

Gwynedd and Anglesey Joint Local Development Plan

Have your say on the Plan

We are consulting on the **Deposit Plan**, which states how many new homes are needed in the Plan area and how much employment land needs to be safeguarded until 2026. Read more about the Plan in this leaflet together with information on how to submit your views.

This leaflet is intended to provide an overview of the Plan's contents, and to explain the public consultation process on the Plan and how to submit comments. **If, however, you will want to submit comments, you will need to link them to the full document.**

Here is an overview of the Deposit Plan's structure:

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2. INTRODUCTION	10-18
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What is a Deposit Plan?

This is the name for the document that will manage development in Anglesey and the Gwynedd planning area up to 2026. If an application for planning permission is submitted after this Plan is adopted, this is the main document that will be considered as guidance. The map shows the Plan area.

The document is in two parts:

1. **A Written Statement** stating how much development will take place, and where, in different centres and villages, as well as stating policies that will be used to make decisions on planning permission;
2. **Proposals Maps** and **Inset Maps** which show land for development (e.g. housing, employment), and **Constraints Maps** which will show places that will need to be protected or managed (e.g. Area of Outstanding Natural Beauty, Special Landscape Area).

For Gwynedd Council and the Isle of Anglesey County Council to be sure that the Deposit Plan is 'sound', they must seek the opinion of local residents, key stakeholders and other people. The Councils need to know whether the strategy and policies they have drafted are appropriate to meet the needs of the area and whether the evidence behind them is correct.



CYNGOR SIR
YNYS MÔN
ISLE OF ANGLESEY
COUNTY COUNCIL



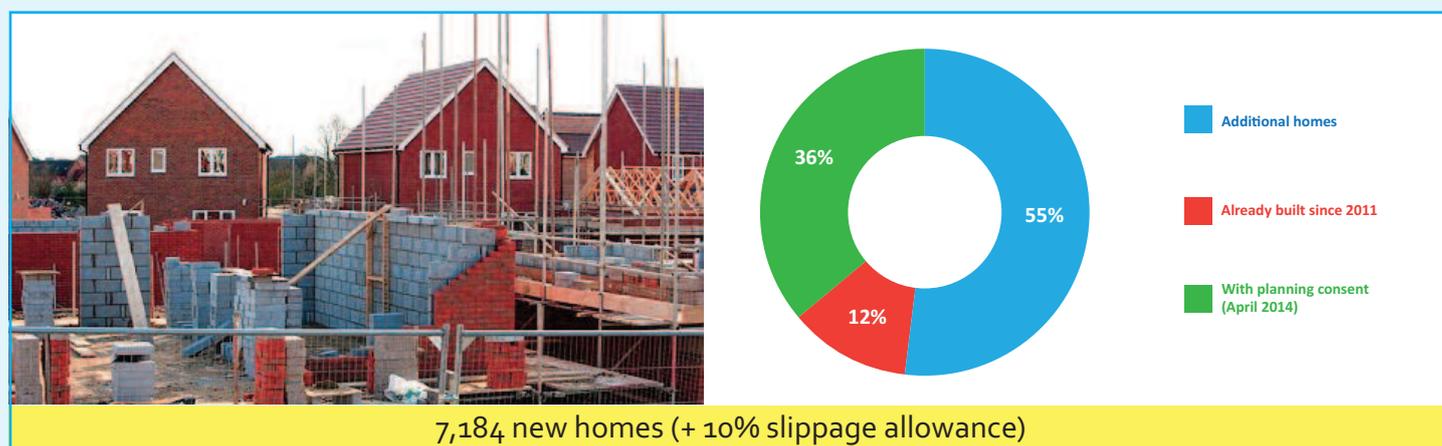
What is 'sound'?

The term 'sound' is used to describe a Plan that 'shows good judgement' and one that 'can be trusted', based on relevant evidence. 10 tests of soundness are used to assess the Plan. The Plan will be examined by an independent Inspector whose task will be to decide whether the Plan is 'sound'.

What has already taken place?

1. The views of local residents, key stakeholders and other people were sought on the issues that need to be addressed and the options for housing growth and distribution: November 2011 – January 2012;
2. The views of local residents, key stakeholders and other people were sought on the Preferred Strategy: May – June 2013;
3. The development of the Deposit Plan has been discussed with various stakeholders: July 2013 – December 2014.

