8	48.6
Level 3 Qualifications and higher	69.4	67.1	69.0
Level 2 Qualifications and higher	87.1	87.1	87.0
Level 1 qualifications and higher	90.4	89.4	89.3
Other qualifications	4.3	2.9	4.4
No qualifications	5.3	7.7	6.3

Source: Office for National Statistics annual population survey

MA 21	Infrastructure requirements (e.g. telecommunications / ICT, water, transport connections, foul water and surface water disposal) associated with existing and new developments, including any major infrastructural developments.

Context

"To ensure economic, social and environmental sustainability, providing sufficient and efficient infrastructure, which includes services such as education and health, along with transport, water supply, sewerage, sustainable management of waste, electricity and gas (the utilities) and telecommunication, is essential" (para 3.61, Planning Policy Wales, Edition 12, February 2024).

[1] Level 4 Qualifications and higher: For example, HND, Degree and Advanced Degree or similar.
Level 3 Qualifications and higher: For example, 2 or more A Levels, advanced GNVQ, NVQ 3 or similar
Level 2 Qualifications and higher: For example, 5 or more GCSE grades A-C, intermediate GNVQ, NVQ 2 or similar.
Level 1 qualifications and higher: For example, fewer than 5 GCSE grade A-C, basic GNVQ, NVQ 1 or similar
Other qualifications: For example, including qualifications from overseas
No qualifications: Not with any formal qualifications

It is important to ensure that existing and proposed developments are supported by suitable infrastructure. Alongside alignment with public health requirements and expectations, this also has implications in relation to mitigating developments based on the impacts of climate change along with ensuring good economic relations through effective telecommunications/ICT systems.

It is important to hold discussions with infrastructure providers. For example, there needs to be a discussion with Welsh Water about the capacity of waste water and sewage disposal systems and any decision to invest in the future through Asset Management Plans.

This Key Issue is important for all types of provision within Gwynedd.

MA 22	**Decline in the prosperity and vitality of town centres as places offering shopping, leisure, employment and housing opportunities.**

Context

Emphasis on ensuring a mix of suitable uses in town centres

The prosperity of town centres continues to decline. The overall economic situation of the country with a number of national chain store closures has contributed towards the gradual decline. The Covid pandemic has dealt a blow and significantly affected the high street.

Welsh Government published 'Building Better Places: The Planning System Delivering Resilient and Brighter Futures' in July 2020. This document recognises the need to be innovative in the planning policy approach in relation to town centres. Important to consider the principle of 'Place Making' and secure a sustainable spatial strategy.

MA 23	**Respond to the needs of the farming industry and other rural industries, including diversification in farming and the use of redundant farm buildings**

Context

A vision set out in Future Wales identifies the need to support job opportunities in rural areas, including the need to support diversification opportunities.

Create a thriving and well-connected rural community both digitally and physically.

MA 24	**The need to improve sustainable 'all year' tourist provision, which promotes and protects heritage, culture and the Welsh language**

Context

The tourism economy provides jobs, services and facilities that support and provide opportunities for communities across Gwynedd. It is possible to maintain a sustainable tourism economy in Gwynedd that contributes in an economically positive way and which also offers social, cultural and environmental benefits.

'Future Wales: The National Plan 2040' recognises the importance of the tourism sector to the rural economy. A sustainable tourism sector is promoted citing the need to promote opportunities for active, green and cultural tourism.

The Gwynedd and Eryri Sustainable Visitor Economy Strategic Plan includes a set of principles and objectives to shape the sustainable visiting economy of the area. The aim of the Plan is to establish a sustainable visitor economy in Gwynedd and Eryri. Meaning that factors such as the well-being of the people and communities, the state of the natural environment and the strength of the Welsh language and culture are considered

alongside the financial factors of the visitor industry. Simply put, a sustainable visitor economy should benefit the people, environment and culture of Gwynedd and Eryri.

MA 25	**Need to safeguard the mineral resources of the area and take full advantage of secondary aggregates whilst assessing the supply levels.**

Context

Planning Policy Wales (PPW) states in paragraph 5.14.1 *"Society needs a wide variety of minerals, and that need will continue for the foreseeable future. Minerals are the main compounds of most building materials, and many pharmaceutical, chemical, agricultural, motor vehicles, metallurgy, electronics, aerospace, plastics, ceramic and paper products. Minerals associated with the construction industry and mineral products are extremely important in Wales, and vital for housing and infrastructure, such as schools, roads, railways, airports and flood defences, and a constant and adequate supply of materials is necessary".*

In Planning Policy Wales 12, the following paragraphs apply to mineral matters;
5.10.1 - 5.10.17, 5.14.1 - 5.14.57. Some of the main issues we need to consider when developing the new plan include;

- Safeguarding mineral resources and infrastructure.
- Assessing the supply and demand and Aggregates- in line with the findings of the Regional Technical Report (below).
- Inactive sites - suitable prohibition, restoration and after-use orders.
- Areas of future working - specific sites, preferred areas, areas of search.
- Non-Aggregates Minerals - dimension stone (specific suitable construction stone such as slate), limestone for industrial purposes, peat, other minerals, borrow pits.
- Protecting special characteristics and qualities of place – National Parks, AONBs, SSSIs, SPAs etc.
- Reducing the impacts of mineral extraction and related work – relevant planning conditions.
- Buffer zones around mineral sites – 100m for sand and grain mineral sites and 200m for hard rock mineral sites.
- Extensions to established mineral sites.
- Restoration and aftercare.

Further, PPW emphasises the need to extract and use minerals in an efficient manner and to protect mineral resources. To ensure a supply of minerals, PPW and the Minerals Technical Advice Note 1: Aggregates (MTAN) state that a Regional Technical Statement needs to be created under the care of Regional Aggregate Working Groups. The second review of the Regional Technical Report (RTR 2) for North Wales was published in September, 2020 and the third review is expected to be ready by 2025. The Gwynedd Local Planning Authority forms part of the North Wales Regional Aggregates Working Group and is part of the 'North West Wales sub region' (along with Conwy, Ynys Môn and Eryri National Park LPAs).

The purpose of the Regional Technical Report is to project future demand for aggregates so that mineral development can be planned for in a controlled and proportionate manner to identify what level of aggregate provision is needed in each local authority area.

RTR 2 introduces a requirement for all authorities in each subregion, to prepare a Statement of Subregional Collaboration (SSRC). The SSRC not only ensures that the overall subregional distributions are met but is also used as essential evidence to show that the adopted Local Development Plan would provide the objectively assessed need for minerals over the plan period. Any Statement of Sub-regional Collaboration is a relevant planning consideration in determining planning applications.

There has been no significant change to the national policy context since the last Local Development Plan was adopted.

THEME – THE ENVIRONMENT

MA 26	**Need to mitigate the impact of climate change e.g. reduce greenhouse gas emissions, promote renewable and low carbon energy generation**

Context

In March 2019, Cyngor Gwynedd announced that we were facing a climate change emergency and committed to taking decisive action to reduce carbon emissions and strive for a zero-carbon future. The Council has a Climate and Nature Emergency Plan 2022/23-2029/30 that outlines what steps will be taken between 2022 and 2030 to achieve the goal of becoming a net zero carbon Council.

We are seeing severe impacts such as melting ice sheets, rising sea levels, changing seasons, and extreme weather events leading to droughts or floods becoming more regular occurrences.

Climate change is one of our biggest challenges, and it requires collective action. It is a vital issue not only in Gwynedd but globally and poses a hugely significant challenge for society.

This key issue is therefore a priority that will need to be permeate throughout the entire Plan.

MA 27	**Adapt to the effects of climate change that are forecasted to the years to come e.g. more floods, rising sea levels, coastal erosion, storms, heatwaves, drier periods**

Context

While it is vital to try to mitigate the impacts of climate change, the impacts of what is envisaged must be understood and the Plan must secure a future that fully takes this into account.

