

Background

This is one of a range of topic papers prepared to offer more detailed information and explain the approach of the Plan to different topics and issues affecting the Joint Local Development Plan Area. This paper will look specifically at **Developing the Settlement Strategy**. It will explain the background which will help to identify the issues, objectives and options for the Deposit Plan.

The Deposit Plan is the second statutory stage in the preparation of the Joint Local Development Plan (JLDP). The JLDP shapes the future growth of communities in the Joint Local Development Plan Area and will set out the policies and land allocations against which planning applications will be assessed.

The Deposit Plan will be submitted to the Welsh Government, which will appoint an independent inspector to assess the soundness of the Plan in the Examination in Public. If the inspector considers the Plan to be sound it will be recommended for adoption. When adopted the JLDP will supersede the Gwynedd Unitary Development Plan (2009) for the Gwynedd Local Planning Authority Area and the Gwynedd Structure Plan (1993) and Ynys Môn Local Plan (1996) for the Ynys Môn Local Planning Authority.

This topic paper can be read in isolation or in conjunction with the other Topic Papers and Background Papers that have been prepared to give a full picture the Joint Local Development Plan Area.

This is version 3 of the topic paper and it provides an update on version 2 that was produced with the Deposit Plan. The table below summarises the changes seen within this version:

Section	Summary of the Change
1. Introduction	Change reference to Topic Paper 4B
2. National Policy & Local Characteristics	Change reference to PPW Edition 8.
3. Areas of Connectivity	Refer to the 2011 Travel To Work Areas (TTWA).
4. Impact of Neighbouring Authorities	Update Powys' position.
6. Methodology in Adjoining Authorities	Update the Powys methodology.
7. Methodology in the JLDP – Table 9	Update the score for certain settlements.
Appendix 2 – Score for Services in Settlements	Update the score for certain settlements.

Appendix 4 –
Justification for the
Clusters

New Appendix to include additional justification for the
Clusters category within the Plan.

Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit,
Llawr 1af Swyddfa Cyngor Dinas Bangor / 1st Floor Bangor City Council
Offices,
Bangor,
Gwynedd,
LL57 1DT

01286 685003 or 01766 771000
planningpolicy@gwynedd.gov.uk

Publication: Version 3

February 2016

Content

	Page Number
1. Introduction	1
2. National Policy & Local Characteristics	2
3. Areas of Connectivity	6
4. Impact of Neighbouring Authorities	21
5. Current Development Plan Position	25
6. Methodology in Adjoining Authorities	29
7. Methodology in the JLDP	31
8. Settlement's Anticipated Growth Level	41
Appendix 1 – Services Assessed	58
Appendix 2 - Score for Services in Settlements	66
Appendix 3 – Areas of Connectivity Maps	90
Appendix 4 – Justification for the Clusters	96

1. Introduction

- 1.1 This paper identifies the national objectives to be considered in establishing a settlement hierarchy and compares these with key local characteristics of the area. It then reviews areas of connectivity identified within the plan area and the impact/influence of settlements in adjoining authorities. The existing hierarchy within both authorities is identified and the approach taken by neighbouring authorities is considered in creating a method for identifying the Joint Local Development Plan (JLDP) settlement hierarchy. After scoring the settlements the key opportunities and constraints are also highlighted to consider the scale and type of housing that should be directed to different types of settlements. Finally the settlement hierarchy and scale of development in identified settlements is presented for public consultation at the Deposit Plan stage.
- 1.2 In November 2011 the Council produced a Draft Engagement Document that was circulated to Key Stakeholders and those that have expressed an interest in the Joint Local Development Plan (JLDP) process. This document related to the development of the Vision, Key Objectives and Strategic Options. The Strategic Options referred to growth levels for housing, including economic base growth and the options for the broad distribution of new housing development. The Plan's Preferred Strategy was subject to public consultation in May / June 2013.
- 1.3 Following a review and analysis of the responses received to the engagement process, the publication of the 2011 Welsh Government based population and household projections and revisiting other factors that affect the housing market both Councils agreed to the following option:
- Growth Level - A medium growth level which equates to 479 units per annum (7,184 units during the plan period) was included in the Deposit Plan. This level is increased to 527 per annum with a slippage allowance of 10% (7,902 units during the plan period) This is split with 3,817 units for Anglesey and 4,084 units to the Gwynedd Local Planning Authority. (See Topic Paper 4B Describing the housing and spatial growth – update (2016) for further details).
 - Spatial Distribution – Development to be located in the Plan area's settlements at an appropriate scale in accordance with an agreed settlement hierarchy:
 - i) Focussing the largest scale development and regeneration on the Principal Settlements and strategic sites there (55% of the growth);
 - ii) Supporting development reflecting the respective scale, functions and environmental and cultural capacity of the network of Key Settlements and Key Villages (20% of the growth);
 - iii) Supporting minor development in defined Minor Villages and the countryside which helps to sustain services and facilities for local communities (25% of the growth).
- 1.4 The identified role of different settlements will influence the final expected growth levels within such centres. However, where there are constraints impacting upon the capabilities of settlements to take the anticipated level of growth then in such circumstance part of their level of growth may be distributed to other centres. One aim of this paper is to consider how any unmet demand should be distributed within other centres.

2. National Policy & Local Characteristics

2.1 This chapter reviews the guidance contained within National policy in relation to the creation of a Settlement Hierarchy together with the Key Local Characteristics that influences the role of centres in the locality.

2.2 National Policy

2.2.1 Section 4.7 of Planning Policy Wales (PPW) (Edition 8, November 2016) refers to locating new development within a Sustainable settlement strategy whilst Chapter 9 provides guidance in relation to Housing. Below are the key considerations in PPW in relation to creating a settlement hierarchy.

2.2.2 It highlights the need for the Development Plan to reflect the policy goals of the Wales Spatial Plan. The plan should secure a sustainable settlement pattern which meets the needs of the economy, environment and health while respecting local diversity and protecting the character and cultural identity of communities.

2.2.3 An assessment should be made over the extent which a settlement strategy is consistent with minimising the need to travel and increasing accessibility by modes other than the private car. A broad balance between housing and employment opportunities in both urban and rural areas should be promoted to minimise the need for long distance commuting.

2.2.4 It is acknowledged that in most rural areas the opportunities for reducing car use and increasing the use of public transport, walking and cycling are more limited than in urban areas. However it is stated that in rural areas the majority of new development should be located in those settlements which have relatively good accessibility by non-car modes when compared to the rural areas as a whole. Local service centres, or clusters of smaller settlements where a sustainable functional linkage can be demonstrated should be designated and identified as the preferred locations for most new development including housing and employment provision.

2.2.5 Infilling or minor extensions to existing settlements in the countryside may be acceptable, in particular where it meets a local need for affordable housing, but new building in the open countryside must continue to be strictly controlled.

2.2.6 In relation to new settlements it states that they are unlikely to be appropriate on greenfield sites in Wales and then only be proposed where they would offer significant advantages over the expansion or regeneration of existing settlements. Significant incremental expansion of housing in rural settlements and small towns should be avoided where this is likely to result in unacceptable expansion of travel demand to urban centres and where travel needs are unlikely to be well served by public transport.

2.3 Local Characteristics

2.3.1 This section highlights the main characteristics of the area in relation to settlement hierarchy issues.

- 2.3.2 The rural nature of the area is reflected in the report 'Small and Market Towns in Rural Wales and their Hinterlands' (Wales Rural Observatory, Feb 2007, p1) which refers to the rural Wales as follows:

"...From Llanelli and Cwmbarn in the south to the Llandudno-Prestatyn urban area along the North Wales coast extends an area of more than 1.5 million hectares in which there is no urban area with a population of over 20,000 people. This marks out rural Wales as significantly different to rural England, where most rural communities are within easy travelling distance of at least a medium-sized town, and places additional demands on the towns within rural Wales. Thus, larger towns such as Aberystwyth, Bangor, Carmarthen and Haverfordwest fulfil a role as regional or sub-regional centres that in other contexts would normally be associated with towns of 50,000 population or more. Similarly, there are within rural Wales a large number of settlements of fewer than 2,000 residents that have historically been regarded as towns and which continue to act as service centres for their surrounding rural areas..."

- 2.3.3 Below are certain key features which need to be considered in relation to the character of the area when producing a settlement hierarchy for the emerging Joint Local Development Plan. Other than the employment section the figures are from the 2011 Census and the Gwynedd figure is for the whole of the Local Authority area:

Density

- A review of the 2011 Census shows that Gwynedd is the third least densely populated authority in Wales with 0.5 persons per hectare, whilst Ynys Môn is the joint sixth least densely populated with 1 person per hectare.

Distribution

- Using the 2004 Urban / Rural Distribution for the 2011 Census population figures shows that in Wales 65.9% of the population live in Towns of over 10,000 persons. In Gwynedd and Ynys Môn only 15.4% and 16.4% respectively live in towns of over 10,000 persons.
- For the Town & Fringe category 17.7% of the Welsh population live within such locations whilst in Ynys Môn the figure is 31.9% and 40.6% in Gwynedd.
- In relation to Villages, Hamlet & Isolated Dwellings only 16.4% of the population in Wales live in such locations compared with 44% in Gwynedd and 51.7% in Ynys Môn.

Employment

- Based upon the 2001 Census figures over 46% of the area's jobs are located within the 8 largest settlements (3 on Ynys Môn and 5 in Gwynedd).
- The two settlements with a population of over 10,000 persons (Bangor and Holyhead) contain almost a quarter (24.8%) of the area's jobs. This shows a higher concentration of employment opportunities as compared to the distribution of the population.
- The sub-regional employment role of Bangor is shown in the number of Island residents that work outside of Ynys Môn with approximately 7,000 of the Island's workforce (23.6%) daily commuting across the bridges.
- In the region of 1,900 of Gwynedd's workforce (3.7%) work in Ynys Môn and 1,200 in Conwy (2.3%).

Services / Facilities

- There has been a significant decline in the number of different services / facilities provided throughout the plan area in its entirety but significantly in the rural areas.
- Due to a decline in the number of children there is increased spare capacity within the majority of schools, which leads to pressures over maintaining the number of primary schools throughout the area.
- A retail study highlights the area is generally well served in relation to convenience goods (day to day goods e.g. food) particularly food stores however, there is a significant amount of leakage Eastwards in relation to comparison goods (goods that consumers buy at infrequent intervals and normally would compare prices before buying e.g. TV, fridges, clothes). The findings of the retail study indicates that other than tourism spend, there is no major inward retail expenditure into the area from other North Wales authorities such as Conwy and Denbighshire.

Transport

- There are significant variations in the mode of travel to work based upon the 2011 Census as shown below:
 - Train – Welsh average is 2% however both Ynys Môn and Gwynedd lower at 0.7%;
 - Bus – Gwynedd figure of 4.5% is close to the Welsh average of 4.6%, however Ynys Môn's level of 2.7% is significantly lower;
 - Bicycle – Both areas close to the Welsh average of 1.4%, Gwynedd slightly below with 1.3% and Ynys Môn slightly above with 1.6%;
 - Walking – The Ynys Môn figure of 9.5% is lower than the Welsh average of 10.6%, however the Gwynedd figure of 14.6% is significantly higher;
 - Car / Van / Motorcycle – When combining drivers and passengers the Gwynedd figure of 69.6% is significantly lower than the Welsh average of 75.3%. The Ynys Môn figure is higher than the national average on 77.6%.
 - Working from home – Both local areas are significantly higher than the Welsh average of 5.4% with 6.8% in Ynys Môn and 8.4% in Gwynedd.
- The higher level of people working from home, walking to work and using the bus in Gwynedd compared with Ynys Môn means a below Welsh average % of people using a private vehicle to travel to work in Gwynedd.
- The Ynys Môn position of having a higher % than the national average using a private vehicle to travel to work possibly reflects longer commuting distances and the daily outflow from the Island onto the mainland.
- The % of households with a car is higher than the national average of 77.1% in both authorities, 78.6% in Gwynedd and 82% in Ynys Môn.

2.4 Balancing National Policy and Local Circumstances

- 2.4.1 The table below highlight the key National objectives against local circumstances and the approach undertaken in developing a Settlement Strategy to address these matters:

Table 1 – National Objectives and Local Circumstances

National Objective	Local Circumstances	Approach Undertaken in Settlement Strategy
1] Create Sustainable Settlement Strategy	A dispersed population with a high proportion living in smaller Villages, Hamlets and Isolated Dwellings.	Identify the range of services / facilities within each settlement to pinpoint the most sustainable settlements within the locality.
2] Reduce the need to travel by private car (acknowledged in PPW that reducing car use is more limited in rural areas)	<ul style="list-style-type: none"> • A higher than national average level of car ownership in the area. • Limited public transport connections to employment centres from certain remote rural areas. • Lower than Welsh average use of private car in journey to work in Gwynedd. 	Identify those areas with good public transport links particularly to larger settlements with a broad range of service / facilities.
3] Balance between housing and employment opportunities	Employment opportunities are concentrated in certain key settlements. Approximately 46% of jobs in the 8 larger settlements.	Review the 2001 Travel To Work Areas (TTWA) to evaluate the current housing and employment balance within different communities in the plan area.
4] Accessibility	<ul style="list-style-type: none"> • Limited number of settlements with direct access to the railway network. • Majority of the area is served by a bus network but some settlements are only served by a limited service. 	Identify those settlements with good regular links to larger settlements within the area.