How many homes are being recommended?



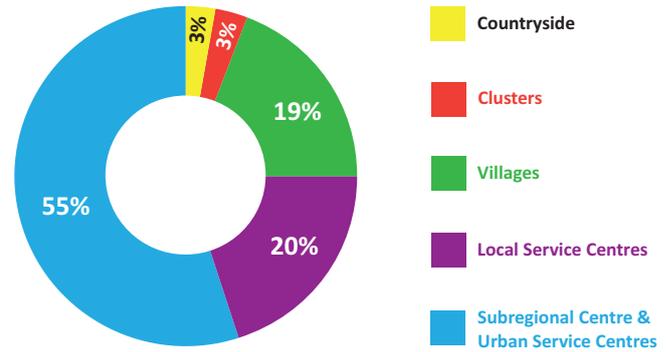
Why are new homes needed in the Plan area between 2011 and 2026?

The two Councils have made an assessment of the likely demand for new homes between 2011 and 2026. This assessment includes looking at the trends in population and households change, projected economic growth, demand for affordable homes, past building patterns, the current state of the local economy and the impact of this on the housing market, potential impact on communities, the economy and the environment.

What is a slippage allowance?

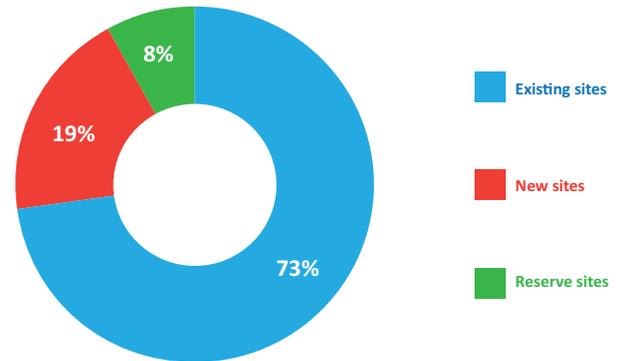
A number (718) that is added to the basic number of homes (7,184) to allow a contingency option, e.g. in case a lower number than what is predicted are built on allocated sites, or a delay in the development of specific sites, or less use of existing buildings within the Plan period.

Where will the new homes be provided in the Plan area?



The table at the end of the leaflet shows what this can mean per Centre, Village and Cluster.

How much employment land?



800 ha in the Plan area

+ A site near Gaerwen, Anglesey, that is favoured for the development of a Science Park

Why is so much employment land needed?

The Councils safeguard land and property on existing business and industrial sites and allocate new ones to meet the demand for anticipated employment that will facilitate the transformational economic growth in the Plan area during 2011 - 2026.

Why are reserve sites needed?

The Employment Land Study suggests that more land could be needed on Anglesey than is safeguarded or newly identified, to sustain the Wylfa Newydd Project.

Strategic and Detailed Policies

There are 19 Strategic Policies and 77 Detailed Policies in the Deposit Plan that provide the framework for addressing future development in the Plan area. They address different kinds of development including housing, jobs, tourism, the local environment, facilities, transport and infrastructure. Here are some messages from these policies:

Various kinds of new homes:



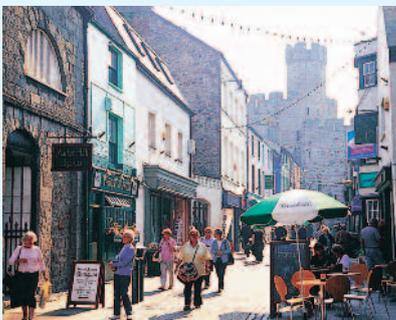
- A variety of affordable housing;
- local market housing;
- open market housing;
- suitable accommodation for the elderly;
- suitable accommodation for the elderly who need care;
- houses of various sizes;
- suitable and alternative accommodation for Wylfa Newydd construction workers, promoting opportunities for alternative uses when the original use ends



- safeguarding existing plots for Gypsies and Travellers
- at least 21 additional permanent plots will be needed in the Plan area
- a series of small sites for overnight stays will be needed in the Plan area



- manage change of use on employment land to avoid its loss to inappropriate use;
- encourage new business/industrial property or extensions to existing business/industrial property in rural areas;
- sustain and strengthen colleges and the University.