In accepting the climate crisis as a priority at the core of a majority if not all key issues, this is in line with the requirements of Planning Policy Wales and Future Wales.

It is therefore important to ensure that the new Plan complies with the requirements of the revised Technical Advice Note 15 'Development, flooding and coastal erosion'(when adopted). Ensuring consistent contact with relevant agencies and stakeholders, such as Natural Resources Wales, throughout the plan preparation process will be critical.

MA 28	**Reduce the need in the first place for energy and other resources for developments**

Context

In October 2021, the Welsh Government published the Net Zero Wales Carbon Budget 2 Plan. The Plan addresses the second carbon budget (2021-2025). It looks beyond this period and starts to lay the groundwork for Carbon Budget 3 and the target for 2030 as well as the net zero target for 2050.

Local Area Energy Plans (LAEP) set out the preferred combination of technological and system changes needed to the local energy system, to decarbonise local heat and transport and realise opportunities for local renewable energy generation. It helps local areas develop plans to meet their climate change targets by examining a range of local energy scenarios.

There is a need to seize renewable and low carbon energy opportunities as part of the overall commitment to tackling the climate crisis. As is common in the rest of Wales, grid capacity across the Transmission and

Distribution networks in Gwynedd remains very limited which could limit future new generation connection.ar gyfleoedd ynni adnewyddadwy a charbon isel fel rhan o'r ymrwymiad cyffredinol i fynd i'r afael â'r argyfwng hinsawdd. Yn gyffredin i weddill Cymru, mae capasiti grid ar draws y rhwydweithiau Trosglwyddo a Dosbarthu yng Ngwynedd yn dal i fod yn gyfyngedig iawn a allai gyfyngu ar gysylltiad cenhedlaeth newydd yn y dyfodol.

MA 29	**Need to produce less waste in the first place and facilitate re-using and recycling waste along with disposal of residual waste**

Context

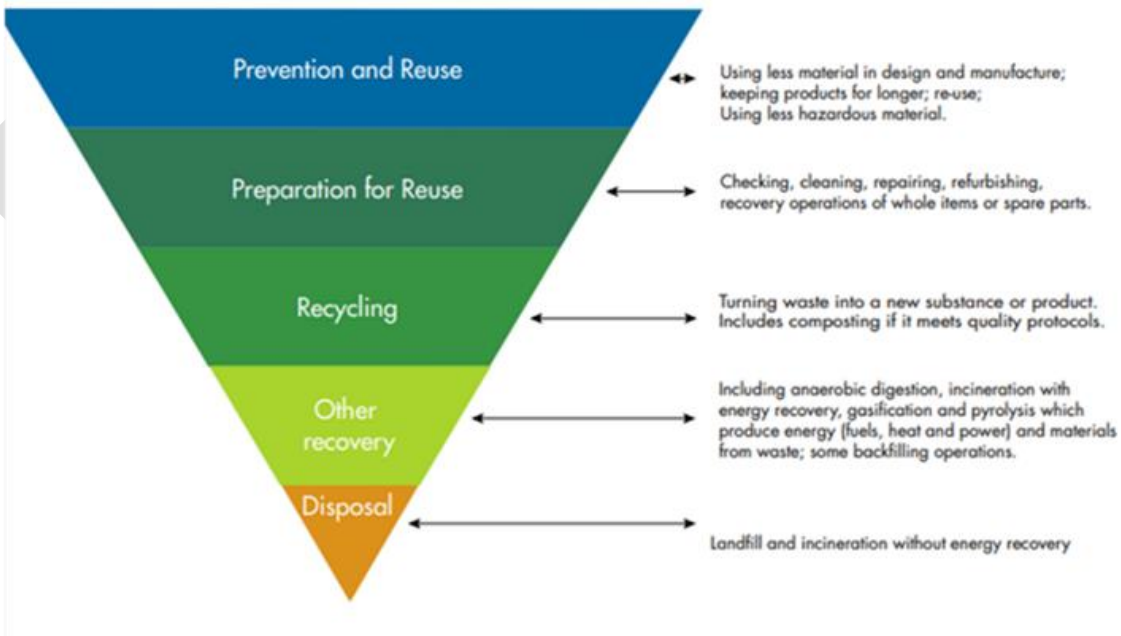
Planning Policy Wales sets out the role the land use system must play in facilitating sustainable waste management and recognises the transformation the waste industry is going through. It aims to make the best use of material resources and promotes the circular economy through design choices that prevent waste. Planning Policy Wales states that the planning system has an important role to play in facilitating waste management by providing a framework for decision making.

In Planning Policy Wales 12, the following paragraphs apply to waste matters;
5.11.1 – 5.13.14.

TAN 21: Waste sets out the main principles that should be applied in waste planning and advises that Planning Policy Wales, TAN 21, LDP, Towards Zero Waste and the Sector Plans is the overall waste management plan for Wales, as required by European Law (or UK law that has resulted from the original law following the exit from the European Union). TAN 21 identifies the need to ensure there is sufficient space to dispose of and recover municipal waste while avoiding over-provision. TAN 21 also sets out regional monitoring requirements, for all waste related applications to include a Waste Planning Assessment.

Central to all planning decisions for waste management developments is the waste hierarchy.

Figure 4: Waste Hierarchy, TAN 21 Waste (Welsh Government, 2014)



The Welsh Government is committed to a "zero-waste economy" where material resources are reused, recycled or recovered wherever possible, and only disposed of as a last resort.

In terms of general policy and objectives 'Towards Zero Waste, One Wales: One Planet (TZW) - Overarching Waste Strategy Document for Wales' was published in 2010 and it provides the national strategy for managing

waste, setting recycling targets, caps on Energy form Waste and Landfill. The document includes medium-term targets up to 2024/25 (towards zero waste) and longer-term aspirations up to 2050 (achieving zero waste). The main aim of the document is to ensure that waste is managed sustainably.

There are more documents that are relevant to waste matters

- Towards Zero Waste – One Wales: One Planet Nation (Welsh Government, 2011)
- 'Collections, Infrastructure and Markets Sector Plan' (CIM) (Please note that Section 2.3.4 of the CIM has been replaced by the 'Strategic Assessment of the future need for energy from waste capacity in the three economic regions of Wales' published in 2021 (discussed further below) which introduced a moratorium on Energy from Waste plants of 10MW or more.
- 'Municipal Sector Plan' (MSP)
- 'Construction and Demolition Sector Plan'
- 'Food Manufacture, Service and Retail Sector Plan'
- 'The Waste Prevention Programme for Wales' in line with the Waste Framework Directive (European Requirement for Member States). Although not actually a 'planning policy' document, it is part of the national waste management plan and includes programmes for the prevention of household, industrial and commercial waste and construction and demolition waste.
- 'More Than Recycling' is a strategic document for ensuring a circular economy in Wales.

A further issue for consideration are the changes in taxes following the Landfill Disposals Tax (Wales) Act 2017. This act has resulted in a significant change in the rate of tax per tonne to £102.10 and £3.25 (for inert waste). This has left landfill sites unable to compete with different types of waste management.

It is believed that changes are underway for the use and thresholds of waste licensing exemptions nationally and it is unclear what impact this will have on waste management provision.

MA 30	**The need to protect and improve the natural environment and habitats and species of the area**

Context

The Gwynedd Planning area has high quality environmental features. It is vital to conserve and improve these aspects along with the habitats and species that exist within the area. These features and protections include (not an exhaustive list) the Pen Llŷn Area of Outstanding Natural Beauty, Special Areas of Conservation, Special Protection Areas, Sites of Special Scientific Interest and National Nature Reserves and the Eryri National Park adjoins the Plan area.