Implications for the Settlement Hierarchy

- The challenge therefore is to balance the number of existing smaller communities with limited or no services / facilities dispersed throughout the area against the National Policy of creating more sustainable communities and reducing the use of the private car.

2.4.2 The next chapter reviews National, Regional and Local strategies and plans that identifies roles for certain centres and areas of connectivity within the plan's area and adjoining authorities.

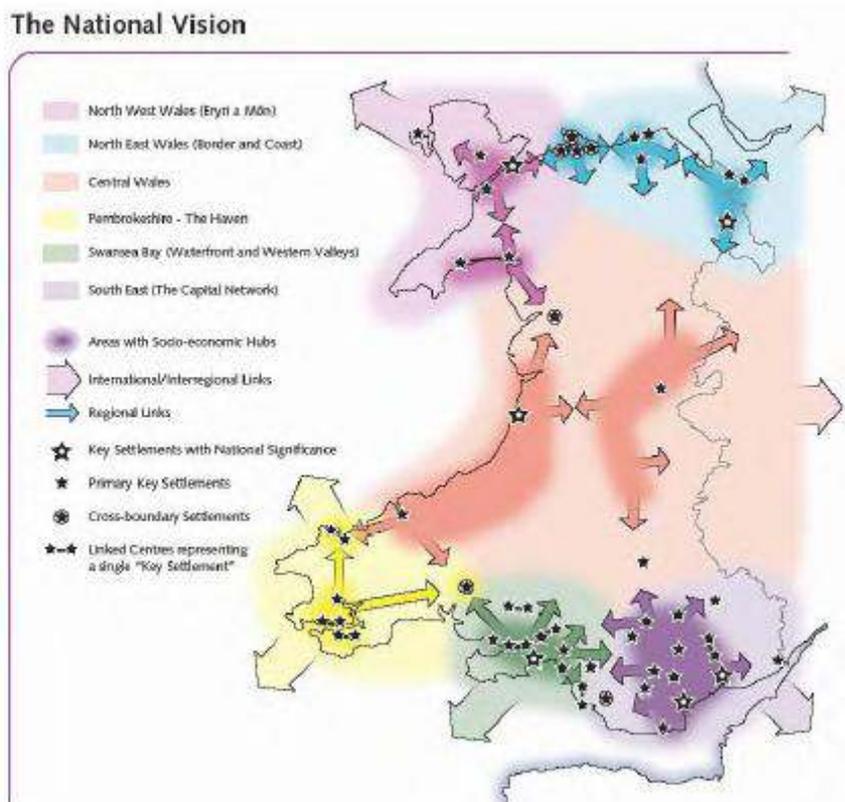
3. Areas of Connectivity

3.1 This section reviews key plans and strategies that identify the role of certain centres and different sub-areas within the plan area.

3.2 National – Welsh Spatial Plan

3.2.1 One of the tests of soundness (C3) for a LDP is that the emerging plan has regard to the *Wales Spatial Plan*.

3.2.2 The diagram below identifies the Wales Spatial Plan Areas. Ynys Môn is wholly within the North West Wales Spatial Plan area whilst the Gwynedd Planning Area falls into two spatial plan areas being North West Wales Spatial Plan area and Central Wales Spatial Plan area; these are highlighted in the diagram below. The spatial plan areas are not defined by administrative boundaries; instead the fuzzy boundaries enable partners to work together on common issues in a flexible way. The Spatial Plan was updated in 2008 and this paper is in line with this updated version.

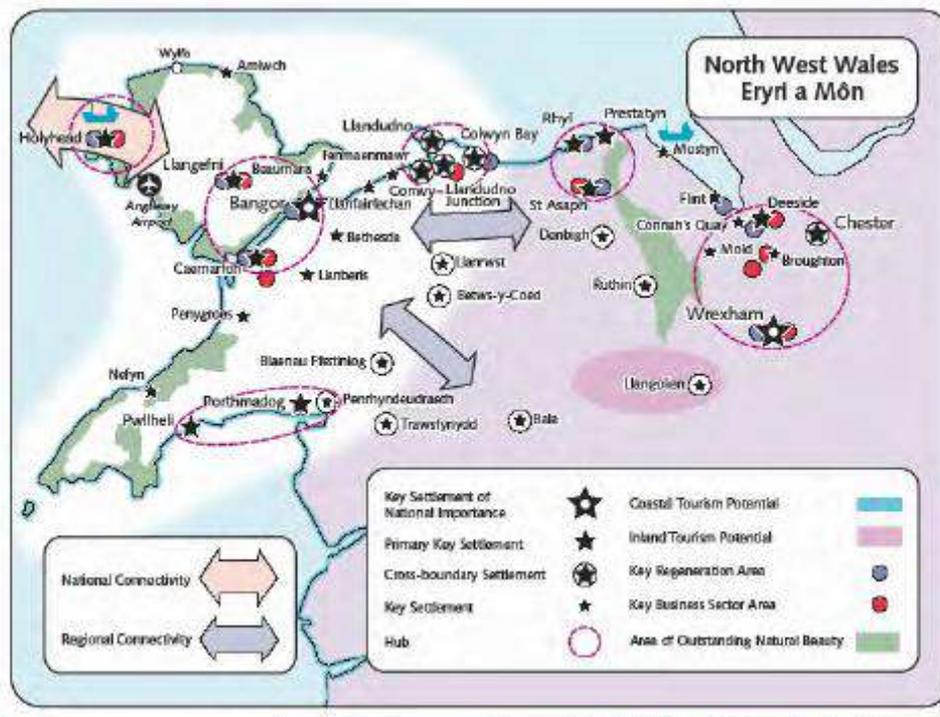


3.2.3 The above diagram identifies the key features of the Wales Spatial Plan vision. Its overall vision is to sustain communities by tackling the challenges presented by population and economic change. The Plan seeks to assist the less well-off areas to catch up on prosperity levels but at the same time to reduce environmental impacts. Natural and built environments together with distinctive community identity should be sustained.

- 3.2.4 The five Wales Spatial Plan themes are:-
- Building sustainable communities
 - Promoting a sustainable economy
 - Valuing our environment
 - Achieving sustainable accessibility
 - Respecting distinctiveness

3.2.5 The Spatial Plan helps to reflect the reality of how different communities look to a variety of places to access employment, services or leisure activities. The strategy should ensure complimentary rather than competitive development which underpins and supports both urban and rural communities.

3.3 Wales Spatial Plan- North West Wales Area- Eryri a Môn

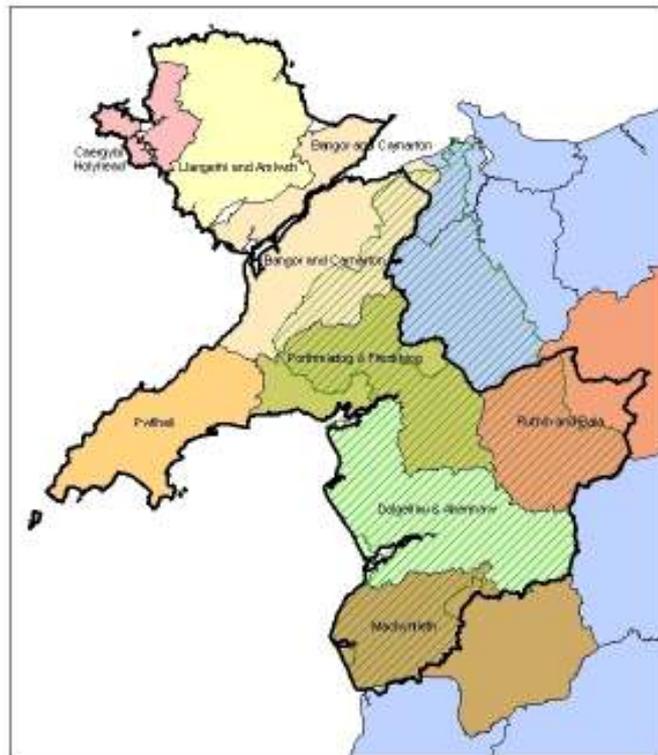


3.3.1 The vision for the North West Wales area refers to the high quality natural and physical environment supporting a cultural and knowledge based economy to maintain its distinctive character and retain and attract back young people and sustain the Welsh language.

3.3.2 Principal Hub - The North West Wales Eryri a Môn spatial plan area identifies the Menai Hub as a strong focal point for economic activity and growth. It is made up of Bangor, Caernarfon and Llangefni. This forms a strong network of complimentary functions, which hold the potential for driving forward the region's growth. Bangor is the regional centre with Ysbyty Gwynedd and the University as well as Parc Menai and a strong commercial offering and should become a vibrant retail destination for a wide catchment area including Anglesey and Pen Llŷn. Caernarfon is a key administrative and employment centre with a flourishing creative arts and tourism sector. Llangefni is Anglesey's principal market town and administrative centre and is an important centre for retail and commercial employment.

- 3.4.1 The vision for the Central Wales area is for high quality living and working in smaller scale settlements set within a superb environment for rural sustainable development moving all sectors to higher value added activities.
- 3.4.2 A priority for the Central Wales spatial plan area is to build on the important key centres, whilst improving linkages and spreading benefit and growth to the wider hinterland and rural communities. The plan has recognised the need to respond to the needs of rural communities and hinterlands by enabling appropriate and integrated growth and development and empowering local communities to enhance their level of sustainability. The Central Wales Settlement Strategy study was commissioned to provide a better understanding of the role and function of Central Wales' key settlements and their hinterlands and further evidence to update the spatial plan. As a potential model for sustainable development of Central Wales and to address the diverse range of places, the Wales Spatial Plan has identified primary settlements, and hubs and clusters as focal points for appropriate plan led growth and investment. Rural Meirionydd and Conwy has been identified as a primary settlement cluster. Within this cluster Blaenau Ffestiniog and Penrhynedeudraeth are identified as cross-boundary settlements whilst Abermaw and Tywyn are identified as key settlements.
- 3.5 National – Travel To Work Areas (TTWA)
- 3.5.1 Travel to work areas (TTWA) are defined through the analysis of commuting patterns. The fundamental criterion is that of the resident economically active population, at least 75% actually work in the area, and also, that of everyone working in the area at least 75% actually live in the area.
- 3.5.2 The 243 current TTWAs were defined in 2007 using 2001 Census information. Again there has been a reduction in the number of TTWAs as the trend in more and longer distance commuting increases, in 1991 there were 314 TTWAs and in 1981 there were 334 in Britain.
- 3.5.3 In the JLDP area the number of TTWA either wholly or partially within the area has reduced from 8 in 1991 to 6 in 2001 the maps below show these areas:

Map 1 – 1991 based TTWA



Map 2 – 2001 based TTWA



3.5.4 The table below compares the 2001 census figures in relation to the number of 16 to 74 year olds in work, the number of jobs within the TTWA, the

number of persons living and working within the same TTWA and the jobs to workforce balance in each TTWA.

Table 2 – Ynys Môn & Gwynedd TTWA Figures

TTWA	Total Workforce 16-74	Total Jobs 16-74	Living and working in same TTWA	Job to Workforce Balance	Commentary
Holyhead	8,015	7,729	6,045 (75.4%)	0.96	The boundary splits the wards of Aberffraw and Rhosneigr. For the purpose of this exercise both of these wards have been included within the Holyhead TTWA figures.
Bangor, Caernarfon & Llangefni	37,043	40,366	34,659 (93.6%)	1.08	-
Pwllheli	6,944	6,318	5,625 (89%)	0.9	-
Porthmadog & Ffestiniog	6,931	6,823	5,492 (79.2%)	0.98	-
Dolgellau & Barmouth	5,009*	5,502*	4,385 (87.5%)*	1.09	* Part of these TTWAs lie outside of Gwynedd. The figures contained within the table are those within Gwynedd itself.
Machynlleth & Tywyn	2,878*	2,691*	2,471 (85.9%)*	0.93	
TOTALS	66,820	69,429	58,677 (84.5%)	1.03	-

Source: 2001 Census UK Travel Flows table (ward)

3.5.5 This table shows the variation within the area in relation to the workforce and job opportunities. The importance of the Bangor, Caernarfon and Llangefni TTWA is reflected in the fact that 55.4% of the areas workforce and 58.1% of the areas jobs are to be found in this area. The highest balance in terms of workforce living and working within the same TTWA is Bangor, Caernarfon and Llangefni with 93.6% with the lowest being Holyhead with 75.4%. In terms of jobs to workforce balance the highest is 1.09 in Dolgellau & Barmouth closely followed by 1.08 in Bangor, Caernarfon and Llangefni. The lowest workforce to jobs balance is seen in the Pwllheli TTWA with 0.9.

