



**Anglesey & Gwynedd
Joint Local
Development Plan**

**Key Proposals for
Public Consultations**



This leaflet is a summary of the key elements of the draft public consultation Preferred Strategy



May 2013

Introduction

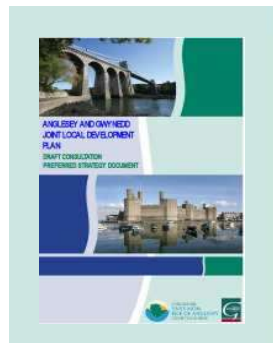
Looking forward to the future, we need to plan for where people will live and work and how they move around. To this end, Anglesey and Gwynedd Councils are working together to draw up a new land use framework - **The Anglesey and Gwynedd Joint Local Development Plan**.

This will identify areas for future growth and developments in both counties (excluding the areas within the Snowdonia National Park) up to 2026. Once adopted, the Councils will use the Plan to decide whether planning permission should be granted or refused.

The Plan is being prepared in two stages:

In the **First Stage**, the Councils' proposals for land use are set out as a 'Preferred Strategy' document for publication. This has already been completed and a seven-week public consultation is about to begin before moving on to the second stage. This consultation gives you an opportunity to have your say on whether we are going in the right direction. The consultation period begins 9th May 2013 and will continue until 27th June 2013. (for details see page 9)

During the **Second Stage**, we shall use your comments from the public consultation and any other evidence to prepare the full plan - the **Deposit Plan** - which will include land allocations and detailed planning policies. Following approval by both Councils, it will be submitted to the Welsh Government.



Our Vision and Key Objectives

The key vision on which our proposals are based is that by 2026, Anglesey and Gwynedd will be prosperous and attractive region that continues to be a stronghold of the Welsh language and culture and a place that people want to live, work and visit.

To realise the Vision we need to:

- ◆ Secure more jobs for local people
- ◆ Provide for housing to meet local needs
- ◆ Strengthen our communities, language and heritage
- ◆ Protect and improve our environment



More Jobs for Local People

Let us now look in greater detail at what we are proposing in order to achieve this:

More jobs for local people

- ◆ provide a **land use planning policy framework** that promotes key sectors such as environmental goods and services, marine technology, tourism, the public sector, manufacturing, renewable and low carbon energy, retailing, health and care
- ◆ safeguard **168 hectares** of land in the Plan area (84ha in each Authority) in **business parks and industrial estates**
- ◆ allocate an additional **5 hectares** in Gwynedd (near Porthmadog or Pwllheli) as business parks or industrial estates
- ◆ support **appropriate small scale job opportunities** in and around **Villages, Clusters and the Countryside**
- ◆ secure **jobs for local workers** in relation to **Major Infrastructure Projects**, including a proposed new nuclear power station at Wylfa
- ◆ promote **all year tourism**
- ◆ support development that creates **vibrant town centres for shopping, leisure and entertainment**

Full details on the policies linked to the above can be seen under the **Outcome 1: Maximise economic development opportunities** heading in the Preferred Strategy document on www.gwynedd.gov.uk or www.anglesey.gov.uk

Housing to Meet Local Needs

Housing to Meet Local Needs

- ◆ A land use planning policy framework for **7,665 housing units** in the Plan Area, which equates to **an average of 511 housing units** per annum. This could mean about 225 housing units per annum in Anglesey and 286 housing units in Gwynedd (outside the area that is within the National Park)
- ◆ The **right type of housing** (i.e in terms of price, tenure, size) **in the right place** (e.g accessible to work opportunities, schools and colleges, digital hot spots)
- ◆ A proportion of new homes to be **'affordable housing'**, either intermediate or social rented homes
- ◆ Addressing the needs of specific households, e.g, the elderly, students, Gypsies and Travellers



Full details on the policies linked to the above can be seen in **Outcome 2: Housing to Meet Local Needs** in the Preferred Strategy document on www.gwynedd.gov.uk or www.anglesey.gov.uk