Not only is it important to protect the environmental features, habitats and species for their obvious natural value but they are also important in terms of their wider value to the area and its population as explained in paragraph 6.0.2 of Planning Policy Wales (Issue 12, February 2024): "The special and unique characteristics and intrinsic qualities of the natural and built environment must be protected in their own right, for historic, scenic, aesthetic and nature conservation reasons. These give places their unique identity and distinctiveness and provide for cultural experiences and healthy lifestyles."

MA 31	**Make the best use of the comparatively low levels of brownfield sites in the area along with vacant buildings or those which are underused.**

Context

Important to promote any suitable opportunities on previously developed land or buildings as long as they are in suitable locations in terms of planning principles and in terms of sustainability. These sites are often in sustainable places with infrastructure and services already provided there.

This is in line with the objectives of Planning Policy Wales (para.3.55, Edition 12, February 2024) which states previously developed land should, wherever possible, be used in preference to greenfield sites where it is suitable for development. In settlements, such land should generally be considered suitable for appropriate development where its re-use will promote sustainability principles and any constraints can be overcome.

THEME – TRANSPORT AND ACCESSIBILITY

MA 32	The impression that parts of the Plan area are inaccessible

Context

Gwynedd is essentially a rural County, with an LPA population density of 46.3 people to every square kilometre (2021 Census), and there are differences in the standards of public transport links between different areas. A question if there is an over-reliance on private vehicles in some areas within the County? This could lead to problems for households that do not own a car. It is noted that 17.7% of households in Gwynedd do not have a car or a private vehicle (2021 Census). This figure is significant in rural communities e.g. 6.5% of households in the Aberdaron Community Council area and 6.4% in the Botwnnog and Tudweiliog Community Council areas. This can have an economic and social impact within specific communities, particularly disadvantaged ones and where few services or facilities are located.

There is a link here to a number of the other key issues highlighted here. For example, it is noted that a significant percentage of Gwynedd LSOAs are in the 10% of most deprived LSOAs in Wales in terms of access to services. Note also the importance of suitable infrastructure including telecommunications to deliver economic and social benefits in rural settings. There is a need to consider the links within the area as a whole and also regionally along with the role of the main centres in serving the day to day needs of local residents (see the key matters of MA 34, MA 38 and MA 39).

MA 33	Areas with poor telecommunications and ITC connections

Context

In the modern world it is extremely important that communities have good telecommunication and digital connections. This is important in maintaining social connections but also in terms of ways of working, where working from home has become increasingly evident. Poor IT connections can therefore have a negative impact on communities in terms of keeping economically active households that would contribute positively not only to the local economy but also socially.

This is also important in terms of ensuring that employers can continue to operate effectively in the area and can also be a means of attracting new employment to specific areas of Gwynedd.

The table below sets out information for properties in the Dwyfor Meirionnydd constituency compared to information for the whole of Wales and the U.K. (Ofcom information, 2023). It can be seen that each category implies telecommunications/ICT connectivity which is worse than what is seen on average throughout Wales plus the U.K.

Area	Average download speed (Mbps)	Availability of superfast broadband	Gigabit availability	Unable to receive suitable broadband	Receiving less than 10 Mbps	Receiving more than 30 Mbps
Dwyfor Meirionnydd constituency	84.4	91.3%	46.9%	1.3%	7.6%	76.1%
Wales	122.9	95.7%	66.9%	0.5%	4.3%	85.3%

United Kingdom	151.3	96.8%	78.5%	0.2%	3.6%	85.8%

MA 34	**Problemau o ran hygyrchedd gwasanaethau a chyfleusterau, yn enwedig mewn ardaloedd gwledig, oherwydd y diffyg dewis o ddulliau trafnidiaeth.**

Context

Index of multiple deprivation maps suggest that rural areas with a lack of transport links continue to face accessibility issues. There is a need to tackle the challenge of ensuring access to services and thereby encouraging viable and sustainable communities through a cohesive approach. Access to services and facilities particularly in rural communities ensures equitable opportunities for all, improves quality of life and social inclusion by allowing people to engage in social activities and is a means of boosting the local economy ensuring there are accessible connections for the workforce.

The Welsh Index of Multiple Deprivation (WIMD) is an official method of measuring and comparing deprivation in areas in Wales. It finds areas with the highest concentrations of different types of deprivation. Deprivation is the lack of access to opportunities and resources that we would expect in our society. This can be in terms of material goods or the individual's ability to participate in the normal social life of the community.

An index is a group of different measurements combined into one number. The WIMD covers eight different areas (or types) of deprivation (see right). The data of each field is collected from all kinds of different indicators, namely:-

- Income
- Housing
- Employment
- Health
- Education
- Access to services
- Community safety
- Physical Environment

The WIMD ranks all areas in Wales between 1 (most deprived) and 1,909 (least deprived). The Index provides a way of identifying the areas in order, from least to most deprived. Instead of measuring the levels of deprivation in an area, it measures whether the area is more or less deprived than all the other areas of Wales.

In Gwynedd the area listed as the most deprived area (number 81 out of 1,909) is Gogledd Marchog followed by Peblig (number 173). The least deprived areas are Penrhosgarnedd (1742) followed by Bangor Uchaf (1641). In relation to the individual indicators the rural communities of Gwynedd appear to be facing a lack of access to services, and the most disadvantaged in terms of access to services are noted as follows:-

- Corris/Mawddwy – 7
- Arthog, Llangelynnin a Llanegryn - 9
- Aberdaron/Botwnnog and Tudweiliog -12
- Brithdir & Llanfachreth/Ganllwyd/Llanelltyd – 36
- Dolbenmaen – 50

MA 35	**The Welsh language needs to be protected and promoted while promoting community use of the language. Need to ensure growth in areas and communities within Gwynedd where the Welsh language thrives in terms of the percentage of the population who can speak the Welsh language**

Context

The Welsh language is a central part of Gwynedd's social fabric and the safeguarding and promotion of the language is a vital objective. Note that Gwynedd is the Local Authority with the highest percentage of Welsh speakers in Wales with the 2021 Census reporting that 64.4% of the County's population can speak Welsh.

However, it is noted that there has been a 1% reduction in Welsh speakers within the County since the 2011 Census. This means a reduction of 3441 Welsh speakers in Gwynedd in this period (population over 3 years old). This continues with a downward trend in the percentage of Welsh speakers in Gwynedd in every Census since 1981.

As noted in relation to the MA 4 Key Issue there has been a reduction in the percentage and true number of children (3-15 years old) who can speak Welsh in Gwynedd between 2011 and 2021. However, it is noted that this age group has the highest percentage of Welsh speakers in Gwynedd (86.2%).

What is important is to ensure that the language is alive and is promoted at a community level so that it is an integral part of the day-to-day life of the County's communities. In the 2011 Census, 39 of the 71 neighbourhoods in Gwynedd (namely Lower-layer Super Output Areas or LSOAs) had a proportion greater than 70% of the population who were Welsh-speaking. This dropped to 34 neighbourhoods by 2021.

Note that the percentage of Welsh speakers varies significantly within the Gwynedd planning area, from 86.3% in the Seiont area of Caernarfon to 19.6% in the Deiniol area of Bangor.

MA 36	**Maintain and strengthen the positive features that contribute towards creating a unique character in various parts of the area.**

Context

Consideration should be given to the work of Ardal Ni, along with any other relevant work that highlights the unique character of different areas.

In summer 2022, Cyngor Gwynedd called on residents to fill in a 'Ardal Ni 2035' questionnaire to try to establish answers to the following questions:

- What's good about your local area?
- What is not so good?
- What needs to change in order to make your area an excellent place to live by 2035?

The Area Ni 2035 project aims to discuss with local communities to identify what is important to residents and how they would like to see their area develop over the next 10 -15 years.

The project has identified 13 unique regeneration schemes that reflect the aspirations of specific local communities within Gwynedd.