3.5.6 Further analysis was undertaken in relation to the 8 main centres within the area as identified in the Unitary Development Plan of both authorities.

Table 3 – UDP Large Settlement TTWA Information

Centre	Total Workforce	Working within Settlement	Working within TTWA	Total Jobs	Jobs per workforce
Bangor	5,183	4,010 (77.4%)	5,047 (97.4%)	13,473	2.6
Holyhead	3,752	2,225 (59.3%)	3,037 (80.9%)	3,644	0.97
Caernarfon	3,342	2,012 (60.2%)	3,158 (94.5%)	6,006	1.79

Centre	Total Workforce	Working within Settlement	Working within TTWA	Total Jobs	Jobs per workforce
Llangefni	1,693	969 (57.2%)	1,551 (91.6%)	3,754	2.21
Blaenau Ffestiniog	1,661	1,003 (60.4%)	1,340 (80.7%)	1,495	0.9
Pwllheli	1,444	939 (65%)	1,223 (84.7%)	2,219	1.53
Porthmadog	1,323	843 (63.7%)	1,076 (81.3%)	1,974	1.49
Amlwch	833	415 (49.8%)	751 (90.2%)	917	1.1

Source: 2001 Census UK Travel Flows table (ward)

3.5.7 The highest % of workforce working within the same settlement is seen in Bangor with 77.4% with the next highest level seen in Pwllheli with 65% whilst the lowest level is seen in Amlwch with 49.8%. In relation to the workforce within the relevant TTWA for each settlement again Bangor is highest with 97.4% with Caernarfon second with 94.5% the lowest level is seen in Blaenau Ffestiniog and Holyhead with 80.7% and 80.9% respectively. In relation to the number of jobs per workforce the highest level is seen in Bangor with 2.6 followed by Llangefni with 2.21, the lowest level is seen in Blaenau Ffestiniog with 0.9 followed by Holyhead with 0.97.

3.5.8 This table shows the importance of Bangor in terms of employment with the number of jobs within the centre equating to nearly a fifth (19.4%) of the jobs available throughout the whole area. It also shows the importance of Llangefni and Caernarfon as employment centres with 2,785 and 3,994 jobs respectively in these centres being taken up by workers from outside of the settlement.

3.5.9 In August 2015 the TTWA were reviewed based upon the information within the 2011 Census. This led to a reduction in their number from 243 to 228 and within the Plan area it has meant a reduction from 6 to 3. The change within the Plan area is (i) the Holyhead TTWA has been combined with the Bangor, Caernarfon and Llangefni, (ii) the Pwllheli area has been combined with part of the Porthmadog and Ffestiniog area, (iii) the Dolgellau and Abermaw area has been combined with part of Machynlleth and Tywyn and part of Porthmadog and Ffestiniog area.

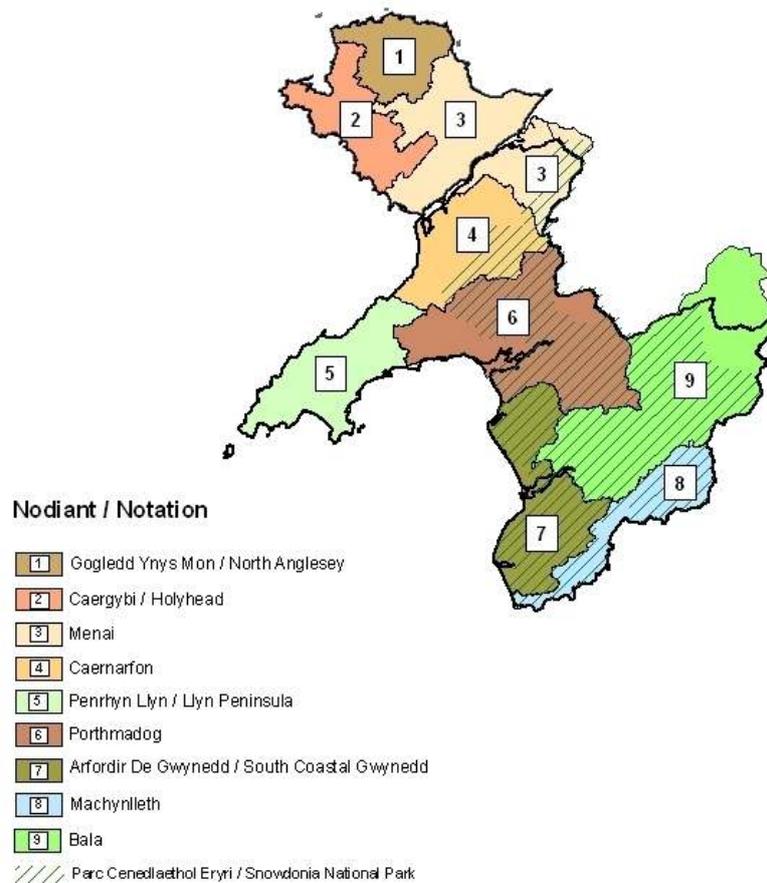
3.5.10 Whilst these changes are noted the methodology within this Topic Paper regarding identifying areas of connectivity highlighted in chapter 8 is based upon the 2001 Census TTWA since the publication of the areas based upon the 2011 Census was too late to be incorporated within this methodology.

3.6 Regional – North West Wales Local Housing Market Assessment (NWWLHMA)

3.6.1 Planning Policy Wales encourages local authority planning and housing staff to work in partnership with local stakeholders to produce Local Housing Market Assessments. One outcome of such work is the identification of Housing Market Areas which are defined as the geographical area within which there are clear links between where people both live and work. Such areas are not based upon local authority administrative boundaries.

- 3.6.2 Work for Ynys Môn, Gwynedd, Snowdonia National Park, Conwy and Denbighshire was co-ordinated by Bangor University and led to the publication of a NWW LHMA Baseline Report in November 2008.
- 3.6.3 Having drawn up local housing market maps based upon local knowledge the analysis of data at the travel to work area (TTWA) level helped to refine the partnership's understanding of the LHMA. Combining the two approaches led to the identification of 13 housing market areas within the region. Further refinement led to an identification of 17 areas within the region which was approved by the project board in May 2009. Nine of these areas are either wholly or partly within the area of the JLDP. Map 3 below shows the extent of these areas.

Map 3 – Housing Market Areas



3.6.4 A statistical analysis of these areas has been produced to show the various characteristics that exist within both individual authority areas and throughout the region. The table below highlight the key characteristics of these separate housing market areas:

Table 4 – Key Characteristics of Housing Market Areas

LHMA Area	Key Characteristics
01 North Anglesey	<ul style="list-style-type: none"> • Welsh speaking heartland (63% Welsh Speakers (WS)); • High unemployment; • Highest level of economic inactivity in North West Wales (NWW) (43% of all aged 16-74); • Agricultural area (7% employment in this sector compared with 2.5% all-Wales); • Average household size of 2.42 – highest in NWW; • Over one fifth of households had no central heating.
02 Holyhead	<ul style="list-style-type: none"> • Younger age profile than NWW as a whole – similar to Wales profile; • High unemployment; • Manufacturing provided 17% of employment – highest proportion in NWW; • One fifth of households had no central heating; • Over a quarter of all households had no access to a car; • Lone parent households made up 8% of all households.

LHMA Area	Key Characteristics
03 Menai	<ul style="list-style-type: none"> • Younger age profile than NWW as a whole – similar to Wales profile; • Welsh speaking heartland (62% WS); • Almost a quarter of population in AB (managerial and professional) social-classification grouping; • There were 4,500 full-time students aged 18 and over living in the area; • 3.5% of population – mostly students – were living in communal establishments.
04 Caernarfon	<ul style="list-style-type: none"> • Youngest age profile in NWW; • Welsh speaking heartland (82% WS); • High unemployment; • Highest proportion of public rented housing in NWW (23%); • Over one fifth of households had no central heating; • Over a quarter of all households had no access to a car; • Lone parent households make up 7.5% of all households.
05 Llyn	<ul style="list-style-type: none"> • Nearly a quarter of residents aged over 65; • Welsh speaking heartland (74% WS); • Agricultural area (8% employment in this sector – compared to 2.5% all-Wales); • One fifth of the population aged 16-74 worked at home; • Over 14% of dwellings identified as holiday or second homes; • Highest proportion of privately rented homes in NWW – over 17%; • Highest proportion of households without central heating in NWW – 27%.
06 Porthmadog	<ul style="list-style-type: none"> • Welsh speaking heartland (74% WS); • Nearly 30% of employment was in the tourism sector; • 8% of dwellings identified as holiday or second homes; • 7.5% of dwellings identified as vacant properties; • Over one fifth of households had no central heating.
07 South Coastal Gwynedd	<ul style="list-style-type: none"> • Over a quarter of residents are aged over 65; • Agricultural area (7% employment in this sector – compared to 2.5% all-Wales); • One fifth of the population aged 16-74 work at home; • 11% of dwellings identified as holiday or second homes; • One of smallest average household size in NWW (along with Llandudno) at 2.17 persons; • Nearly one fifth of all households were lone pensioner households; • Over one fifth of households had no central heating.
08 Machynlleth (part)	<ul style="list-style-type: none"> • Nearly a quarter of residents aged over 65; • Agricultural area (7% employment in this sector – compared to 2.5% all-Wales); • Nearly 30% of employment was in the tourism sector; • Almost a quarter of the population aged 16-74 work at home; • 35% of dwellings identified as holiday or second homes– highest proportion in NWW;

LHMA Area	Key Characteristics
09 Bala	<ul style="list-style-type: none"> Nearly a quarter of all households had no central heating. Welsh speaking heartland (73% WS); Agricultural area (11% employment in this sector – compared to 2.5% all-Wales); One fifth of the population aged 16-74 work at home; 7% of dwellings identified as holiday or second homes; High level of car ownership (four fifths of all households).

3.6.5 There are similarities within certain parts of the plan area between their housing market area and TTWA boundaries e.g. Pwllheli, Porthmadog and Ffestiniog whilst other areas are generally smaller except for the Holyhead TTWA whose housing market area is slightly larger.

3.7 Local – School Catchment Areas

3.7.1 All local authorities throughout Wales are reviewing their schools as part of a commitment to modernize education and ensure that schools provide the best possible learning environment and facilities in accordance with the Welsh Governments 21st Century Schools programme.

3.7.2 At present there are:

Table 5 – School Provision

Gwynedd	<ul style="list-style-type: none"> 97 primary schools 14 secondary schools 2 special needs schools
Ynys Môn	<ul style="list-style-type: none"> 47 primary schools 5 secondary schools 1 special needs school

3.7.3 Surplus spaces is an issue of concern for both authorities. For the primary sector it was 16.7% on Ynys Môn and 22.8% in Gwynedd in January 2014. In the Secondary sector it was 23.4% on Ynys Môn in September 2012 and 31.5% in Gwynedd in January 2014. It must be noted that the level of surplus spaces in primary Schools has declined from 21.4% on Anglesey and 25.9% in Gwynedd at September 2012.

3.7.4 Both Local Education Authority provide free school transport for secondary school pupils residing 3 miles or more from the school in whose catchment area they reside. This therefore provides a sustainable mode of transport within the area and reduced the use of private cars. However, there are number of pupils who attend schools outside their catchment areas.

3.7.5 The maps below highlight the Secondary Schools catchment areas within both authorities and it also shows the percentage of pupils that attend each school from outside the school catchment area.

3.7.6 As can be seen there is a significant variation between the secondary schools in the area in terms of the % of pupils from outside the school's catchment area. The three highest are Friars, Bangor with 42.5%, followed by Y Gader, Dolgellau 37.7% and Tryfan, Bangor 24.3% whilst the three with the lowest levels are Bodedern 2.4%, Syr Thomas Jones Amlwch 2.7% and Y Moelwyn, Blaenau Ffestiniog 2.9%.