- encourage new high quality tourist attractions;
- control the supply and type of new tourist accommodation and its location;
- encourage visits throughout the year.



- protect, sustain and enhance the natural and historic environment;
- protect the distinctiveness and identity of the built environment;
- encourage energy efficiency by better building and encourage appropriate renewable energy schemes
- manage flood risk.



- protect the character of Welsh-speaking communities;
- protect community facilities;
- ensure that appropriate infrastructure, e.g. schools, healthcare, roads, water treatment plants, are in place prior to development or that the developer contributes towards necessary improvements.

The Plan also refers to relevant national planning policies and legislation about issues like building a new house in the countryside, Areas of Outstanding Natural Beauty, telecommunications masts (this list isn't exhaustive).

The public consultation

When can comments be made?

The consultation period will be for 6 weeks, between **Monday 16/2/15 and Tuesday 31/3/15**. All comments must be completed and arrive no later than **5pm** on the last day of the consultation.

This important stage is your last opportunity to comment on the whole Plan.

How to get the official comments form

You can get a copy of the official form from: the website; the Joint Planning Policy Unit offices in Bangor; Siop Gwynedd in Caernarfon, Dolgellau or Pwllheli; the Planning Service at Anglesey County Council offices, Llangefni; or in the public libraries of Anglesey and Gwynedd. You can also phone 01286 685003 or 01766 771000 to request a copy of the form.

How to submit comments?

The best way of submitting comments securely is through the comments portal at:

www.gwynedd.gov.uk/cdll
www.anglesey.gov.uk/cdll

The only other way of submitting comments is by using the official comments form.

You must fill in a separate comments form for every comment you may have.

If you do not use the planning portal, to where should the comments form be sent?

Joint Planning Policy Unit, 1st Floor, Bangor City Council Offices,
Ffordd Gwynedd, Bangor, Gwynedd. LL57 1DT

✉ planningpolicy@gwynedd.gov.uk

Where can the Deposit Plan and the related documents be seen?

You can see the Deposit Plan and the related documents on the website of both Councils at:

www.gwynedd.gov.uk/cdll
www.anglesey.gov.uk/cdll

or in the Joint Planning Policy Unit offices at Ffordd Gwynedd, Bangor; Siop Gwynedd in Caernarfon, Dolgellau or Pwllheli; the Planning Service at Anglesey County Council offices, Llangefni; or in the public libraries of Anglesey and Gwynedd.

Any questions?

Contact the Joint Planning Policy Unit:

✉ planningpolicy@gwynedd.gov.uk

☎ 01766 771000 a gofyn am yr Uned Polisi Cynllunio ar y Cyd neu 01286 685003

Open days - there will be an opportunity for anybody to attend these to ask questions to the Joint Planning Policy Unit officers. More information on these events will be available on both Councils' websites.

What will happen after this public consultation?

**Deposit Plan
(February /March 2015)**



**Alternative Sites Register
(Expected June / July 2015)**



**Submission to Welsh Government
(Expected December 2015)**



**Public Inquiry
(Expected April 2016)**



**Adoption
(Expected December 2016)**

The public consultation on the Deposit Plan will take place between **16 February** and **5pm 31 March 2015**. Comments will be collated in a register. A report on the public consultation will be submitted to the Joint Planning Policy Committee, to the Welsh Government and the Planning Inspectorate and will be placed in public libraries, Council offices and Council websites before the end of 2015.

A register of sites that individuals and organisations consider should be allocated in the Plan, deleted from the Plan or adapted in any way, will be published. The Councils will consult on these alternative sites for 6 weeks as soon as possible after the public consultation about the Deposit Plan.

Then, the Councils will send the Deposit Plan, the comments received, a summary of the response to them, as well as other documents, to the Welsh Government. An independent Inspector will then be appointed to hold a Public Inquiry.

The Inspector will look at the Plan, the evidence behind it and the comments received about it. The Public Inquiry will provide an opportunity for the Council, individuals and organisations who have submitted comments during the public consultation periods in 2015 to explain their views to the Inspector.