MA 37	**Protect, conserve, promote and improve the historic environment and characteristics of archaeological importance and their settings**

Context

Para 6.1.5 Planning Policy Wales, Edition 12, February 2024:

"The planning system must take into account the Welsh Government's objectives to protect, conserve, promote and enhance the historic environment as a resource for the general well-being of present and future generations. The historic environment is a finite, non-renewable and shared resource and a vital and integral part of the historical and cultural identity of Wales. It contributes to economic vitality and culture, civic pride, local distinctiveness and the quality of Welsh life."

Gwynedd is scattered with important historical and cultural features, with many these subject to specific protections. These features form an important part of the identity of the area and sense of place. Protecting, safeguarding and promoting them is therefore important in terms of their social and economic benefit, while considering their attraction within the tourism industry and more widely.

Along with the two world heritage sites located within the County (Caernarfon Castle and Town Walls and the North West Wales Slate Landscape), it is important to conserve and promote conservation areas, listed buildings, scheduled monuments, Registered Historic Parks and Gardens, among other similar features.

THEME - LOCATION

MA 38	**The close relationship and interactions between communities in the Plan area and those in neighbouring Planning authorities**

Context

It is important to consider the economic and social benefit that comes with ensuring good links between Gwynedd's urban centres. These are the employment centres, services and facilities that are the catalysts for creating economic and social benefit for the population. It is therefore important that they are well connected to maximise this benefit.

In addition to this it must be borne in mind that an important relationship exists with communities located in neighbouring Planning areas. In this regard the Welsh Government's document, Future Wales: National Plan 2040 highlights the regional links in the North and in particular the national connectivity across the north Wales coast and Ynys Môn and between the south of the County with Powys and Ceredigion. It also notes that Bangor and Caernarfon are part of the 'North Wales Coastal Settlements' Regional Growth Area. Policy 21 in this document states that "Strategic and Local Development Plans should recognise the roles these places play as a focus for housing, employment, tourism, public transport and key services in their wider areas and support their continued function as hubs for subregional growth".

MA 39	**The jobs and key services provided in towns in adjoining areas**

Context

Need to adopt the concept of 'Place-Making' and encourage sustainable settlements where people can live, work and enjoy. It is important to consider that the most sustainable and convenient methods of, for example, working, shopping and undertaking social activities, can involve travelling to a nearby planning authority area. What is important is ensuring good and accessible connections by means of, for example, public transport to ensure the best interest of Gwynedd residents.

The document Future Wales: The National Plan 2040 from the Welsh Government (page 38) notes that commuting patterns are a notable element of our regional economies, with a number of people travelling to their workplace daily. These patterns reflect long-standing, well-developed regional hierarchies and employment centres.

4.0 Vision

4.0.1 Regulation 15 of the Town and Country Planning (Local Development Plan) (Wales) Regulations 2005 (as amended 2015) states that a vision for the LDP should be unique to local circumstances, with overarching objectives that respond to the key issues. It is a concise and specific statement that provides a focus for the new Plan.

4.0.2 The vision needs to communicate the overall aim of the Plan and how a place will change over the period of the Plan. It is based on an understanding of the relevant economic, social, environmental and cultural issues highlighted within the Key Issues.

4.0.3 Paragraph 5.1 of the Welsh Government's Development Plans Manual (Edition 3, March 2020) which refers towards Sustainable Place Making states that "Development plans should present a vision and strategy for an area in the context of a thorough understanding of local needs and well-being, demand and supply factors, economic and market conditions." It includes spatial focus on land use and conveys how places are intended to develop, change or be protected.

4.0.4 Based on the above and the Key Issues, the following vision is set out for the Local Development Plan:

By 2039 the Local Development Plan will have contributed towards maintaining and protecting Gwynedd's unique cultural, linguistic and heritage features and to creating thriving, equal and sustainable communities that increase opportunities for local people to live their whole lives in the Plan area by:

- **Ensuring that jobs and housing are of a suitable type and scale to meet the needs of our local communities;**
- **Ensuring that residents live safer, healthier and greener lives;**
- **Promote appropriate infrastructure to meet needs and strengthen links within the Plan area;**
- **Ensuring that developments protect and maintain the Welsh language and promote the local culture;**
- **Protect natural and historic assets within the Plan area and ensure the sustainable management of resources for the benefit of current and future populations;**
- **Addressing the challenges of climate change and supporting renewable energy developments as well as reducing fuel poverty.**

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5.0 Strategic Objectives

5.0.1 To deliver the Vision of the Plan and to respond effectively to the Key Issues that have been highlighted, 17 Strategic Objectives are being proposed for the new LDP. These are focused statements that aim to address the main social, environmental, economic and cultural issues identified in the area. These objectives must be linked to the vision, LDP policies and the Monitoring Framework.

5.0.2 Paragraph 5.12 of the Development Plans Manual (Edition 3, March 2020) by the Welsh Government sets out the following in relation to the objectives:

"The objectives of the plan should be developed from the key economic, social, environmental and cultural issues identified in the area and should be achievable and add details to the vision. When read alongside each other, the vision and objectives should set a clear context for the LDP's strategy. The objectives should flow through the plan and be linked to the National Sustainable Placemaking Outcomes, LDP policies and the monitoring framework. With the introduction of the Well-being Act 2015, the objectives of the LPA must align with the well-being aims and objectives. Therefore, the LPA must demonstrate how each of the LDP's objectives aligns with the well-being aims and objectives."

5.0.3 To try and ensure that there is link and consistency between the Local Development Plan and the Council's priorities as set out in the Council's Plan, the themes of the new Plan follow the same form contained in the Council's Plan. On this basis, the Strategic Objectives are grouped by these proposed themes.

5.0.4 It is noted there are 7 priorities in the Council Plan as highlighted in section 2.2. of this report. Due to the nature of these priorities and in seeking to convey appropriate areas of land use planning, it is proposed that the themes of Tomorrow's Gwynedd, a Caring Gwynedd together with a Green Gwynedd and Efficient Gwynedd are combined resulting in the following themes:

- **THEME 1:** A Caring Gwynedd and Tomorrow's Gwynedd
- **THEME 2:** A Prosperous Gwynedd
- **THEME 3:** A Homely Gwynedd
- **THEME 4:** A Welsh Gwynedd
- **THEME 5:** A Green and Efficient Gwynedd

5.0.5 The link as to how the Strategic Objectives seek to respond to the Key Issues is highlighted in the table below.

THEME 1: A CARING GWYNEDD AND TOMORROW'S GWYNEDD		
Strategic Objective No.	**Strategic Objective**	**Relevant Key Issues**
AS 1	Improve and maintain safe, efficient, high quality, modern and integrated transport networks and promote the most sustainable modes of transport	**MA 18, MA 32, MA 34, MA 38**
AS 2	Ensuring that development in the Plan area supports the principles of sustainable development and creates sustainable communities whilst respecting the varied role and character of the centres, villages and countryside.	**MA 6, MA 9, MA 10, MA 12, MA 15, MA 18, MA 20, MA 22, MA 31**
AS 3	Ensure that all new developments meet high standards in terms of quality of design, energy efficiency, safety (people and property) and accessibility,	**MA 8, MA 13, MA 14, MA 16, MA**

	relate well with any existing developments, enhance the public realm and develop locally distinctive quality places.	**28, MA 32, MA 34, MA 36**
AS 4	Ensure settlements are sustainable, accessible and meet all the needs of their communities in accordance with their role in the settlement hierarchy.	**MA 9, MA 10, MA 12, MA 15, MA 16, MA 18, MA 20, MA 22, MA 34, MA 38**