Communities, Language and Culture

- ◆ A development pattern that **strengthens the network of different types of settlements** in the Plan area
- ◆ **Safeguard and strengthen the Welsh language and culture** and promote its use as an essential part of community life
- ◆ Improve and maintain **safe and convenient transport networks** to jobs, services and education particularly by foot, bicycle and public transport, to reduce dependency on private cars
- ◆ A **wide range of services and facilities** such as schools, clinics, leisure centres and shops to enable communities to survive and grow in the future



Full details on the policies linked to the above can be seen under the **Outcome 3: Strengthening Our Communities - Rural and Urban** heading in the Preferred Strategy document on www.gwynedd.gov.uk or www.anglesey.gov.uk

Protect and Improve our Environment

Protect and Improve our Environment

- ◆ **Valuing our countryside and coastlines as a valuable resource**, supporting local recreation and leisure activities and the agricultural economy
- ◆ Reduce the need for energy and other resources in developments
- ◆ Meeting local and national objectives or statutory duties in terms of designated **landscapes and biodiversity**
- ◆ Conserve and enhance the distinctive character and appearance of the Plan area's **cultural and historic environment**



Full details on the policies linked to the above can be seen under the **Outcome 4: Enhancing the Area's environmental** assets heading in the Preferred Strategy document on www.gwynedd.gov.uk or www.anglesey.gov.uk

The Global Dimension

The Global Dimension

We know that the developments we plan to build today have a long-term impact on Anglesey and Gwynedd—not only on the local environment but the global one as well.

Sustainable development that helps mitigate and adapt to the impacts of climate change will therefore be at the heart of the Plan.

Steps taken will include:

- ◆ Ensuring that all new development meets high standards in energy efficiency
- ◆ Making use of suitable previously developed land and unoccupied buildings where available
- ◆ Managing and enhancing the water environment and reducing water consumption
- ◆ Reducing the impact of flooding by ensuring that highly vulnerable development is directed away from areas of risk wherever possible



Key Places for Development

Key Places for Development

- ◆ General development and regeneration will be concentrated in the **sub-regional centre** (Bangor and the **urban service centres** (Holyhead, Llangefni, Amlwch, Caernarfon, Pwllheli, Porthmadog and Blaenau Ffestiniog)
- ◆ Encouragement will also be given for development that reflects the needs of the network of different **Local Service Centres** (see map centre page) and **Service Villages**
- ◆ Likewise there will be support for minor development in **Local Rural and Coastal Villages, Clusters** and the Countryside—to help promote services and facilities for local communities

Please see the Key Diagram on the centre pages overleaf, showing our proposals for the draft Joint Local Development Plan at a Plan area-wide scale.

Consultation Period

The consultation period commences on the 9th May 2013 until 5:00pm on the 27th June 2013. Representations / comments received after the closing date will not be accepted.