After the Inquiry the Inspector will provide a report to the Councils that will include the Inspector's verdict on the report. He or she may recommend that changes be made to improve the Plan. The Inspector's views will be binding.

The Councils will have to decide whether they will adopt the Plan in accordance with the Inspector's recommendations.

Here is a table that provides an indicative housing figure for each Centre or Village in the **Gwynedd Local Planning Authority area** identified in the Plan:

Settlement	Indicative Housing Growth	Completed units (2011-14)	Existing Housing Landbank ¹	Indicative additional number required ²
Aberdaron	13	4	2	7
Abererch	9	1	0	8
Abermaw	91	17	47	27
Abersoch	67	2	32	33
Bangor	969	97	474	398
Bethel	40	0	4	36
Bethesda	99	17	28	54
Blaenau Ffestiniog	298	7	10	281
Bontnewydd	40	1	29	10
Borth y Gest	10	0	1	9
Botwnnog	40	1	5	34
Brynrefail	7	5	0	2
Caeathro	7	0	0	7
Caernarfon	415	31	162	222
Carmel	12	0	0	12
Clynnog Fawr	10	1	1	8
Corris	14	0	0	14
Criccieth	144	6	56	82
Cwm y Glo	13	0	15	0
Chwillog	40	1	1	38
Deiniolen	40	13	7	27
Dinas (Llanwnda)	8	0	26	0
Dinas Dinlle	5	1	2	2
Dolydd a Maen Coch	4	0	1	3
Ederne	12	0	11	1
Efailnewydd	8	1	1	6
Fairbourne	7	2	7	0
Garndolbenmaen	12	0	0	12
Garreg - Llanfrothen	10	2	0	8
Groeslon	13	2	0	11
Llangian	4	0	0	4
Llangybi	4	0	0	4
Llanaelhaearn	15	2	0	13
Llanbedrog	16	15	3	0

Settlement	Indicative Housing Growth	Completed units (2011-14)	Existing Housing Landbank ¹	Indicative additional number required ²
Llanberis	70	1	16	53
Llandwrog	7	1	0	6
Llandygai	8	1	15	0
Llanllyfni	9	0	2	7
Llanrug	61	14	33	14
Llanystumdwy	10	0	1	9
Llithfaen	9	2	3	4
Morfa Bychan	10	3	10	0
Morfa Nefyn	15	26	16	0
Mynytho	13	4	4	5
Nantlle	6	0	0	6
Nefyn	73	7	31	35
Penisarwaun	8	2	2	4
Penrhyndeudraeth	191	2	22	167
Pentref Uchaf	4	0	1	3
Penygroes	89	10	15	64
Porthmadog	128	5	56	67
Pwllheli	323	32	40	251
Rachub	40	3	7	30
Rhiwlas	9	1	1	7
Rhosgadfan	9	0	2	7
Rhoshirwaun	6	2	2	2
Rhostryfan	10	2	17	0
Sarn Bach	4	0	0	4
Sarn Mellteyrn	11	0	3	8
Talysarn	13	2	2	9
Tregarth	13	1	1	11
Trefor	13	4	4	5
Tremadog	12	2	10	0
Tudweiliog	12	1	3	8
Tywyn	103	13	88	2
Waunfawr	13	5	10	0
Y Felinheli	19	51	69	0
Y Fron	6	0	2	4
Y Ffôr	40	0	9	31

¹ This figure is derived from an assessment of all units with planning consent to identify those that are unlikely to be built, which are then removed from total.

² This will be satisfied by new allocations and windfall sites identified in an urban capacity study.