THEME 2: A PROSPEROUS GWYNEDD		
Strategic Objective No.	**Amcan Strategol**	**Materion Allweddol perthnasol**
AS 5	Ensure that a network of employment sites and premises of size and quality are safeguarded and allocated in sustainable locations that best meet the needs of existing businesses and are able to support the growing sectors of the local economy, attracting investment, and retaining and increasing the number of local jobs.	**MA 4, MA 5, MA 17, MA 18, MA 19, MA 39**
AS 6	Ensure opportunities to improve workplace skills and education.	**MA 10, MA 19, MA 20**
AS 7	Diversify the Plan area's rural economy, building on opportunities, offering local employment opportunities with good quality jobs that are suitable for the local community and respect environmental interests.	**MA 4, MA 5, MA 18, MA 19, MA 23**
AS 8	Promote the multipurpose role of town centres and support urban regeneration.	**MA 22**
AS 9	Manage the area as a sustainable destination for tourists by providing facilities of a high standard that meet modern day needs and offer benefits throughout the year.	**MA 24**

THEME 3: A HOMELY GWYNEDD		
Strategic Objective No.	**Strategic Objective**	**Relevant Key Issues**
AS 10	Ensure that a sufficient and appropriate range of housing sites are available in sustainable locations in line with the Plan's growth strategy and contribute towards local need and support sustainable communities.	**MA 2, MA 3, MA 7, MA 9**
AS 11	To provide a mix of good quality housing which addresses local needs.	**MA 2, MA 3, MA 6, MA 8**

THEME 4: A WELSH GWYNEDD		
Strategic Objective No.	**Strategic Objective**	**Relevant Key Issues**
AS 12	Safeguard and strengthen the use of the Welsh language by ensuring that developments do notharm the well-being and growth of Welsh as daily spoken language within the communities of Gwynedd.	**MA 1, MA 2, MA 4, MA 5, MA 6, MA 24, MA 35**
AS 13	Ensure that the appropriate physical and community infrastructure is in place e.g. water supply, health facilities, schools, community facilities, or that it can be provided (e.g. by means of developer contributions) with every kind of development.	**MA 10, MA 11, MA 15, MA 16, MA 20, MA 21,**

		MA 33, MA 34, MA 39

THEME 5: A GREEN AND EFFICIENT GWYNEDD		
Strategic Objective No.	**Strategic Objective**	**Relevant Key Issues**
AS 14	Minimise, adapt and mitigate the impacts of climate change. This will be achieved by: • ensuring that highly vulnerable development is directed away from areas of flood risk wherever possible; • reduce the need for energy and other resources in developments; • promote renewable and low carbon energy production within the area; • make use of suitable previously developed land and vacant buildings or ones that are not used to their full capacity, where available; • manage, protect and enhance the quality and quantity of the water environment and reduce water consumption.	**MA 26, MA 27, MA 28, MA 29, MA 31**
AS15	Manage, protect and enhance the natural and heritage assets of the Plan area, including its natural resources, wildlife habitats, landscape character and historic environment.	**MA 30, MA 36, MA 37**
AS16	Manage waste based on the hierarchy of reducing, reusing, recovering and safe disposal of waste.	**MA 29**
AS17	Meet the need for minerals locally and regionally in a sustainable manner.	**MA 25**

5.1 Assessment Matrix

5.1.1 The Welsh Government's Development Plans Manual (Edition 3, March 2020) (para. 5.12) requires Local Planning Authorities to link all Strategic Objectives with the National Sustainable Placemaking Outcomes together with the well-being goals.

5.1.2 This section provides an assessment of how all Strategic Objectives of the new LDP fit into the following requirements:

- The national well-being goals of the Well-being of Future Generations (Wales) Act 2015
- National Sustainable Place-making Outcomes in Planning Policy Wales

5.1.3 This is done by means of two matrices which compare the objectives derived from the above requirements against the Strategic Objectives that have been identified.

Table 1 – Matrix of the Strategic Objectives of Gwynedd's new Local Development Plan against the objectives of the national well-being goals of the Well-being of Future Generations (Wales) Act 2015

Strategic Objective	A prosperous Wales	A Resilient Wales	A Healthier Wales	A more equal Wales	A Wales of cohesive communities	A Wales of vibrant culture and thriving Welsh Language	A globally responsible Wales
THEME 1: A CARING GWYNEDD AND TOMORROW'S GWYNEDD							
AS 1	■			■	■		■
AS 2	■	■	■	■	■	■	■
AS 3	■		■		■		■
AS 4	■		■	■	■		■
THEME 2: A PROSPEROUS GWYNEDD							
AS 5	■			■	■	■	
AS 6	■		■	■			
AS 7	■	■	■	■		■	■
AS 8	■		■	■	■		
AS 9	■				■	■	
THEME 3: A HOMELY GWYNEDD							
AS 10	■	■	■	■	■	■	
AS 11	■		■	■	■	■	
THEME 4: A WELSH GWYNEDD							
AS 12				■		■	
AS 13			■	■	■	■	
THEME 5: A GREEN AND EFFICIENT GWYNEDD							
AS 14	■	■					■
AS 15		■	■			■	■
AS 16	■						■
AS 17	■						

Table 2 - Matrix of the Strategic Objectives of Gwynedd's new Local Development Plan against the National Sustainable Place-making Outcomes

Strategic Objective	Creating and Sustaining Communities	Growing our economy in a sustainable manner	Make best use of resources	Maximising environmental protection and limiting environmental impact	Facilitating accessible and Healthy Environments
THEME 1: A CARING GWYNEDD AND TOMORROW'S GWYNEDD					
AS 1	■			■	■
AS 2	■	■	■	■	■
AS 3			■	■	■
AS 4	■	■	■	■	■

Strategic Objective	Creating and Sustaining Communities	Growing our economy in a sustainable manner	Make best use of resources	Maximising environmental protection and limiting environmental impact	Facilitating accessible and Healthy Environments
THEME 2: A PROSPEROUS GWYNEDD					
AS 5	■	■	■		■
AS 6	■	■			
AS 7	■	■	■	■	■
AS 8	■	■	■		■
AS 9	■	■			■
THEME 3: A HOMELY GWYNEDD					
AS 10	■	■	■	■	■
AS 11	■		■		■
THEME 4: A WELSH GWYNEDD					
AS 12	■				
AS 13	■			■	■
THEME 5: A GREEN AND EFFICIENT GWYNEDD					
AS 14			■	■	
AS 15	■		■	■	■
AS 16			■	■	
AS 17		■	■	■	

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6.0 Growth Options

6.0.1 A fundamental role of the Local Development Plan is to consider the need for growth and development, and to make appropriate provision for this growth, in the most sustainable locations. This section presents six options for growth over the LDP period (2024 – 2039). For each option a figure is given for both the anticipated number of new homes and new jobs over the LDP period of 15 years (please refer to the table below).

6.0.2 In aiming to achieve the proposed Vision and Strategic Objectives of the Plan, ensuring suitable and sustainable housing growth is key. This should reflect the need to support suitable economic opportunities for the residents of Gwynedd, whilst respecting, protecting and promoting the area's important social and environmental characteristics.

6.0.3 There are significant opportunities to strengthen the environmental, social and economic well-being of the Plan area. However, to do this, the area must be well placed to meet current and future demands for housing and employment, whilst safeguarding and enhancing its rich environmental and social assets. The need for homes and employment should be considered collectively to ensure a sustainable pattern of development.

6.0.4 To this extent the housing figure for the Plan should reflect the need to support Gwynedd's resident labour force and to encourage them to continue to live and work in the LPA through improved housing delivery and to support continued employment opportunities. It should be considered how this growth could deliver an effective affordable housing provision whilst supporting the Welsh Language in the area.

6.0.5 Edge Analytics were commissioned to produce a range of demographic growth scenarios for the Gwynedd LPA area. These scenarios are based upon the **demographic profile of the area**, **past trends** and **housebuilding information**, together with the 2022 based **Welsh Government population and household projections and employment forecasts**.

6.0.6 **No single growth option is considered preferable at this stage.** The figures presented provide an indication of the scale of growth the LDP will potentially need to address in 5 different options. It should be noted however that statistics are continually being updated and the emerging plan strategy will need to be flexible enough to allow the LPA to respond to changing demographic circumstances should new household projections and/or economic information become available over the course of the plan preparation period.