3.8 Local – Transport Network

3.8.1 Below is a summary of the position in both authorities:

Gwynedd – There are 6 trunk roads and 11 County 'A' roads in the whole of Gwynedd totalling 531 kilometres. In terms of public transport, there are 3 commuter rail links: the North Wales Coast Mainline, the Conwy Valley line and the Cambrian Coast line. The 8 private light railways in the county are primarily used by visitors. The area is served by a network of conventional bus services linking major settlements with the outlying villages and dedicated town services operating within most of the towns of the area. There are a number of public footpaths and cycle routes in the area, however, the majority of these are used for leisure purposes. Two national cycle routes pass through Gwynedd number 5 from Ynys Môn and goes along the North Wales coast and number 8 'Lôn Las Cymru' from Ynys Môn that passes through Porthmadog and ends up at Cardiff.

Ynys Môn - The A55 is the only trunk road with 9 County "A" roads on the whole of the Island totalling 185.2 Kilometres. North Wales Coast Mainline rail links Holyhead with Bangor and beyond. The area is served by a network of conventional bus services linking major settlements with the outlying villages and dedicated town services operating within most of the area. Anglesey airport provides a twice daily (Mon to Fri) link between Anglesey and Cardiff. There are a number of public footpaths and cycle routes in the area, however, the majority of these are used for leisure purposes. Two national cycle routes pass through Ynys Môn being number 5 that goes to Bangor and then along the North Wales coast and number 8 'Lôn Las Cymru' from Holyhead that passes through Porthmadog and ends up at Cardiff.

3.8.2 The maps below shows the main transport routes within the area and the bus routes within the area.

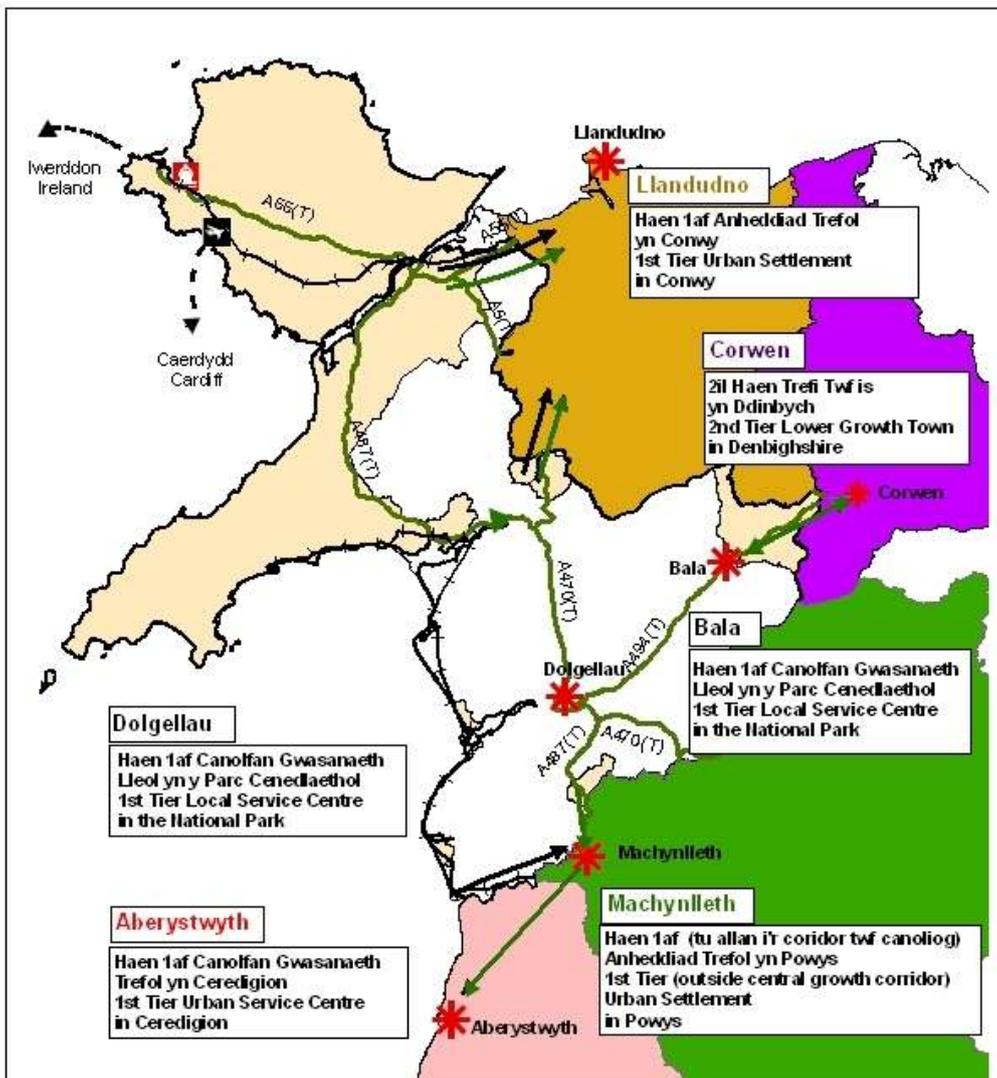
Implications for the Settlement Hierarchy

- The current role of certain centres are identified in the Welsh Spatial Plan.
- TTWA are generally increasing in size reflecting greater distances travelled for work.
- Almost half of the jobs in the area are located in 8 of the larger settlements.
- Centres with a high jobs to workforce ratio still have a significant leakage of jobs outside the settlement.
- Even Bangor the settlement with the highest level of self-containment has more than a fifth of its workforce working outside the City.
- Housing Market Areas straddle Local Authority boundaries but do have a broad relationship to TTWA.
- Secondary School catchment areas show important linkages within the area, however, regard needs to be given towards high levels of pupils attending schools outside their catchment area.
- Limited number of settlements with direct access to mainline railway service. Extensive bus network but a great deal of variation in the frequency of service seen throughout the network.

4. Approach in Neighbouring Authorities

4.1 The Counties of Ynys Môn and Gwynedd are connected by road and rail bridges. The port of Holyhead is the main ferry connection between Ireland and Britain and therefore provides a link between the area and Ireland. Over half (63%) of the surface area of Gwynedd falls within Snowdonia National Park and therefore lies outside the JLDP area. This means that the Park is the neighbouring planning authority with the largest boundary and the closest relationship in terms of sharing services and facilities between settlements in the locality. To the east lies Conwy and Denbighshire. The boundary between the whole of Gwynedd and Conwy is approximately 90km, however only in the region of 30km is a boundary with the Gwynedd planning area. Similarly the whole boundary with Denbighshire is approximately 20km but only 15km for the Gwynedd planning area. To the South lies Powys and Ceredigion, Powys has approximately 65km boundary but only 6km with the Gwynedd planning area. The whole of the boundary with Ceredigion is approximately 12km and this is wholly with the national Park and also since the Afon Dyfi runs along the boundary it means there is no direct transport link on land between Gwynedd and Ceredigion.

Map 8 – Links with Neighbouring Authorities



- 4.2 Certain Key Settlements that are adjacent or impact upon the JLDP area have been identified in the Welsh Spatial Plan. These are summarised in the table below:

Table 6 – Role of Centres that Impact upon the JLDP Area

Local Authority	Key Settlements
Snowdonia National Park	<ul style="list-style-type: none"> • Dolgellau - has been identified as being strategically placed as a ‘primary key settlement’, strategically placed for appropriate development’ serving the surrounding communities and providing a link between the Central Wales area and the North West Wales area. • Y Bala, Betws y Coed and Trawsfynydd are identified as cross boundary settlements, while Harlech and Aberdyfi have been identified as key settlements.
Conwy	<ul style="list-style-type: none"> • Llandudno and Conwy have also been identified as a primary hub, recognised as a key economic driver connecting North West Wales and North East Wales. Both Llandudno and Conwy provide important retail, administrative and service functions for the Conwy valley rural hinterland.
Denbighshire	<ul style="list-style-type: none"> • Corwen is identified as a key settlement.
Powys	<ul style="list-style-type: none"> • Machynlleth is identified as a key settlement with a focus on tourism.
Ceredigion	<ul style="list-style-type: none"> • Aberystwyth – identified as a primary settlement consistent with its role as a strategic centre for Central Wales, and its national significance for Wales, forming a cluster with Aberaeron. Due to land connections between South Gwynedd and Ceredigion (only accessible through Powys) Aberystwyth’s influence on the JLDP plan area is somewhat reduced.

- 4.3 Below each adjoining authority’s emerging or adopted Local Development Plan is reviewed in relation to the role for those settlements, identified above, that impact upon the JLDP area:

Snowdonia National Park (SNP) – In identifying 8 zones of influence which are within or straddle the National Park it has recognised the influences of key centres outside the Park. In relation to the JLDP area the influence of Bangor, Porthmadog, Blaenau Ffestiniog, Caernarfon, Barmouth and Tywyn is acknowledged. It also identifies the role that the Local Service Centres of Dolgellau and Bala play on their wider hinterland which includes part of the JLDP. The LDP was adopted on 13 July 2011.

Reference is made to the Trawsfynydd Nuclear Power Station which ceased electricity production in 1993 and is currently being decommissioned.

Decommissioning of the site has continued to provide employment for a workforce of around 500 people and this workforce will be maintained until 2016 and will thereafter decline.

It identifies 6 settlements that straddle both the National Park and the Gwynedd Planning Area namely Llanberis, Nantlle, Garndolbenmaen, Garreg-Llanfrothen, Penmorfa and Llanllechid. Discussions were held to ensure consistency between the approach in the Gwynedd Unitary Development Plan (UDP) and the then emerging Snowdonia Local Development Plan. Snowdonia National Park's approach for these settlements is outlined in their Spatial Development Strategy Background Paper and the adopted LDP. This link takes you to the Park's background paper:

http://www.eryri-npa.gov.uk/data/assets/pdf_file/0010/37378/settlement_capacity_study-2.pdf

Conwy – The Plan focuses the majority of future development in the strategic hub of Conwy, Llandudno, Llandudno Junction and Colwyn Bay and surrounding urban settlements. It states that Llandudno's role as the sub regional shopping centre attracts a large number of shoppers from the County Borough and other neighbouring authorities. This role can be seen with a leakage of 27% comparison goods expenditure from the JLDP area to Llandudno. The links with SNP settlements that straddle the boundary is identified to ensure consistency between both authorities plans. The topography and extent of SNP area means there are no specific linkages with the JLDP area settlements identified in the emerging Conwy LDP. The Conwy LDP was adopted in October 2013.

Denbighshire – The Local Development Plan spatial strategy is to focus development into a small number of large sites in the north of the County, with smaller scale new development being supported in other county settlements. The vision for Corwen is that it will have been strengthened through the development of new market and affordable housing and employment sites to meet local needs. Retail provision within the County is predominantly located within 8 towns, Rhyl, Prestatyn, Rhuddlan, St Asaph, Denbigh, Ruthin, Corwen and Llangollen. The Local Development Plan will seek to reinforce these town centres as the most appropriate location for new retail development with Corwen being identified as a District Centre in terms of retail provision. The Denbighshire LDP was adopted in June 2013.

Powys – In terms of growth, housing or residential development will be the largest component of growth during the LDP period. Research on economic needs does not anticipate a high demand for employment land to support new business investment over the plan period, although it foresees the need for flexible policies to enable the expansion of existing businesses or re-location to modern, energy efficient premises. This position is also reflected in the projected demographic changes with Powys likely to have an older population structure with more retired persons by 2026. Consequently the spatial strategy for the LDP focuses predominantly on where housing development should be located. The LDP's spatial strategy is based on a sustainable settlement hierarchy with levels of development allocated to settlements commensurate with their size (number of households) and position in the hierarchy. Machynlleth is identified as a Town, towns are seen as the principal location for accommodating housing (open market and affordable), employment land, any retail growth (e.g. supermarkets), public services and

developments which generate large numbers of trips. Housing growth is planned commensurate with the size and level of facilities of each town, although the capacity of towns to accommodate growth varies according to environmental and infrastructure constraints. The Deposit Plan was placed for public consultation between July and September 2014. However, due to Welsh Government concerns over certain supporting evidence not being available a second period of consultation was held between June and July 2015. The Plan was submitted to the Welsh Government in January 2016.

Ceredigion - Ceredigion has six main towns identified in existing strategic plans, the Wales Spatial Plan and the 'Ceredigion Six Towns' designation of the Community Strategy. These are Aberaeron, Aberystwyth, Cardigan, Lampeter, Llandysul and Tregaron. In support of and to assist in delivering these strategies the same towns will be used as the Urban Service Centres in the LDP. Aberystwyth is the largest town in Ceredigion and fulfills a national as well as a regional role for mid Wales, as acknowledged in the Wales Spatial Plan, as well as a county-wide, sub-county and local role. It has been identified as priority area for focused intervention by the Department of Economy and Transport (DE&T) and its partners to fulfil its role as the Capital of Central Wales. Concentrated intervention in the form of a Strategic Regeneration Area (SRA) offers a significant opportunity to realise the benefits of a more strategic approach to regeneration in the Central Wales region. Aberystwyth has the largest and most varied shopping facilities acting as a regional centre for the mid Wales area. This is reflected in the fact that 4.8% of Gwynedd's comparison goods turnover is spent in Aberystwyth (mainly from south of the County). It is on the Cambrian Coast railway line which connects it with Pwllheli. The Ceredigion LDP was adopted in April 2013.