Here is a list of Clusters in the **Gwynedd Local Planning** area, where the policy facilitates 2 local need affordable housing during the Plan period:

Aberdesach, Aberllefenni, Aberpwll, Bethesda Bach, Bryncir, Bryncroes, Bryn Eglwys, Bwlchtocyn, Penrhos (Caeathro), Caerhun/Waen Wen, Capel Uchaf, Capel y Graig, Ceidio, Corris Uchaf, Crawia, Dinas (Llyn), Dinorwig, Friog, Gallt y Foel, Glasinfryn, Groeslon Waunfawr, Llanaber, Llandderfel, Llanengan, Llanfor, Llangwnadl, Llaniestyn, Llanllechid, Llannor, Llanwnda, Llwyn Hudol, Machroes, Maes Tryfan, Minffordd, Minffordd (Bangor), Mynydd Llandygai, Nebo, Pantglas, Pencaenewydd, Penmorfa, Penrhos, Pentir, Pentrefelin, Pistyll, Pontllyfni, Rhiw, Rhos Isaf, Rhoslan, Rhydyclafdy, Saron (Llanwnda), Sling, Swan, Tai'n Lon, Talwaenydd, Talybont, Tan y Coed, Treborth, Ty'n-lon, Ty'n y Lon, Waun (Penisarwaun).

•••••

Here is a table that provides an indicative housing figure for each Centre or Village in **Anglesey** identified in the Plan:

Settlement	Indicative Housing Growth	Completed units (2011-14)	Existing Housing Landbank ¹	Indicative additional number required ²
Caergybi	833	71	396	366
Llangefni	673	52	53	568
Amlwch	533	18	31	484
Porthaethwy	115	21	69	25
Biwmares	96	6	38	52
Benllech	90	40	13	37
Y Fali	84	13	32	39
Llanfairpwll	82	7	40	35
Cemaes	81	3	7	71
Rhosneigr	70	16	17	37
Gaerwen	58	18	4	36
Bodedern	57	0	1	56
Pentraeth	57	22	13	22
Llannerch-y-medd	40	1	17	22
Gwalchmai	40	1	11	28
Niwbwrch	40	0	26	14
Bethel	12	2	0	10
Bodffordd	16	2	0	14
Bryngwran	19	3	22	0
Brynsiencyn	22	1	9	12
Caergeiliog	16	0	2	14
Dwyran	20	6	28	0
Llandegfan	22	0	11	11