Historic housing delivery

6.0.7 The Anglesey and Gwynedd JLDP sought to deliver **7,184 new housing units**. This equated to a target of **3,712** new units in Gwynedd LPA, representing a rate of **247** dwellings per annum. The actual delivery of housing in the Gwynedd LPA for the Plan period was **2805** units (an average of **187** new units per year). This is 907 units lower than the stated target i.e. actual delivery was 24.4% lower than the Plan target. The annual average indicative requirement of **247** has been met only twice.

6.0.8 When comparing with the JLDP's housing trajectory (applied for the Gwynedd LPA area only), there has been a shortfall in housing provision on sites allocated in the JLDP. 584 fewer units have been completed on sites that were allocated in the Plan (-45.0%). In terms of windfall sites, it is noted that 339 fewer units (-29.0%) have been completed on small windfall sites (fewer than 5 units) compared to what was noted in the trajectory with 16 more units (+1.3%) completed on large windfall sites (5 units or more).

Employment

6.0.9 Edge Analytics acquired an employment forecast from Oxford Economics (OE). This forecast models the level of workplace-based employment in Gwynedd from 2001-2050. OE has provided forecasts for both workplace-based jobs and workplace-based people

6.0.10 In addition to the Baseline OE forecast, two additional scenarios have been produced using the OE model, taking account of the likely employment growth arising from the Anglesey freeport and AI growth zone (Scenario A) and the development of Small Modular Reactors (SMR) at Wylfa (Scenario B).

6.0.11 Between 2015 and 2025, people-based employment in the Gwynedd LPA fluctuated between 52,000 and 59,000, growing by 8.1% over the ten years.

Proposed Scenarios

6.0.12 In planning for future housing and employment needs, a range of demographic growth scenarios have been prepared by Edge Analytics. These are based on a range of possible population, household, dwelling, labour force and employment growth outcomes and are listed below.

6.0.13 The suite of demographic scenarios presented by Edge Analytics provides a range of potential population (natural change, migration), household, dwelling, labour force and employment growth outcomes for Gwynedd LPA over the 2024–2039 plan period, driven by differing assumptions on migration, housing delivery and labour force characteristics. The scenarios are all based on recognised methodology and inputs.

Scenario	Description
WG 2022 Principal Projection	Replicates the Welsh Government's 2022 based Principal Projection
WG 2022 High Population Projection	Replicates the Welsh Government's 2022 based High Population Projection
WG 2022 Low Population Projection	Replicates the Welsh Government's 2022 based Low Population Projection
WG 2022 10 yr Mig	Replicates the WG 2022-based 10-year migration variant
WG 2022 15 yr Mig	Replicates the WG 2022-based 15-year migration variant
WG 2022 Zero Mig	Replicates the WG 2022-based zero migration variant
Trend 5 yr	Migration assumptions calibrated from a 5-year historical period (2020/21 2024/25), including the UPC adjustment in the international migration component of the Mid Year Estimate (MYE) (up to 2020/21). Scenario has a base year of 2025. Fertility and mortality assumptions derived from the last 5 years of MYE evidence, with long-term changes drawn from the 2022-based WG Principal projection for Gwynedd.
Trend 15 yr	Migration assumptions calibrated from a 15-year historical period (2010/11 2024/25), including the UPC adjustment in the international migration component of the MYE (up to 2020/21). Scenario has a base year of 2025. Fertility and mortality assumptions derived from the last 5 years of MYE evidence, with long-term changes drawn from the 2022-based WG Principal projection for Gwynedd.

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Scenario	Description
Dwelling-led 5 yr	Models the population growth impact of an average annual dwelling growth target of +149 per year, based on a five-year history of dwelling completions (2021/22 2025/26). Migration assumptions are aligned with the Trend-15yr scenario. Scenario has a base year of 2025.
Dwelling-led 15 yr	Models the population growth impact of an average annual dwelling growth target of +170 per year, based on a 15-year history of dwelling completions (2011/12 - 2025/26). Migration assumptions are aligned with the Trend-15yr scenario
Employment-led OE (B)	Models the population growth impact of average annual employment change of +311, derived from Oxford Economics' Scenario B forecast of people-based employment. Migration assumptions are aligned with the Trend-15yr scenario. Scenario has a base year of 2025 (i.e. employment growth targets applied from 2025 onwards). Commuting profile derived from the OE forecast, modelling a reduction in the net in-commute to Gwynedd.

The Growth Options

6.0.14 The tables below provide a summary of the growth options. For each option a figure is given for both the number of new homes and the anticipated number of new jobs over the Gwynedd LDP period. More detail is provided for each option below.

Population growth

6.0.15 The table below provides a summary of the population growth and annualised natural change and net migration outcomes for the 2024–2039 plan period for all the scenarios.

Scenario	Change 2024-2039		Average per year 2024 - 2039	
	Population Change	Population % Change	Net Migration	Natural Change
WG 2022 Principal Projection	6,104	6.1%	668	-262
WG 2022 High Population Projection	8,898	8.8%	741	-147
WG 2022 Low Population Projection	2,670	2.7%	527	-341
WG 2022 10 yr Mig	4,819	4.9%	620	-299
WG 2022 15 yr Mig	3,990	4.1%	576	-310
WG 2022 Zero Mig	-2,611	-2.7%	0	-232
Trend 5yr	4,356	4.3%	617	-327
Trend 15yr	-3,148	-3.1%	159	-369
Dwelling-led 5 year	2,792	2.8	584	-406
Dwelling-led 15 year	3,936	3.9%	597	-335
Employment-led OE (B)	7929	7.9	825	-296

Household Growth

6.0.16 The change in the number of households over the 2024-2039 plan period, along with the average annual dwelling growth based on the different scenarios are presented in the table below.

6.0.17 When considering the annual figure for housing it is necessary to consider the houses that have already been completed in the period since the base date of the Plan (2024) together with the deliverable units that are in

the most recently assessed land bank (April 2026). The land bank refers to the number of residential units that have valid planning permission but have not yet been completed.

6.0.18 Please note that 330 residential units were developed in the first two years of the Plan period and in April 2026 there were 703 deliverable units in the land bank. This meant that there is already provision for 1033 homes and these can be taken out of the indicative growth figures. As there are now 13 years left in the Plan period, the remaining growth figure would have to be divided by 13 (rather than 15) to reflect the remaining annual housing growth.

6.0.19 The table below gives the annual new dwelling figure with and without the housing landbank figure/units already built.

Scenario	Change 2024 - 2039		Annual Average Dwelling Growth 2024-2039 *	Total New Dwellings over Plan period 2024-2039	Total New Dwellings over Plan period minus Completed Units since 2024 and 2026 landbank**	Annual average new dwellings requirement
	Households Change	Households % Change				
WG 2022 Principal Projection	3,254	7.5%	253	3,795	2,762	212
WG 2022 High Pop Projection	4,185	9.7%	325	4,875	3,842	242
WG 2022 Low Pop Projection	2,098	4.8%	163	2,445	1,412	109
WG 2022 10 yr Mig	2,545	6.0%	198	2,970	1,937	149
WG 2022 15 yr Mig	2,176	5.1%	169	2,535	1,502	116
WG 2022 Zero Mig	-922	-2.2%	0	0	0	0
Trend 5yr	2,622	6.1%	204	3,060	2,027	156
Trend 15yr	-684	-1.6%	0	0	0	0
Dwelling-led 5yr	1,724	4.0%	134	2,101	1,068	82
Dwelling-led 15yr	2,185	5.1%	170	2,550	1,517	117
Employment-led	3,775	8.7%	293	4395	3,362	259

*Household to dwelling conversion has been modelled using 'conversion factors' derived from WG household and dwelling stock estimates. A figure of 14.2% has been applied or Gwynedd LPA, fixed throughout the forecast period.
**2026 Landbank = 703 units: Completed units 2024-26 = 330 units

<u>Employment Growth</u>

6.0.20 The change in the number of new jobs over the 2024-2039 plan period, along with the average annual number of jobs based on the different scenarios are presented in table ? below.