Implications for the Settlement Hierarchy

- The attraction of Llandudno as a retail destination is identified.
- There is a close relationship with Snowdonia National Park with service centres in both authorities serving a wider hinterland in the other authority's area.
- The employment role of Trawsfynydd for parts of the Gwynedd Planning Area.
- Machynlleth provides job opportunities for part of South Meirionnydd.
- Whilst Aberystwyth has an important regional role for Central Wales due to its distance from Gwynedd other than for retail provision its influence is reduced upon South Meirionnydd.
- The role of Corwen in meeting local needs as well as the close proximity of Bala to the Llandderfel Ward mean that most of the area's needs being met in Bala.

5. Current Development Plan Position

5.1 This chapter reviews the Settlement Hierarchy contained within current Development Plans within the area being:

- Gwynedd Planning Area - adopted Unitary Development Plan (UDP) (2009); and
- Ynys Môn – Local Plan (1996) and due to the age of the Development Plan on Ynys Môn the stopped UDP (2005) is also reviewed.

5.2 Gwynedd (UDP 2009)

5.2.1 Eight Dependency Catchment Areas (DCA) were established as the basis of the spatial strategy for guiding development and addressing existing issues and conditions. They are not based upon administrative boundaries within the county but rather based upon the diverse characteristics of different parts of the area and the social and economic interaction and dependency between different settlements.

5.2.2 One of the Plan area's characteristics is the number of 'Centres', which differ in terms of size and function, and are varied in terms of the level of their self-containment and the level of services and facilities available within them. Nonetheless the Centres are an important resource to the surrounding rural areas, and can offer the nearest cluster of shops, secondary school or health facility for a number of rural residents, particularly those that live in the more remote rural areas.

5.2.3 It was possible to identify functional areas for a number of activities, e.g. retailing, secondary education, as well as travel to work patterns. Although the boundaries of these functional areas were slightly different, there were common elements. These common elements were the basis for the decision regarding the extent of the DCAs.

5.2.4 The extent of the DCAs are generally similar to the Local Housing Market Areas as shown in the emerging Local Housing Market Assessment.

5.2.5 By considering the strengths, weaknesses, opportunities and threats facing the Dependency Catchment Areas and the individual settlements within them, the Plan identifies the various needs within these Catchment Areas and attempts to address them. This method of forming the spatial strategy involves identifying a hierarchy of settlements that is primarily based on the role and function of the different settlements in their locality, i.e. the DCA, rather than basing it on its size and the size of the population. It is considered that guiding development in accordance with the role and function of the settlement in the DCA will:

- secure a better balance between housing and employment;
- avoid creating an excessive amount of new journeys by car or an excessive number of longer journeys by car;
- achieve a development pattern that will maintain the vitality and viability of both rural and urban areas alike.

5.2.6 To allow for comprehensive assessment of the County, to reflect the fact that there are no geographical boundaries between the Gwynedd UDP area and the Snowdonia National Park's development plan area and that there are some strategic issues that affect both planning areas, the Dependency

Catchment Areas include those areas of Gwynedd which lie within the boundaries of Snowdonia National Park. There will be continuous consultation and co-operation between both planning authorities. However, the Gwynedd UDP does not guide development in areas of the County that lie within the boundaries of Snowdonia National Park.

5.2.7 The settlement strategy itself identified 5 tier of settlements being:

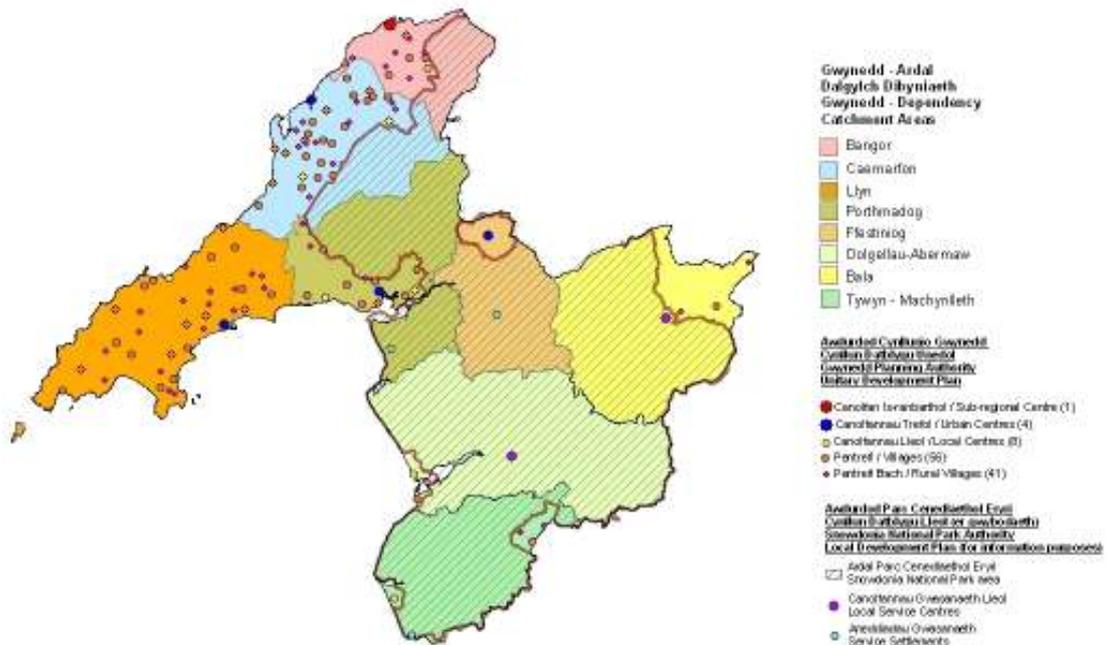
- Sub-Regional Centre (1 settlement);
- Urban Centres (4);
- Local Centres (8);
- Villages (56);
- Rural Villages (41).

5.2.8 The sub regional centre and Urban Centres have an important role within an extensive area and they are the focus for shoppers, health services, schools and colleges/universities, industrial estates/employment. Local Centres are located on key highways and satisfy the daily needs of an extensive rural area.

5.2.9 In order to decide whether settlements were to be termed Villages or Rural Villages the facilities and services available were considered. It was decided that all settlements which had three or more services or facilities would be considered as Villages.

5.2.10 The map below shows the DCA and the location of settlements in the UDP hierarchy as well as the larger settlement in the Eryri Local Development Plan:

Map 9 – Gwynedd UDP (2009) Settlement Hierarchy



5.3 Ynys Môn (Local Plan 1996)

5.3.1 Appendix 9 of the Ynys Môn Local Plan (1996) identifies factors affecting housing allocations in various settlements. It estimates the number of houses, a range of services and facilities, environmental constraints and the % of Welsh speakers in each settlement.

5.3.2 This led to a two-tier settlement hierarchy being:

- Defined Settlements (24 settlements); and
- Listed Settlements (64).

5.3.3 Large housing developments were considered as being suitable within Defined Settlements whilst only limited development would be allowed in listed settlements provided it was in line with strict criteria. Those settlements identified as Listed Settlement included a close knit group of at least 10 houses.

5.4 Ynys Môn (UDP stopped 2005)

5.4.1 The two-tier classification of towns and villages into 'defined' or 'listed' settlements used in the Ynys Môn Local Plan (adopted in 1996) was reviewed and refined for the UDP. The new strategy classified towns and villages according to size and availability of community services, matched with a technical assessment of their ability to accept further development, road and traffic capacity as well as infrastructure constraints. The outcome is a categorisation of settlements within each geographical area, which forms a basis for taking decisions about the amount of development appropriate for each place.

5.4.2 A marrying up of 'top down' strategy with 'bottom up' supply side data has been used to inform the distribution policy for housing development. The new housing, is broadly apportioned on the basis of existing population, and distributed between seven sub areas of the island, each of which encompasses a number of villages around Main and Secondary centres. Seven of these sub areas or 'geographic groups' are defined for the apportionment and distribution of the overall housing requirement.

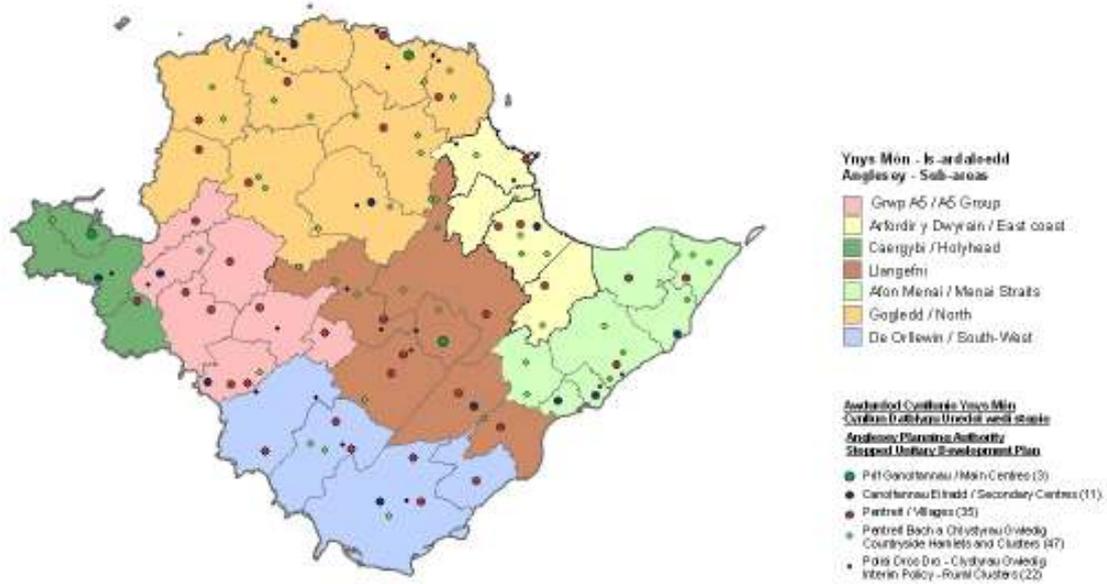
5.4.3 The settlement strategy itself identified 4 categories of settlements being:

- Main Centres (3 settlements);
- Secondary Centres (11);
- Villages (35);
- Hamlets & Clusters (47).

5.4.4 No specific detail is contained within the stopped UDP over the size and community facilities used to assess the role of settlements within the hierarchy.

5.4.5 The map below shows the seven sub-areas and the location of settlements in the UDP hierarchy:

Map 10 – Ynys Môn UDP (2005) Settlement Hierarchy



5.5 The following chapter identifies a methodology for creating a settlement hierarchy.

6. Methodology in Adjoining Authorities

6.1 This chapter reviews the approach in neighbouring authorities before outlining the agreed approach for undertaking an assessment of the current role of centres within the JLDP area.

6.2 The Approach in Neighbouring Authorities

6.2.1 Below is a summary of the approach undertaken by neighbouring authorities in creating their own settlement hierarchy:

Table 7 – Settlement Hierarchy Methodology in Neighbouring Authorities

Authority	Approach
Snowdonia National Park	<ul style="list-style-type: none"> • Three elements looked at being: <ul style="list-style-type: none"> ○ services and facilities (18 in total); ○ public transport provision; ○ estimated population of settlements. • Various scores given for services and public transport and then multiplied with score for population. • 8 Zones of Influence identified (most of which extend outside the authorities area) with the key issues for each area discussed. • This led to a 4 tier settlement hierarchy as follows: <ul style="list-style-type: none"> ○ Local Service Centres (2 settlements) ○ Service Settlements (5) ○ Secondary Settlements (39) ○ Smaller Settlements (29).
Conwy	<ul style="list-style-type: none"> • Four elements looked at being: <ul style="list-style-type: none"> ○ Size of settlements (population); ○ Facilities (5 broad criteria reviewed); ○ Growth pressures; ○ Available services. • This led to a 5 tier settlement hierarchy as follows: <ul style="list-style-type: none"> ○ Urban Centres (12 settlements) ○ (Tier One) Main Villages (4) ○ (Tier Two) Main Villages (9) ○ Minor Villages (16) ○ Hamlets (24).
Denbighshire	<ul style="list-style-type: none"> • Their development strategy concluded for a number of reasons that a small number of large development sites would be the preferred way of delivering strategic growth levels required. • An overview of the county's main settlements in order to demonstrate the most appropriate and sustainable locations for development. • This led to a 5 tier settlement hierarchy as follows: <ul style="list-style-type: none"> ○ Key Strategic Site (1 settlement) ○ Lower Growth Towns (6) ○ Villages (33) ○ Hamlets (26) ○ Open Countryside (no specific settlement rather conversion and infill).