Please tell us your views

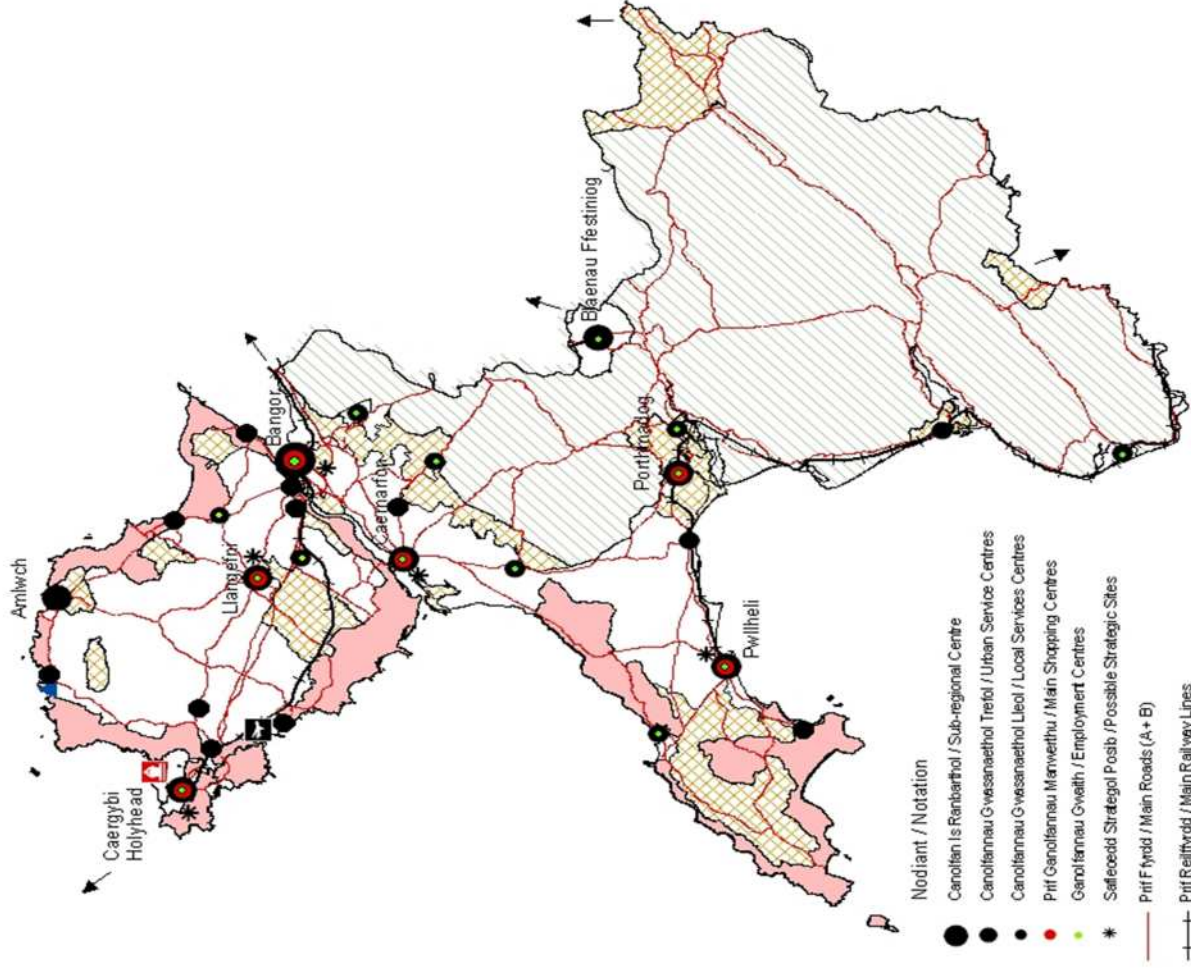
You can submit your comments on our proposals:

In writing to:

Joint Planning Policy Unit
Town Hall
Bangor
Gwynedd. LL57 1DT

On-line:

planningpolicy@gwynedd.gov.uk



Nodiant / Notation

- Canolfan Is Rhanbarthol / Sub-regional Centre
- Canolfannau Gwasanaethol Trefol / Urban Services Centres
- Canolfannau Gwasanaethol Lleol / Local Services Centres
- Prif Ganolfannau Manweithu / Main Shopping Centres
- Ganolffannau Gweith / Employment Centres
- * Safleoedd Strategol Possib / Possible Strategic Sites
- Prif Ffyrdd / Main Roads (A+B)
- Prif Rheilffyrdd / Main Railway Lines
- ✈ Maes Awyr / Airport
- 🚢 Porthladd / Port
- ▲ Adelliadu Niwclear Newydd Wylfa Nuclear New Build
- ▨ Ardal oedd Gwerchod y Tirun Newydd Arfaeddig Proposed New Landscape Conservation Areas
- ▨ Ardal o Harddych Naturiol Ethriadol (AHNE) Area of Outstanding Natural Beauty (AONB)
- ▨ Parc Cenedlaethol Eryri / Snowdonia National Park
- Cysylltiadau / Links



CYNGOR SIR
YNYN Môn
ISLE OF ANGLESEY
COUNTY COUNCIL

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Joint Planning Policy Unit, Regulatory Department - Gwynedd Council

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