Scenario	Change 2024 - 2039		Annual Average Employment Growth 2024-2039
	Labour Force Change	Labour Force % Change	
WG 2022 Principal Projection	4,140	8.6%	116
WG 2022 High Pop Projection	4,945	10.3%	171

WG 2022 Low Pop Projection	3,173	6.6%	50
WG 2022 10 yr Mig	3,603	7.7%	85
WG 2022 15 yr Mig	3,273	7.0%	62
WG 2022 Zero Mig	-633	-1.4%	-204
Trend 5yr	4,175	8.7%	119
Trend 15yr	-286	-0.6%	-187
Dwelling-led 5yr	3,126	6.5%	47
Dwelling-led 15yr	3,783	7.9%	92
Employment-led	6,045	12.6%	253

6.0.20 In considering the above scenarios, five specific growth options have been chosen. In accordance with the requirement of the Development Plan Manual (Edition 3), these demonstrate a range of possible future growth in the Gwynedd LPA for the LDP period based upon the differing inputs and assumptions specified.

6.0.21 They demonstrate higher growth levels (Welsh Government 2022 High Projections and the Employment-led option), lower growth levels (Welsh Government 2022 Low Projections and the 5-year dwelling-led option), in addition to an option in the middle that is based on the Welsh Government 2022 Principal Projections. These options provide for a range of situations and gives an opportunity for feedback in considering the growth option to meet the Vision and Strategic Options.

6.0.22 It is believed essential to consider the manner in which the Welsh Government projections (in terms of its three variables) is conveyed specifically for the Gwyned Local Planning Authority area. It is also sensible to consider how growth could be guided by the anticipated increase in jobs over the Plan period. In terms of growth led by housing, it is believed that giving consideration to what has happened in a more recent period i.e. 5 year period compared to a 15 year period, provides for a fair reflection of the housing market and house building trends in the Plan area.

6.1 Growth Option 1 – Based on the Welsh Government's 2022 Principal Projection

Increase in Population over the Plan Period	New Dwellings per Annum	New Dwellings per Annum minus the land bank	Number of New Jobs per Year
6,104	253	212	116

6.1.1 This option leads to a population increase of **6,104** people (+6.1%), **253** new dwelling per annum (**212** per annum when units already completed and the landbank is taken into account) and **116** new jobs per annum.

6.1.2 This option is based on the 'principal' projection derived from the 2022-based Welsh Government official national population and household projections. The principal 'central' projection based on fertility, mortality, migration and household composition assumptions, using 5-year migration trends (internal and international) and 5-year fertility and mortality trends.

6.2 Growth Option 2 - Based on the Welsh Government's 2022 High Population Projection

Increase in Population over the Plan Period	New Dwellings per Annum	New Dwellings per Annum minus the land bank	Number of New Jobs per Year
8,898	325	242	171

6.2.1 This option leads to a population increase of **8,898** people (+8.8%), **325** new dwellings per annum (**242** per annum when units already completed and the landbank is taken into account) and **171** new jobs per annum.

6.2.2 This growth option is based upon the higher assumptions of fertility and life expectancy of the official 2022-based Welsh Government official national population and household projections. The migration assumptions are aligned with that of the principal projection.

6.3 Growth Option 3 - Based on the Welsh Government's 2022 Low Population Projection

Increase in Population over the Plan Period	New Dwellings per Annum	New Dwellings per Annum minus the land bank	Number of New Jobs per Year
2,670	163	109	50

6.3.1 This option leads to a population increase of **2,670** people (+2.7%), **163** new dwellings per annum (**109** per annum when units already completed and the landbank is taken into account) and **50** new jobs per annum.

6.3.2 This growth option is based upon the lower assumptions of fertility and life expectancy of the official 2022-based Welsh Government official national population and household projections. The migration assumptions are aligned with that of the principal projection.

6.4 Growth Option 4 – Dwelling-led 5 yr

Increase in Population over the Plan Period	New Dwellings per Annum	New Dwellings per Annum minus the land bank	Number of New Jobs per Year
2,792	134	82	47

6.4.1 This option leads to a population increase of **2,792** people (+2.8%), **134** new dwellings per annum (**82** per annum when units already completed and the landbank is taken into account) and **47** new jobs per annum.

6.4.2 The Dwelling-led option is based on a continuation of 5-year historical housing completion rates in Gwynedd Population growth is linked directly to housing (dwelling) growth. Net internal migration is used to balance between the two; if the resident population is insufficient in size and structure to 'fill' the dwellings, a higher level of net migration will occur.

6.5 Growth Option 5 – Employment-led

Increase in Population over the Plan Period	New Dwellings per Annum	New Dwellings per Annum minus the land bank	Number of New Jobs per Year
7,929	293	259	253

6.5.1 This option leads to a population increase of **7,929** people (+7.9%), **293** new dwellings per annum (**259** per annum when units already completed and the landbank is taken into account) and **253** new jobs per annum.

6.5.2 In order to inform this option, Edge Analytics acquired an employment forecast from Oxford Economics (OE). This forecast models the level of workplace-based employment in Gwynedd from 2001-2050.

6.5.3 In addition to the Baseline OE forecast, two additional scenarios were produced using the OE model, taking account of the likely employment growth arising from the Anglesey freeport and AI growth zone (Scenario A). And the development of Small Modular Reactors (SMR) at Wylfa (Scenario B).

6.5.4 Between 2015 and 2025, people-based employment in the Gwynedd LPA fluctuated between 52,000 and 59,000, growing by 8.1% over the ten years. The baseline scenario forecasts that the number of people employed in the Gwynedd LPA will grow by 4.9% between 2025 and 2050 (2,911 people). In Scenario A, factoring in the additional impact of the Freeport and AI Growth Zone in Anglesey, growth over the 25 years is 5.5% (341 more people than the Baseline scenario) and in Scenario B the addition of the development of the SMR at Wylfa results in growth of 5.7% (468 more people than the Baseline scenario).

6.5.5 This option uses scenario B (which takes into account the potential labour force impact of the SMR development at Wylfa) because it best reflects the aspirational Growth Deal programmes strategy promoted by Ambition North Wales.

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7.0 Spatial Distribution Options

7.0.1 This section discusses how growth should be distributed around the plan area. Four spatial distribution options for housing are proposed. Each spatial distribution option will include a table which includes how the different levels of growth would look.

7.1 Distribution Option 1 - Continue with the Joint Local Development Plan strategy

7.1.1 The Joint Local Development Plan strategy aimed to distribute development proportionately around the Plan area while focusing on those areas that provide the best opportunities to achieve sustainable development, namely the Sub-Regional Centre, Urban and Local Service Centres. This would be met by new commitments and designations where environmental, social and infrastructure constraints allow.

7.1.2 A higher proportion of new development, accounting for 53% of the Plan's growth, was guided to the Main Centres (Sub-Regional Centre and Urban Service Centres) with 22% of the growth in the Local Service Centres. For Villages an appropriate amount of development was facilitated with a focus on Service Villages with better access to services and public transport. Some development was expected in the Clusters that were identified due to their functional links with Villages or Centres and in the countryside. 25% of the growth of the Plan was guided to the Villages, Clusters and the Countryside.

7.1.3 A list of the settlements listed in the JLDP can be found in appendix 1. Please note further work will be undertaken on the settlement hierarchy which which lead to a change in the settlement list.

