

GWYNEDD AND ANGLESEY JOINT LOCAL DEVELOPMENT PLAN (2011 – 2026)

PUBLIC EXAMINATION:

Hearing Session 3 – Spatial Distribution



CYNGOR SIR
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COUNTY COUNCIL

Action Point (S3/PG7) - Ensure that the housing distribution per tier in Policy PS 15 is consistent with the information in Topic Paper 20A.

1] Matter under Consideration:

Introduce a Matters Arising Change to ensure that the housing distribution per tier in Policy PS 15 is consistent with the information in Topic Paper 20A, and make any necessary resulting changes to wording in other parts of the Plan to ensure internal consistency.

2] The Councils' Response:

- 2.1 The housing distribution recorded in Policy PS 15 of the Deposit Plan (CDLL.004) within the Plan reflects the strategic aim of locating 55% within Main Centres, 20% within Local Service Centres and 25% within Villages, Clusters and Open Countryside.
- 2.2 In reality, it was impractical to address the strategic aim exactly in this manner. Exceptions were seen where specific settlements could not cope with their indicative growth level. In such cases, as highlighted within Chapter 8 of Topic Paper 5A 'Developing the Settlement Strategy' (PT.012), this growth is redistributed to higher level or lower level settlements within the same catchment area.
- 2.3 In undertaking work on Action Point S3/PG8 (New Windfall Growth Level) it was observed that the indicative growth level for Porthmadog was below what it should be. In order to ensure that the information on the housing supply tables is in line with the total housing supply in the Plan area Porthmadog's total housing supply should be **150 units** instead of **128 units**.
- 2.4 This means the settlements affected were Porthmadog - unable to accommodate 151 units of its indicative growth level, Llanberis - unable to accommodate 5 units, and Tremadog - unable to accommodate 28 units.
- 2.5 In terms of impact on the distribution of 55%, 25% and 20%, this means:
 - 151 fewer units in general within the 55% tier due to a problem with accommodating the indicative growth level of Porthmadog;
 - 174 additional units in the 20% tier, namely + 151 from the Porthmadog growth level, and + 28 from the Tremadog growth level but - 5 from the Llanberis growth level;

- 23 fewer units in general within the 25% tier - 28 from the Tremadog growth level but + 5 from the Llanberis growth level.

- 2.6 The Council sees this redistribution as the best way of ensuring that the indicative growth level of individual settlements are kept within their catchment areas and continue to ensure that the Plan promotes growth in the settlements better equipped to cope with growth due to the good supply of necessary facilities and services in them. It is acknowledged that the actual growth should be reflected in the tiers of the Plan in Policy PS 15 and relevant parts of the Plan. This will ensure that the Plan is monitored based on the final distribution of growth within these various tiers.
- 2.7 Based on the changes outlined in paragraph 2.5 above, it is suggested that a matters arising change should be introduced to the percentages of the 3 tiers in policy PS 15 as follows:

Table 1 - Matters arising changes to policy PS15

Tier	Percentage of the Plan's Housing Growth
Main Centres	53%
Local Service Centres	22%
Villages, Clusters and the Countryside	25%

- 2.6 As well as the changes to these figures in policy PS15, the following parts of the plan should also be changed:

Table 2 - Matters arising changes to the % growth figures in other parts of the Plan

Section of the Composite Plan (LDP.028)	Changes in % growth level		
	from	→	to
Paragraph 6.42	55%	→	53%
	20%	→	22%
	25%	→	25%
Paragraph 7.4.109	55%	→	53%
Table 17	Up to 55%	→	53%
	At least 20%	→	22%
	No more than 25%	→	25%
Chapter 8 - Theme 2 Sustainable Living D16 (Policy Targets)	55%	→	53%
	20%	→	22%
	25%	→	25%