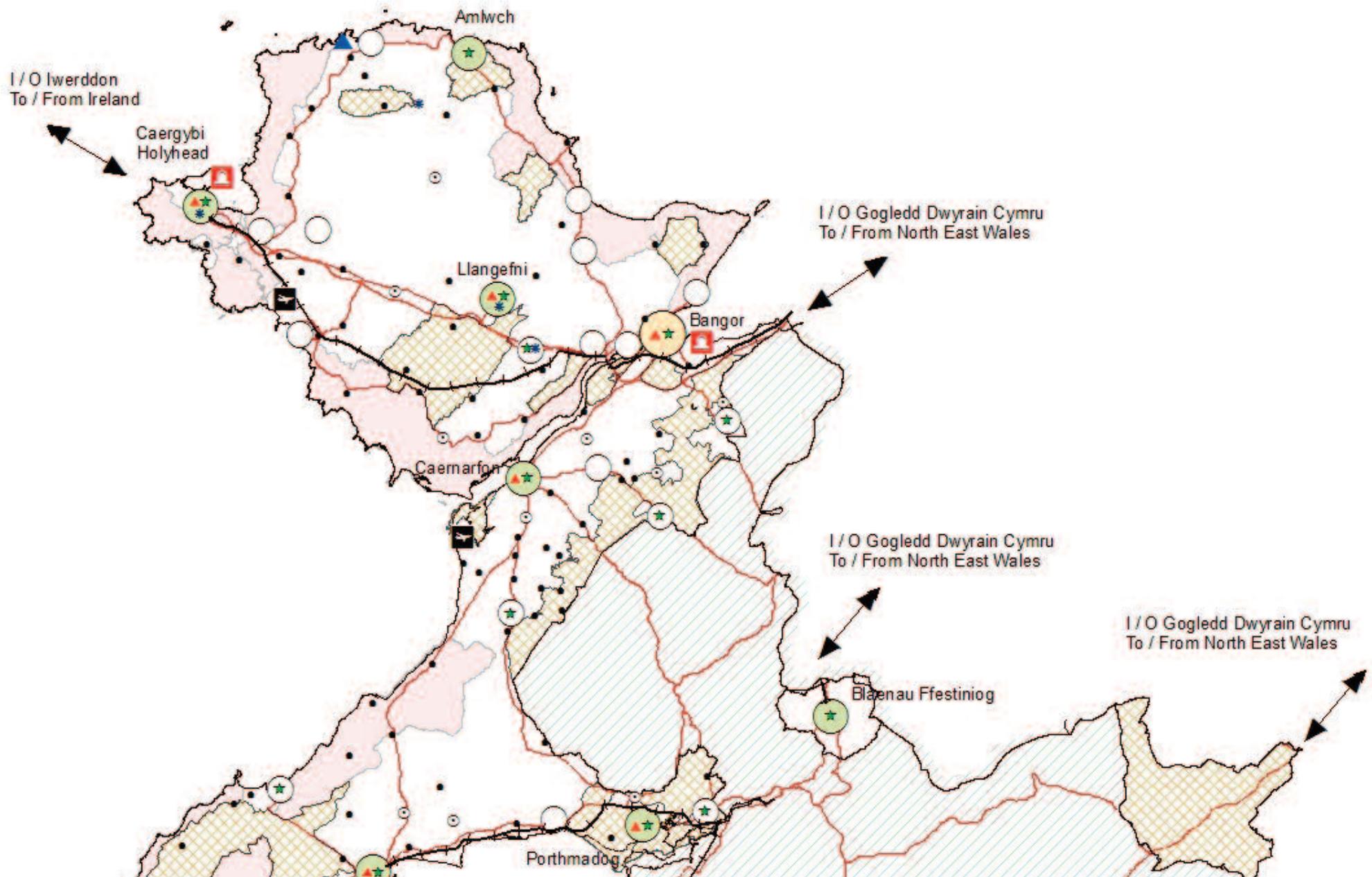
Settlement	Indicative Housing Growth	Completed units (2011-14)	Existing Housing Landbank ¹	Indicative additional number required ²
Llanddaniel Fab	17	12	5	0
Llanfachraeth	21	2	6	13
Llanfaethlu	9	2	7	0
Llanfechell	18	1	21	0
Llanfihangel yn Nhowyn	16	0	1	15
Llangaffo	15	0	0	15
Llangristiolus	11	13	6	0
Llanrhyddlad	5	0	5	0
Pencarnisiog	9	0	2	7
Penysarn	22	0	6	16
Rhosybol	18	3	15	0
Talwrn	16	6	3	7
Tregele	8	1	2	5
Aberffraw	16	0	11	5
Carreglefn	9	1	3	5
Pont Rhyd y Bont	13	1	13	0
Llanbedrgoch	9	2	5	2
Llanddona	16	0	5	11
Llanfaelog	16	0	11	5
Llangoed	21	4	14	3
Malltraeth	12	0	3	9
Moelfre	24	12	2	10
Trearddur	24	15	72	0