Distribution Option 1 - Continue with the Joint Local Development Plan strategy					
Option	**Dwellings per Year**	**Dwellings Per Year (Minus Landbank)**	**Main Centres (53%)**	**Local Service Centres (22%)**	**Villages, Clusters and Countryside (25%)**
Growth Option 1	253	(212)	134 (112)	56 (47)	63 (53)
Growth Option 2	325	(242)	172 (128)	72 (53)	81 (61)
Growth Option 3	163	(109)	86 (58)	36 (24)	41 (27)
Growth Option 4	134	(82)	72 (43)	29 (18)	33 (21)
Growth Option 5	293	(259)	155 (137)	64 (57)	73 (65)

7.2 Distribution Option 2 - Distribution based on units completed since 2011

7.2.1 This option distributes the growth on the basis of units completed since the JLDP's base date according to the categories of settement. In the period 2011 to 2024 a total of 2,475 residential units were completed in the Gwynedd Planning Area with the following classification:

- Primary Centres (Sub-regional and Urban Service Centres) 49%
- Local Service Centres 22%
- Villages, Clusters and the Open Countryside 29%

Distribution Option 2 - Distribution based on units completed since 2011					
Option	**Dwellings per Year**	**Dwellings Per Year (Minus Landbank)**	Main Centres	Dwellings per Year	Dwellings Per Year (Minus Landbank)

Growth Option 1	253	(212)	124 (104)	56 (47)	73 (61)
Growth Option 2	325	(242)	159 (119)	72 (53)	94 (70)
Growth Option 3	163	(109)	80 (53)	36 (24)	47 (32)
Growth Option 4	134	(82)	66 (40)	29 (18)	39 (24)
Growth Option 5	293	(259)	144 (127)	64 (57)	85 (75)

7.3 Distribution Option 3 - Focus on Regional Growth Area

7.3.1 This option is based on distributing the majority of the growth to the Regional Growth Area which has been identified within Future Wales. This means distributing 70% of the growth to the northern area of the County around Bangor and Caernarfon with the remainder of the growth, 30%, being distributed to the remainder of the Gwynedd Planning Area.

Distribution Option 3 - Focus on Regional Growth Area				
Option	**Dwellings per Year**	**Dwellings Per Year (Minus Landbank)**	**Regional growth Area (70%)**	**Remaining LDP Area (30%)**
Growth Option 1	253	(212)	177 (148)	76 (64)
Growth Option 2	325	(242)	228 (169)	97 (73)
Growth Option 3	163	(109)	114 (76)	49 (33)
Growth Option 4	134	(82)	94 (57)	40 (25)
Growth Option 5	293	(259)	205 (181)	88 (78)

7.4 Opsiwn DOS 4 - Distribution on the basis of the Number of Houses in the LPA per LHMA

7.4.1 In 2021 Cyngor Gwynedd's Regeneration Board agreed to develop a new Regeneration Framework. The Framework aims to ensure that proactive action is in place to ensure collaboration to improve the areas economically, environmentally, socially and culturally. Within the 13 Regeneration Areas an initial discussion was held with town and community councils along with local organisations, groups and councillors on ideas about what should be local priorities for the area in the period up to 2035. These responses were used as a basis for the second phase of wider public engagement. A public engagement campaign was organised to give residents the opportunity to voice their views on the challenges facing their area, what is important to them and what developments they want to see in their area over the next 10 to 15 years. A total of 3,585 responses were received through an online and paper questionnaire. Following public sessions, workshops were held with organisations to discuss action plans focusing on the issues and priorities identified locally.

7.4.2 Due to the local engagement that has taken place and the boundaries of these regeneration areas appear to be similar to the secondary school catchment areas **it was agreed to use these regeneration areas as the basis for housing market areas in the Local Housing Market Assessment.** The only change was by ensuring that all

Lower Tier Wider Product Areas fall within one of the Housing Market Areas. This means that there are 13 Housing Market Areas within Gwynedd. See Appendix 2 for a map LHMA areas.

7.4.3 For this option the level of growth is distributed based on the number of houses within the different Housing Market Areas this means that the growth is distributed more evenly across the Plan Area as highlighted in the table below.

Local Housing Market Area	**Number of Homes (% of the total in the LPA)**	**Growth Option 1** **253 dwellings per year (212 minus landbank/developments)**	**Growth Option 2** **325 dwellings per year (242 minus landbank/developments)**	**Growth Option 3** **163 dwellings per year (109 minus landbank/developments)**	**Growth Option 4** **134 dwellings per year (82 minus landbank/developments)**	**Growth Option 5** **293 dwellings per year (259 minus landbank/developments)**
Pen Llyn Area	5646 (11%)	28 (23)	36 (27)	18 (12)	15 (9)	32 (29)
Porthmadog Area	4957 (9.7%)	25 (21)	31 (23)	16 (11)	13 (8)	28 (25)
Bro Ardudwy	1418 (2.8%)	7 (6)	9 (7)	5 (3)	4 (2)	8 (7)
Bro Dysynni	2376 (4.7%)	12 (10)	15 (11)	8 (5)	6 (4)	14 (12)
Bro Ffestiniog	2239 (4.4%)	11 (9)	14 (11)	7 (5)	6 (3)	12 (11)
Bro Lleu/Nantlle	4739 (9.3%)	23 (20)	30 (23)	15 (10)	12 (8)	27 (24)
Bro Ogwen	3856 (7.5%)	19 (16)	24 (18)	12 (8)	10 (6)	22 (19)
Bro Peris	5364 (10.5%)	27 (22)	34 (25)	17 (11)	14 (9)	31 (27)
Bala Area	506 (1%)	3 (2)	3 (2)	2 (1)	1 (1)	3 (3)
Bangor Area	8792 (17.2%)	43 (37)	60 (42)	28 (19)	23 (14)	50 (45)
Caernarfon Area	5343 (10.4%)	26 (22)	34 (25)	17 (11)	14 (8)	30 (27)
Dolgellau Area	349 (0.7%)	2 (1)	2 (2)	1 (1)	1 (1)	2 (2)
Pwllheli Area	5508 (10.8%)	27 (23)	35 (26)	18 (12)	14 (9)	32 (28)

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Appendix 1: List of the Joint Local Development Plan Settlements

Sub-regional Centre	Bangor
Urban Service Centres	Blaenau Ffestiniog, Caernarfon, Porthmadog, Pwllheli
Local Service Centres	Abermaw, Bethesda, Criccieth, Llanberis, Llanrug, Nefyn, Penrhyndeudraeth, Penygroes, Tywyn
Service Villages	Bethel, Bontnewydd, Botwnnog, Chwilog, Deiniolen, Rachub, Tremadog, Y Ffôr
Local, Rural and Coastal Villages	Abererch, Brynrefail, Caeathro, Carmel, Cwm y Glo, Dinas (Llanwnda), Dinas Dinlle, Dolydd a Maen Coch, Efailnewydd, Garndolbenmaen, Garreg-Llanfrothen, Groeslon, Llandwrog, Llandygai, Llangybi, Llanllyfni, Llanystumdwy, Nantlle, Penisarwaun, Pentref Uchaf, Rhiwlas, Rhosgadfan, Rhostryfan, Sarn Mellteyrn, Talysarn, Tregarth, Trefor, Waunfawr, Y Fron
Clusters	Aberdesach, Aberllefenni, Aberpwll, Bethesda Bach, Bryncir, Bryncroes, Caerhun/Waen Wen, Capel y Graig, Corris Uchaf, Crawia, Dinorwig, Gallt y Foel, Glasinfryn, Groeslon Waunfawr, Llanaber, Llandderfel, Llanengan, Llanfor, Llanllechid, Llannor, Llanwnda, Llwyn Hudol, Minffordd, Minffordd (Bangor), Mynydd Llandygai, Nebo, Pantglas, Penmorfa, Penrhos, Penrhos (Caeathro), Pentir, Pentrefelin, Pistyll, Pontllyfni, Rhoslan, Saron (Llanwnda), Swan, Tai'n Lôn, Talwaenydd, Talybont, Tan y Coed, Treborth, Ty'n-lôn, Ty'n y Lôn, Waun (Penisarwaun).

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Appendix 2: Local Market Area Map