Authority	Approach
Powys	<ul style="list-style-type: none"> • Two elements looked at being: <ul style="list-style-type: none"> ○ Size based on population estimate; ○ Range of key services and facilities (10 in total). • Functional spatial areas defined by a working group based on travel to work area and access to services. • This led to a 6 tier settlement hierarchy as follows: <ul style="list-style-type: none"> ○ Towns (14 settlements) ○ Large Villages (43) ○ Small Village (45) ○ Hamlet (61) ○ Rural Settlements (Not named but based upon the criteria being (i) historically recognised named settlement, (ii) with at least 10 dwellings and in a rural setting, (iii) can be a cluster of dwellings or more dispersed) ○ Countryside (only Rural Enterprise Dwellings and One Planet Developments)
Ceredigion	<ul style="list-style-type: none"> • Five elements looked at: <ul style="list-style-type: none"> ○ existing population; ○ recent completion rates; ○ the role of settlements as identified by other key policy documents; ○ the level of services and facilities; ○ capacity for development. • Established 22 Settlement Groups which reflects the sphere of influence of each of the Service Centres. Within these Groups there are: <ul style="list-style-type: none"> ○ 7 Urban Service Centres (1 outside the County) <ul style="list-style-type: none"> ▪ 87 Urban Linked Settlements (24 outside the County). ○ 15 Rural Service Centres <ul style="list-style-type: none"> ▪ 67 Rural Linked Settlements (4 outside the County).

Implications for the Settlement Hierarchy

- Whilst variations exist in the methodology undertaken by the different authorities there are certain factors that form part of the assessment used by all authorities namely:
 - Size of the settlements;
 - Range of Services and Facilities;
 - Public Transport Provision.
- In the smaller settlements only Affordable Housing development is supported subject to detailed criteria being satisfied.

7. Methodology in the JLDP

7.1 This chapter outlines the detailed assessment undertaken to identify the current role of centres within the JLDP area. It identifies the different facilities / services assessed within each settlement and the score given for these. The score for each individual settlement is given together with the criteria used to categorise these settlements into different types of settlement within the area. Then individual settlements are placed in the relevant category with a description of the type of development anticipated within such categories.

7.2 Scoring of Services / Facilities

7.2.1 The review of the approach taken in previous development plans and in neighbouring authorities were reported to the Joint Local Development Plan Panel in July and September 2012 together with a range of options over the scoring of settlements based upon the type and number of services / facilities (referred to as services in the remainder of this section) within an individual settlement.

7.2.2 Officers recommended that a broad range of services (29 in total) should be covered by the assessment with their scoring based upon:

- a higher score given to Key Services, as defined by the Welsh Index of Multiple Deprivation, e.g. post office, primary school;
- certain services given a higher score dependent upon their size e.g. population, employment opportunities;
- a higher score given for a number of certain services in a settlement e.g. Town/Village Hall, Public House;
- for certain services their individual score is multiplied by the number of services available in a settlement e.g. primary schools, Doctor's Surgery.

7.2.3 The table below identifies the services that are included within this methodology and the basis of their scoring. The categorisation of services and the detailed scoring for each service is explained within Appendix 1.

Table 8 – Scoring Methodology applied to Identify Role of Centres within the JLDP Area

Category	Service Scored	Basis of Score			
		Key Service (as identified in Welsh Index of multiple deprivation)	Score based on Size of Service	Number of Units given a Higher Score	Individual Score Multiplied for each service present
Demography	Estimated Population	✗	✓	✗	✗
Education	Playgroup	✗	✗	✓	✗
	Primary School	✓	✗	✗	✓
	Secondary School	✓	✗	✗	✓
	College	✗	✗	✓	✗
Health	Doctor's Surgery	✓	✗	✗	✓
	Dentist	✓	✗	✗	✓

Category	Service Scored	Basis of Score			
		Key Service (as identified in Welsh Index of multiple deprivation)	Score based on Size of Service	Number of Units given a Higher Score	Individual Score Multiplied for each service present
	Hospital	✗	✗	✓	✗
	Pharmacy	✗	✗	✓	✗
	Optician	✗	✗	✓	✗
Leisure	Leisure Centre	✓	✗	✗	✓
	Town / Village Hall	✗	✗	✓	✗
	Library	✓	✗	✗	✓
	Cinema Theatre	✗	✗	✓	✗
	Place of Worship	✗	✗	✓	✗
	Public House	✗	✗	✓	✗
Retail	Post Office	✓	✗	✗	✓
	Convenience Shop	✓	✗	✗	✗
	Large Food Store	✗	✓	✓	✗
	Other Shops	✗	✗	✓	✗
Services	Petrol Station	✗	✗	✓	✗
	Police Station	✗	✗	✗	✓
	Fire Station	✗	✗	✗	✓
	Bank / Building Society	✗	✗	✓	✗
	Cash Point	✗	✗	✓	✗
Transport	Transport Node	✓	✗	✗	✗
	Bus Service	✗	✓	✗	✗
	Train Service	✗	✓	✗	✗
Economy	Employment	✗	✓	✗	✗

7.2.4 The range of services in each settlement was gathered in line with their categorisation as outlined in Appendix 1. The table below provides the overall score for each settlement, Appendix 2 provides a schedule of settlements and the range of services found in each one.

Table 9 – Settlement Score

Settlement	Score	Settlement	Score	Settlement	Score
1] Gwynedd					
Bangor	179	Caernarfon	117	Pwllheli	91
Porthmadog	85	Blaenau Ffestiniog	84	Tywyn	79
Bethesda	71	Abermaw	65	Penygroes	59

Settlement	Score	Settlement	Score	Settlement	Score
Nefyn	52	Llanberis	50	Criccieth	49
Penrhyndeudraeth	49	Abersoch	48	Llanrug	44
Y Felinheli	34	Deiniolen	33	Tremadog	32
Botwnnog	30	Llanbedrog	29	Bethel	28
Morfa Nefyn	28	Rachub	28	Llanaelhaearn	27
Corris	26	Y Ffor	26	Chwillog	25
Bontnewydd	24	Mynytho	24	Talysarn	24
Waunfawr	24	Aberdaron	23	Cwm-y-Glo	23
Groeslon	23	Trefor	23	Tregarth	23
Erern	22	Garndolbenmaen	22	Carmel	21
Tudweiliog	21	Sarn Mellteyrn	20	Borth-y-Gest	19
Llanystumdwy	19	Rhostryfan	19	Clynnog Fawr	18
Y Garreg-Llanfrothen	18	Morfa Bychan	18	Llanllyfni	17
Abererch	16	Llithfaen	16	Rhiwlas	16
Rhosgadfan	16	Efailnewydd	15	Llandygai	14
Penisarwaun	14	Dinas (Llanwnda)	14	Brynrefail	13
Caeathro	13	Fairbourne	13	Llandwrog	12
Rhoshirwaun	11	Llanengan	10	Nantlle	10
Y Fron	10	Dinas Dinlle	9	Llandderfel	9
Dolydd / Maen Coch	8	Llangian	8	Pentreuchaf	8
Pontllyfni	8	Rhydyclafdy	8	Sarn Bach	8
Talybont	8	Bryncir	7	Glasingfryn	7
Llangybi	7	Llanwnda	7	Pentrefelin	7
Friog	6	Minffordd	6	Penmorfa	6
Pentir	6	Tan y Coed	6	Bryncroes	5
Caerhun / Waen Wen	5	Corris Uchaf	5	Dinorwig	5
Llanllechid	5	Llannor	5	Mynydd Llandygai	5
Ty'n Lon	5	Pant Glas	5	Aberdesach	4
Aberllefenni	4	Aberpwl	4	Bethesda Bach	4
Bwlchtocyn	4	Capel y Graig	4	Llanaber	4
Llanfor	4	Llaniestyn	4	Llwyn Hudol	4
Minffordd (Bangor)	4	Nebo	4	Penrhos (Caeathro)	4
Rhiw	4	Saron (Llanwnda)	4	Swan	4
Tai'n Lon	4	Treborth	4	Waun (Penisarwaun)	4
Gallt y Foel	3	Groeslon Waunfawr	3	Pencaenewydd	3
Penrhos	3	Pistyll	3	Rhos Isaf	3
Rhoslan	3	Talwaenydd	3	Bryn Eglwys	3
Machroes	3	Capel Uchaf	2	Ceidio	2
Crawiau	2	Dinas (Penllyn)	2	Llangwnadl	2
Maes Tryfan	2	Sling	2	Ty'n y Lon	2

2] Ynys Môn

Settlement	Score	Settlement	Score	Settlement	Score
Caergybi / Holyhead	125	Llangefni	101	Amlwch	80
Porthaethwy / Menai Bridge	77	Biwmares / Beaumaris	64	Benllech	60
Y Fali / Valley	56	Llanfairpwll	55	Cemaes	54
Rhosneigr	47	Gaerwen	39	Bodedern	38
Pentraeth	38	Llanerchymedd	33	Gwalchmai	29
Moelfre	28	Trearddur	28	Niwbwrch	27
Brynsiencyn	26	Penysarn	25	Llandegfan	25
Llanfachraeth	24	Llangoed	23	Dwyran	23
Bryngwran	22	Llanfechell	21	Rhosybol	21
Llanddaniel Fab	20	Bodffordd	19	Llanfihangel yn Nhowyn	19
Aberffraw	18	Caergeiliog	18	Llanddona	18
Llanfaelog	18	Talwrn	18	Llangaffo	17
Pont Rhyd y Bont	15	Bethel	14	Malltraeth	14
Llangristiolus	13	Llanfaethlu	11	Pentre Berw	11
Carreglefn	10	Llanbedrgoch	10	Pencarnisiog	10
Brynteg	9	Porth Llechog	9	Tregele	11
Traeth Coch	9	Llanfaes	7	Rhostrehwfa	7
Trefor	5	Tynyngongl	7	Brynminceg (Hen Llandegfan)	6
Gorsaf Gaerwen	6	Llanrhuddlad	10	Marianglas	6
Pen Y Marian	6	Bryn Du	5	Brynrefail	5
Cichle	5	Glanyrafon	5	Llansadwrn	5
Llynfaes	5	Rhydwyn	5	Bro Iarddur (Trearddur)	4
Bryn y Môr (Y Fali)	4	Capel Coch	4	Carmel	4
Cerrigman	4	Elim	4	Glyn Garth	4
Haulfre (Llangoed)	4	Hebron	4	Hermon	4
Llanddeusant	4	Llangadwaladr	4	Llanynghenedl	4
Nebo	4	Penmon	4	Pentre Canol	4
Rhoscefnhir	4	Rhosmeirch	4	Bodorgan	3
Bwlch Gwyn	3	Capel Parc	3	Hendre Hywel	3
Llaneilian	3	Llanfairynghornwy	3	Penygroes	3
Star	3	Capel Mawr	2	Mynydd Mechell	2
Pengorffwysfa	2	Penlon	2	Penygraigwen	2
Ty'n Lôn (Glan yr Afon)	2				

7.3 Categories of Settlements

7.3.1 Table 9 above provides a score for all of the settlements based upon the number, type and scale of existing services within each community. The next stage was to identify the broad categories of settlements that exist within the area. These are set out in the table below together with a description of the qualities of each category of settlement:

Table 10 – Category of Settlements

Category of Settlement	Criteria for Specific Category
Sub-regional centre	<p>A centre that has strategic road and rail links with other Key Hubs in the region. Is a retail centre not only for its immediate hinterland but for wider areas in the locality. Plays a cross-boundary role in terms of employment, education, health and leisure facilities. Has excellent public transport links with lower order settlements within and outside the area.</p>
Service Centres	<p>It is considered that there are two types of Service Centres within the locality being:</p> <p><u>Urban</u> – Have a good range of employment, retail and service opportunities that serve their own population as well as a wide catchment area.</p> <p><u>Local</u> – Provides the essential service needs of own population and immediate catchment area. Has some employment and retail opportunities and good accessibility by public transport to higher order centres.</p>
Villages	<p>Has at least one of the identified Key Services and a limited number of other services that serve the settlement and lower level Clusters in its immediate vicinity.</p> <p>It is considered that there are four broad types of Villages within the locality being:</p> <p><u>Service</u> – Have a higher number of services as compared with the majority of other Villages and have good accessibility by public transport to higher order centres. Considered to have a more strategic role compared to other Villages.</p> <p><u>Local</u> – A more limited number of services and limited accessibility by public transport to higher order centres when compared with Service Villages. A lower than average number of holiday or second homes.</p> <p><u>Coastal</u> – A variable range of services available with these Villages. Coastal location with a higher than the area's average number of holiday or second homes.</p> <p><u>Rural</u> – A limited number of services and with poor public transport links to higher order centres.</p>
Clusters	<p>Mostly small settlements containing a tight, sufficient and easily defined cluster of houses. There are occasional settlements of comparatively larger size amongst them. However, none of the clusters contain a sufficient supply of facilities or services and are</p>

Category of Settlement	Criteria for Specific Category
	therefore dependent on higher order centres. Selection of Clusters based on national planning policy advice - a cohesive group of 10 or more houses, with a functional link with a higher order centre based on its location on a bus route with a bus stop or within 800 metres to a bus stop is the threshold for differentiating between a Cluster and the Countryside. This is considered to align with the need to focus development in settlements with existing services. Given the dispersed nature of housing throughout the area a lower threshold would lead to less development in more sustainable locations throughout the Plan area .