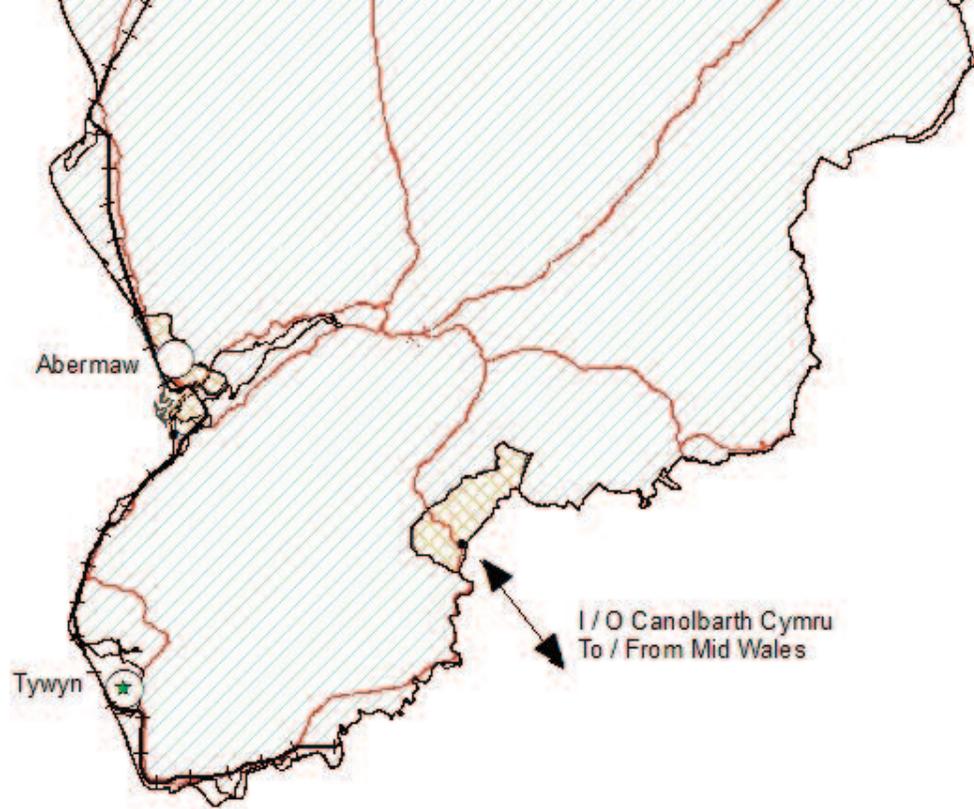
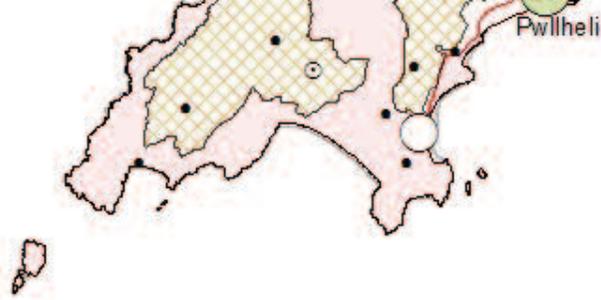
¹ This figure is derived from an assessment of all units with planning consent to identify those that are unlikely to be built, which are then removed from total.

² This will be satisfied by new allocations and windfall sites identified in an urban capacity study.

Here is a list of Clusters in **Anglesey**, where the policy facilitates 2 local need affordable housing during the Plan period:

Bodorgan, Bro Iarddur (Trearddur), Bryn Du, Brynminceg (Old Llandegfan), Brynrefail, Brynteg, Bwlch Gwyn, Capel Coch, Capel Mawr, Capel Parc, Carmel, Cerrigman, Cichle, Haulfre (Llangoed), Elim, Glanyrafon, Glyn Garth, Gorsaf Gaerwen, Hebron, Hendre Hywel (Pentraeth), Hermon, Llanddeusant, Llaneilian, Llanfaes, Llanfairynghornwy, Llangadwaladr, Llansadwrn, Llanynghenedl, Llynfaes, Marianglas, Mynydd Mechell, Nebo, Penygroes, Pen y Marian, Pengorffwysfa, Penlon, Penmon, Pentre Berw, Pentre Canol (Holyhead), Penygraigwen, Porth Llechhog (Bull Bay), Rhoscefnhir, Rhosmeirch, Rhostrehwfa, Bryn y Mor (Valley), Rhydwyn, Star, Traeth Coch (Red Wharf Bay), Trefor, Tyn Lon (Glan yr Afon), Tynyngogl.





Nodiant / Notation

-  Canolfan Is Ranbarthol / Sub-regional Centre
-  Canolfannau Gwasanaethol Trefol / Urban Service Centres
-  Canolfannau Gwasanaethol Lleol / Local Services Centres
-  Pentrefi Gwasanaethol / Service Villages
-  Pentrefi Eraill / Other Villages
-  Prif Ganolfannau Manwerthu / Main Shopping Centres
-  Ganolfannau Gwaith / Employment Centres
-  Safleoedd Parthau Menter / Enterprise Zone Sites
-  Prif Ffyrdd / Main Roads
-  Prif Reilffyrdd / Main Railway Lines
-  Maes Awyr / Airport
-  Porthladd / Port
-  Adeiladu Niwclear Newydd Wylfa Nuclear New Build
-  Ardaloedd Gwarchod y Tirlun Newydd Arfaethedig
Proposed New Landscape Conservation Areas
-  Ardal o Harddwch Naturiol Eithradol (AHNE)
Area of Outstanding Naural Beauty (AONB)
-  Parc Cenedlaethol Eryri / Snowdonia National Park
-  Cysylltiadau / Links