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EXAMINATION	Swyddfa'r Cyngor, Stryd y Jêl, Caernarfon LL55 1SH

Hearing Session 5
ECONOMY – EMPLOYMENT, RETAIL AND TOURISM
9.30 am, Tuesday 13 September 2016

Matters & Issues Agenda

- 1 Introduction**
- 2 Procedural Matters**

Employment

- 3 Is the overall figure of 638.7ha of safeguarded employment land, with an additional 60ha of allocated land and 144.1ha Reserve Sites (842.8ha total) appropriate to meet the needs of the Counties over the Plan period?**
 - a. Is the level of employment land provision fully justified and supported by robust evidence?
 - b. How does the proposed level of employment land provision compare to historic take up rates, past population growth trends and an ageing population?
- 4 Does the spatial distribution of employment land have regard to the Wales Spatial Plan and is it consistent with the overall development strategy proposed through the LDP?**
 - a. Is the Plan's overall approach to employment growth compatible with the levels of residential development proposed over the Plan period?
 - b. How are the economic and residential strategies aligned?
 - c. Is the hierarchy of employment sites appropriate? Is the Plan's approach to employment land provision in rural areas consistent with Planning Policy Wales, Technical Advice Note 6 and Technical Advice Note 23?
 - d. Is the Plan's employment land strategy compatible with the emerging strategies of neighbouring authorities, for example, the potential influence of Trawsfynydd and Llanbedr Airfield?

- 5 Do the safeguarded and allocated sites meet the different economic and employment needs of the area and how deliverable are they over the Plan period?**
- a. Are the safeguarded sites and allocations realistic and economically viable?
 - b. Are there any constraints that could have an effect on the deliverability of sites over the Plan period?
 - c. What are the timescale for anticipated delivery?
- 6 How does the employment land strategy relate to the Anglesey Energy Island programme? What would trigger the release of the land designated as 'reserve sites' for the Anglesey Energy Island programme and what mechanisms would be in place to resist these sites being developed early in the Plan period?**
- 7 Does the Plan incorporate robust monitoring and review mechanisms that would enable the economic and employment strategy to respond effectively to changing circumstances?**
- 8 Any other matters**

Retail

- 9 Is the Plan's Retail Strategy consistent with the vision and objectives of the Plan and the overall development strategy?**
- a. Does the retail growth strategy of the Plan take into account the envisaged growth in other sectors, particularly housing and employment?
 - b. Does Strategic Policy PS12 provide an appropriate hierarchy of retail centres? Will the Plan protect the respective roles of the centres within such a hierarchy?
 - c. Are the boundaries of the town centres correctly defined within the Plan?
- 10 Is the Plan's Retail Strategy founded on a robust, credible and up to date evidence base and is it consistent with national Policy, including that set out in Planning Policy Wales (PPW) and Technical Advice Note 4: Retail?**
- a. Is the Background Paper entitled 'Gwynedd and Anglesey Retail Study' (2013) sufficiently robust and up to date to inform the Plan's Retail Strategy?
 - b. Are the provisions of Strategic Policy PS12 consistent with the recommendations of the Retail Study'.

- 11 Does Policy MAN2: *Primary Retail Areas (Retail Core)* provide an appropriate level of protection and flexibility to effectively manage the Urban Retail Centres identified in the retail hierarchy?**
- a. What is the strategy for protecting retail uses within the non-primary shopping areas i.e secondary areas?
 - b. Should Secondary Retail Areas/Frontages be included on the Proposals Maps?
 - c. Should Primary and Secondary areas be extended to Local Retail Centres?
- 12 Does Policy MAN3: *Retailing Outside Defined Town Centres but Within Development Boundaries* provide an appropriate framework for the consideration of proposals for new retail development outside of those town centres identified within the retail hierarchy?**
- a. Does Policy MAN3 provide an appropriate level of protection for retail uses within such centres whilst also being sufficiently flexible to allow for complementary uses?
 - b. Should the policy extend to, or identify, District Centres within the larger settlements?
- 13 Is Policy MAN6: *Retailing in the Countryside* appropriate and is it consistent with national Policy, including that set out in Planning Policy Wales and Technical Advice Note 4: *Retail* and the development strategy of the Plan?**
- 14 Is the Plan's Retail Strategy sufficiently flexible to respond to changing circumstances and does it include clear and appropriate mechanisms for implementation and monitoring?**
- 15 Any other matters**

Tourism

- 16 Does the Plan, through Strategic Policy PS11 and Policies TWR1 and TWR2 provide an appropriate framework for the consideration of proposals for new or enhanced tourism and leisure facilities and accommodation?**
- 17 Does Policy TWR3 achieve an appropriate balance of provision and restraint in relation to existing and proposed development?**

- 18 Does Policy TWR4 comply with national planning guidance in terms of year round occupancy and is the use of a condition restricting the operational period appropriate?**

- 19 Does Policy TWR5 provide adequate protection to the Area of Outstanding Natural Beauty and Special Landscape Areas? Does the policy provide clarity on the type of development which would be acceptable on existing touring caravan sites?**

- 20 Any other matters**