7.4 Categorisation of Settlements

7.4.1 Based upon the score for each settlement and an analysis of the services within each settlement the settlements were categorised as follows:

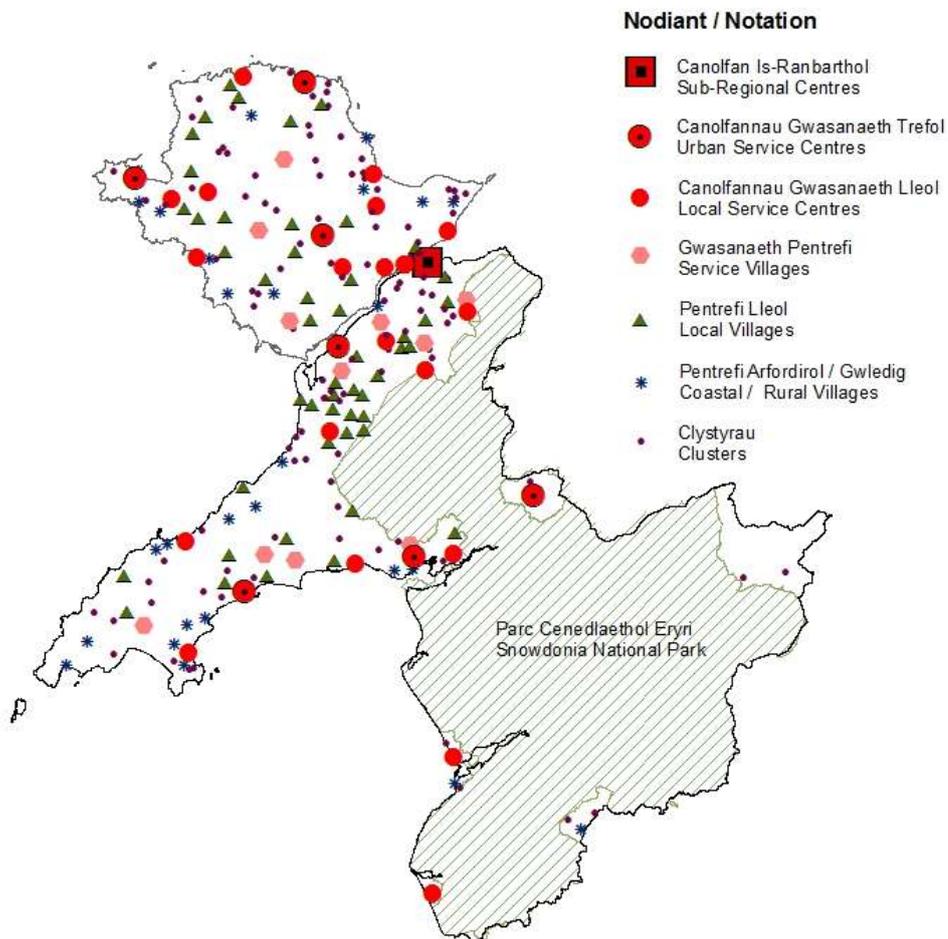
Table 11 – Settlements by Category

Category	Settlements Identified
Sub-regional Centres	Bangor
Urban Service Centres	<u>Anglesey</u> : Amlwch, Holyhead, Llangefni. <u>Gwynedd</u> : Blaenau Ffestiniog, Caernarfon, Porthmadog, Pwllheli.
Local Service Centres	<u>Anglesey</u> : Beaumaris, Benllech, Bodedern, Cemaes, Gaerwen, Llanfairpwll, Menai Bridge, Pentraeth, Rhosneigr, Valley. <u>Gwynedd</u> : Abermaw, Abersoch, Bethesda, Criccieth, Llanberis, Llanrug, Nefyn, Penrhyndeudraeth, Penygroes, Tywyn.
Service Villages	<u>Anglesey</u> : Gwalchmai, Newborough, Llannerch-y-medd. <u>Gwynedd</u> : Bethel, Bontnewydd, Botwnnog, Chwilog, Deiniolen, Rachub, Tremadog, Y Ffor.
Local Villages	<u>Anglesey</u> : Bethel, Bodffordd, Bryngwran, Brynsiencyn, Caergeiliog, Dwyran, Llandegfan, Llanddaniel Fab, Llanfachraeth, Llanfaethlu, Llanfechell, Llanfihangel yn Nhowyn, Llangaffo, Llangristiolus, Llanrhuuddlad, Pencarneisiog, Penysarn, Rhosybol, Talwrn, Tregle. <u>Gwynedd</u> : Abererch, Brynrefail, Caeathro, Carmel, Cwm y Glo, Dinas (Llanwnda), Dinas Dinlle, Dolydd a Maen Coch, Efailnewydd,

Category	Settlements Identified
	<p>Garndolbenmaen, Garreg-Llanfrothen, Groeslon, Llandwrog, Llandygai, Llanygybi, Llanllyfni, Llanystumdwy, Nantlle, Penisarwaun, Pentref Uchaf, Rhiwlas, Rhosgadfan, Rhostryfan, Sarn Mellteyrn, Talysarn, Tregarth, Trefor, Tudweiliog, Waunfawr, Y Fron.</p>
Coastal / Rural Villages	<p><u>Anglesey</u>: Aberffraw, Carreglefn, Four Mile Bridge, Llanbedrgoch, Llanddona, Llanfaelog, Llangoed, Malltraeth, Moelfre, Trearddur.</p> <p><u>Gwynedd</u>: Aberdaron, Borth y Gest, Clynnog Fawr, Corris, Eder, Fairbourne, Llanaelhaearn, Llanbedrog, Llangian, Llithfaen, Morfa Bychan, Morfa Nefyn, Mynytho, Rhoshirwaun, Sarn Bach, Y Felinheli.</p>
Clusters	<p><u>Anglesey</u>: Bodorgan, Bro Iarddur (Trearddur), Bryn Du, Brynminceg (Old Llandegfan), Brynrefail, Brynteg, Bryn y Mor (Valley), Bwlch Gwyn, Capel Coch, Capel Mawr, Capel Parc, Carmel, Cerrigman, Cichle, Haulfre (Llangoed), Elim, Glanyrafon, Glyn Garth, Gaerwen Station, Hebron, Hendre Hywel (Pentraeth), Hermon, Llanddeusant, Llaneilian, Llanfaes, Llanfairynghornwy, Llangadwaladr, Llansadwrn, Llanynghenedl, Llynfaes, Marianglas, Mynydd Mechell, Nebo, Pen y Groes, Pen y Marian, Pengorffwysfa, Penlon, Penmon, Pentre Berw, Pentre Canol (Holyhead), Penygraigwen, Bull Bay, Red Wharf Bay, Rhoscefnhir, Rhosmeirch, Rhostrehwfa, Rhydwyn, Star, Trefor, Tyn Lon (Glan yr Afon), Tynyngogl.</p> <p><u>Gwynedd</u>: Aberdesach, Aberllefenni, Aberpwll, Bethesda Bach, Bryncir, Bryncroes, Bryn Eglwys, Bwlchtocyn, Penrhos (Caeathro), Caerhun/Waen Wen, Capel Uchaf, Capel y Graig, Ceidio, Corris Uchaf, Crawiau, 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, Rhoshirwaun, Rhoslan, Rhydyclafdy, Saron (Llanwnda), Sling, Swan, Tai'n Lon, Talwaenydd, Talybont, Tan y Coed, Treborth, Ty'n Lon, Ty'n y Lon, Waun (Penisarwaun).</p>

7.4.2 The map below shows the distribution of these settlements in the Joint Local Development plan area.

Map 11 – Distribution of Settlements in the JLDP



7.5 Type of Development

7.5.1 The broad spatial distribution of future housing growth has been agreed as being 55% for the Sub-Regional Centre & Urban Service Centres; 20% in Local Service Centres and 25% in Villages, Clusters and the Countryside (see Chapter 1). The table below clarifies this distribution based upon the categories identified in this paper; it also provides a broad description of the type of development that would be expected within such category of settlement.

Table 12 – Spatial Distribution of Growth

Broad Spatial Distribution	Category of Settlements	Type of Development Expected
55%	Sub-Regional	Over the Plan period a higher proportion of

Broad Spatial Distribution	Category of Settlements	Type of Development Expected
	Centre	new development required in the Plan area will take place within, and on the edge of Bangor through completions, commitments, windfall and new allocations. Its settlement boundary will be amended to reflect the proposed development. The Centre will provide for a combination of market and affordable housing.
	Urban Service Centres	Over the Plan period a higher proportion of development required in the Plan area will be directed to these Centres. Most new development will take place within, and on the fringe of the Urban Service Centres and development will be delivered through completions, commitments, windfall and new allocations. Settlement boundaries will be amended to reflect the proposed development. The Centre will provide for a combination of market and affordable housing.
20%	Local Service Centres	Over the Plan period housing growth will be directed to land within or on the fringe of these Local Service Centres. Development will be delivered through completions, commitments, windfall and, where appropriate, new allocations. Settlement boundaries will be amended to reflect the proposed development. The Centres will provide for a combination of market and affordable housing, including local need.
25%	Villages	Over the Plan period a higher level of housing growth will be accommodated within the Service Villages. In Service Villages development will be delivered through completions, commitments, windfall and, where appropriate, new allocations for either a combination of market value and local need affordable housing. To reflect the character of Local and Coastal / Rural Villages, housing development will be limited to a scale and type to address community need for housing. More limited development will take place in these Villages to protect their character, support community need for housing or for local need affordable housing. No open market housing sites or employment sites will be allocated in these

Broad Spatial Distribution	Category of Settlements	Type of Development Expected
		types of Villages, but detailed criteria based policies will promote development of the right scale.
	Clusters	Over the Plan period there will be no allocation for development within the named Clusters. Local need affordable housing units will be permitted on infill or extension plots in acceptable and sustainable locations.

8. Settlement’s Anticipated Growth Levels

8.1 This chapter identifies further work undertaken on the Settlement Hierarchy as individual settlements’ anticipated growth figures were identified for the Deposit Version. It highlights the opportunities and constraints considered, the Areas of Connectivity and how future growth should be dispersed if a high ranking settlement cannot accommodate its anticipated growth level.

8.2 Opportunities and Constraints

8.2.1 Chapter 7 outlines the assessment work for identifying the broad categories of settlements within the area. However even within an individual category there can be distinct differences between settlements in terms of the opportunities and constraints that they face. The table below highlights the key opportunities and constraints that settlements within the area face (in no particular order). These factors will determine the exact level of growth that individual settlements will be able to accommodate as well as the type of development:

Table 13 – Opportunities and Constraints in the Area

Key Issue	Impact on Settlements
Holiday / Second Homes	The 2011 Census results further confirms the area’s popularity for holiday / second homes. This is particularly the case for specific settlements, which have mainly a coastal location. This was one indicator used in identifying areas where the Local Market Housing Policy TA15 should be applied. See Topic Paper 17 Local Market Housing.
Environmental Designations	This can have a direct impact on a settlement, e.g. a settlement’s location within an Area of Outstanding Natural Beauty (AONB) can influence the scale of development; parts of Caernarfon and Beaumaris are designated as part of a World Heritage Site, which means that development must be rigorously managed in order to maintain and enhance its special qualities; or an environmental designation can indirectly impact on a settlement’s capacity to absorb development, e.g. water courses running through Llangefni feed into an internationally designated site. The extensive range of environmental designations throughout the Plan’s area means the approach has been to ensure that development proposals are not facilitated in locations where the Candidate Sites assessment, the Sustainability Appraisal or the Habitat Regulations Assessment that are likely to have a significant impact on the objectives of the designation. Elsewhere development proposals should have regard to the requirements of the policies within the Plan as

Key Issue	Impact on Settlements
	<p>well as National Planning Policy and legislation referred to specifically in section 7.5 'Natural and built environment' of the Plan.</p>
<p>Flood Risk</p>	<p>Certain settlements have extensive areas at risk of flooding e.g. Porthmadog, Pwllheli. Parts of other settlements are at risk of flooding from mainly rivers and streams but in certain areas from a rise in sea levels.</p> <p>In light of National Policy and guidance regard will have to be given to whether potential sites outside the flood risk areas, but still within these at risk settlements, can accommodate the anticipated growth. If the flood risk precludes a settlement from addressing all the anticipated growth then alternative sites within other settlements will have to be explored.</p> <p>In line with National Policy the Plan has avoided allocating housing development sites on areas subject to C1 or C2 flood risk. See Topic Paper 1 'Candidate Sites Assessment' for the methodology for dealing with sites in flood risk areas.</p>
<p>Employment Growth Sectors</p>	<p>An Employment Land Review undertaken as part of the evidence base for the JLDP identifies potential growth sectors over the plan period as well as the amount of employment land required to meet this demand. See Background Paper 'Employment Land Study' (2012).</p> <p>In liaison with the Economic Development Units in both authorities sustainable locations were identified to ensure that sufficient land is safeguarded or allocated in the correct area to meet this anticipated growth.</p> <p>Welsh Government has designated seven Enterprise Zones across Wales. The Zones are geographical areas that support new and expanding businesses by providing a first class business infrastructure and compelling incentives. One zone is located within the plan area on Ynys Môn, whilst another is located within Snowdonia National Park.</p> <p>The assignment of Enterprise Zone status to Anglesey complements the existing Energy Island Programme, set up to bring high skilled jobs to the area from major energy investments and establish the Island as a world renowned centre of excellence in low carbon energy generation. Work has been commissioned to develop masterplans across the strategic sites. The Welsh Government is working with Bangor and Aberystwyth Universities to develop a business case for a Menai</p>

Key Issue	Impact on Settlements
	<p>Science Park at Gaerwen.</p> <p>In Snowdonia the Zone consists of 2 sites – the Trawsfynydd site has exceptional energy infrastructure, and the Llanbedr Airfield site has the potential capacity to significantly increase Wales’ Unmanned Aerial Systems capability. A Strategic Options Assessment has been commissioned for Trawsfynydd site and work approved to create a masterplan for the Llanaber Airfield site.</p> <p>Employment policies in section 7.3 ‘Economy and Regeneration’ of the Plan safeguards existing and allocated land and units for employment use. The majority of Primary and Secondary sites are located in the larger settlements in the Plan area. In addition the majority of these settlements also have housing allocations to support the aim of reducing the need to travel for employment.</p>
<p>Infrastructure</p>	<p>Identifying those areas with spare infrastructure capacity and those which require investment. Regard should be given to influencing infrastructure providers to ensure that growth is located in the most sustainable location.</p> <p>Further consultation held with utility providers to ensure that the plan’s allocations can be delivered in line with their infrastructure improvement plans.</p> <p>The Candidate Site process, see Topic Paper 1, sought views from infrastructure providers in relation to existing capacity and future requirements. Topic Paper 13 Community Infrastructure records the baseline information about a variety of infrastructure providers’ plans and strategies. However due to sustainability considerations and limited alternative options it is felt appropriate that in certain cases the Plan should influence future infrastructure expenditure to ensure growth occurs in the right places. For example, it is understood that Welsh Water scrutinises development plans in order to inform their asset management plans.</p>
<p>High Quality Agricultural Land</p>	<p>National Planning policy requires authorities to protect the best and most versatile agricultural land. The Welsh Government may object to the loss of high quality agricultural land unless there is sufficient justification to warrant its loss.</p> <p>This was considered as part of the Candidate Site assessment process (see Topic Paper 1) and where suitable alternative sites were available these were chosen in lieu of any sites that are of high quality agricultural land.</p>

Key Issue	Impact on Settlements
<p>Elderly Housing Needs</p>	<p>A significant proportion of the forecast future increase in households will be of people aged over 65, so a provision of suitable housing for older people will be required especially within larger development schemes.</p> <p>In line with each Council's existing or emerging Housing Strategy and Elderly Persons Accommodation Strategy, policy TAI1 in Section 7.4 of the Plan seeks to ensure that any housing development provides an appropriate housing mix. Policy TAI4 supports the provision of Residential Care Homes, Extra Care Housing or Specialist Care Accommodation for the Elderly in the Plan's main Centres or makes use of suitable brownfield sites closely related to the Centres.</p>
<p>Student Accommodation</p>	<p>The future strategy of the University was assessed to ensure that the impact of student accommodation specifically on Bangor was considered and accommodated within the Plan.</p> <p>A review of the University's future estates management programme has been undertaken to ascertain the future requirements. Policy TAI2 seeks to control additional HMOs throughout the Plan area but particularly in Bangor in order to manage the impact on primarily residential areas and to maintain or improve the stock of non-shared housing. In addition Policy TAI6 supports the provision of purpose built student accommodation and identifies a search zone in Bangor. The provision of purpose built student accommodation could release current self-contained flats / HMOs back into traditional family properties.</p>
<p>Welsh Language and Cultural Character</p>	<p>Topic Paper 10 'Welsh Language and Culture' provided pre 2011 Census baseline information and the Key Issues the Plan should consider. Topic Papers 10A and 10B provide a Statistical Profile for Gwynedd and Ynys Môn respectively, incorporating more recent information from the 2011 Census and other sources of information. The Councils, in collaboration with the Snowdonia National Park Authority commissioned a Housing and Language Study, which provided valuable information about the complex relationship between the language, housing, employment, education and leisure. In addition the Welsh Language Impact Assessment and the Sustainability Appraisal has assessed the impact of the settlements growth level on the Welsh Language and Culture. See these papers for an explanation of the process to assess the capacity of individual settlements to accommodate</p>

Key Issue	Impact on Settlements
	future growth.
Education	<p>Have worked closely with both Local Education Authorities to identify impact of different growth levels on the needs for school provision in different catchment areas. However, the School Modernisation Programme within both Authorities is phased for a period of time beyond the adoption of the JLDP. In light of this not all of the Authorities rationalisation plans have been confirmed to date. The Plan's growth strategy will feed into the process of any future school rationalisation plans in the Plan's area.</p>
Urban Capacity Study	<p>Work undertaken on evaluating potential development land within the Sub-regional centre, Urban Service Centres and Local Service Centres. This provides information about the potential scale of development that could be accommodated within the existing built form of these settlements and therefore how many of the housing requirement needs to be subject to site allocations.</p> <p>This work identified windfall opportunities and the number of vacant properties an element of which could meet part of the centres' growth requirement.</p> <p>See Topic Paper 6 on the Urban Capacity Study. It considers the contribution windfall opportunities made in the past in order to make more accurate predictions about future windfall development. Consideration is given to both Council's Empty Homes Strategies. If a windfall component continues at the same rate it has the potential to contribute to the Plan's housing target. However, it is possible that completions using windfall sites could decline as the supply of suitable development sites diminishes. A 10% slippage allowance has been built into the housing target, in part to combat a reduced rate of reuse of properties and sites. In addition it is considered that a cautious approach should be taken in terms of the dependency on windfall sites. Therefore, for the purposes of this Plan, a more conservative estimate of windfall sites was taken for the majority of centres, where only 75% of the Urban Capacity figures has been used to further account for potential slippage in this category.</p> <p>However for centres with a high level of constraints a higher proportion of the Urban Capacity figures has been used against the settlements' growth figure. The Plan's monitoring framework will assess the success or otherwise of this approach.</p>
Retail	A retail study has been undertaken to assess the need for additional retail floorspace in 25 centres over the

Key Issue	Impact on Settlements
	<p>Plan Period to 2026. The study also assesses the current retail offer and the retailing role of the centre within the wider area.</p> <p>The Sub-Regional Retail Centre is also identified as the Sub-Regional Centre in the housing settlement strategy. The Urban Retail Centres are all Urban Service Centres in the housing settlement strategy; whilst all of the Local Retail Centres are either Urban or Local Service Centres in the settlement strategy. This means there is a close connection between the retail and housing roles of centres within the Plan area. See Background Paper 'Retail Study Gwynedd and Anglesey (2013) for the retail role of the Centres.</p>
Transport	<p>Have liaised with both authorities Highway departments as well as reviewing transport Strategies to identify any highway improvements that may affect the area.</p> <p>Good transport links with higher level centres is a consideration in the categorisation of settlement in the hierarchy. See Topic Paper 15 Transport.</p>
Existing Housing Land Bank	<p>There are a number of housing sites with planning permission at April 2014 which will contribute towards the Plan's housing requirement. A review of these sites has been undertaken to identify those likely to be completed within the Plan period. Appendix 5 of the Plan identifies the number of units with planning permission in each individual community council area as well as the number of units unlikely to be completed. At April 2014 the land bank likely to be completed accounted for 36% of the plan's requirement with a further 12.3% of the requirement having been built between 2011 and 2014. This means that almost half of the Plan's requirement has either an existing planning permission or been built in the first three years of the Plan period.</p>

8.3 Areas of Connectivity

8.3.1 Internal discussions within the Council have resulted in a position whereby should a higher order centre i.e. Sub-Regional Centre or Urban Service Centres be unable to accommodate the expected levels of growth the shortfall may be met in nearby Local Service Centres or Service Villages that have a recognized functional link with either the Sub Regional Centre or the Urban Service Centre. If these cannot accommodate the shortfall then regard would be given to any Villages within the settlements catchment.

8.3.2 Chapter 3 has reviewed areas of connectivity within the area and the following tables identify detailed areas of connectivity for the Sub-Regional Centre and the Urban Service Centres.

8.3.3 The first stage was to evaluate a catchment area based upon the distance between these centres with a buffer of 1km on either side of the equal distance line to identify areas which fall within more than 1 higher ranking centre zone of influence. For the purpose of this exercise Anglesey and Gwynedd Planning Areas were dealt with separately. The Table below outlines which Local Service Centres or Service Villages fall closer to a higher order centre and which are in a buffer area between two or more of these centres. The maps in Appendix 3 show the visual results of this exercise:

Table 14 – Catchment Area based on Distances

Centre	Service Centres within its Catchment	Service Centres between Centres
Bangor	Bethesda, Deiniolen, Rachub	Llanberis, Llanrug, Bethel
Caernarfon	Penygroes, Bontnewydd	Llanberis, Llanrug, Bethel
Pwllheli	Abersoch, Nefyn, Botwnnog, Chwilog, Y Ffor	-
Porthmadog	Criccieth, Penrhyndeudraeth, Tremadog.	-
Blaenau Ffestiniog	-	-
Holyhead	Valley, Bodedern	Rhosneigr
Llangefni	Menai Bridge, Llanfairpwll, Beaumaris, Pentraeth, Gaerwen, Newborough, Gwalchmai	Benllech, Rhosneigr, Llanerchymedd
Amlwch	Cemaes	Benllech, Llannerchymedd

8.3.4 These zones of influences do not take into account topographical constraints within the area other than the Menai Strait. In light of this and to have regard to the factors outlined in Chapter 3 maps were created that identify how many of the following factors are to be had in the area surrounding the Sub-Regional Centre and Urban Service Centres To reflect Bangor’s Sub-regional role it’s influence on Anglesey was also considered:

- Welsh Spatial Plan Hub;
- Travel To Work Area;
- Housing Market Area; and
- Secondary School Catchment Area.

8.3.5 The following table show which Local Service Centres or Service Villages with 2 or more of the identified connecting factors are to be had in relation to each Urban Service Centre or Subregional Centre. The maps in Appendix 3 show the visual results of this exercise:

Table 15 – Service Centres & Service Villages Links to Higher Order Centres

Main Centre	Number of Connecting Factors		
	4	3	2
Gwynedd			
Bangor	-	Menai Bridge, Llanfairpwll, Gaerwen, Pentraeth, Niwbwrch	Bethesda, Bethel, Llanrug Beaumaris, Benllech, Rachub, Deiniolen
Caernarfon		Bethel, Bontnewydd, Llanrug.	Penygroes, Llanberis, Deiniolen
Pwllheli	-	Nefyn, Chwiolg, Y Ffor	Abersoch, Botwnnog
Porthmadog	Criccieth, Tremadog	Penrhyndeudraeth	Chwiolg
Blaenau Ffestiniog	-	-	Penrhyndeudraeth, Criccieth, Tremadog
Ynys Môn			
Amlwch	-	Cemaes	Benllech; Llannerchymedd
Llangefni	Gaerwen	Menai Bridge; Llanfairpwll; Newborough.	Beaumaris, Benllech; Pentraeth.
Holyhead		Valley; Rhosneigr.	Bodedern

8.3.6 If a higher order centre (Sub-Regional Centre or Urban Service Centres) cannot accommodate its anticipated growth level then those settlements identified above with a connecting factor of 2 or more would be used to identify other Service Centres to accommodate this shortfall initially the Local Service Centres then Service Villages.

8.4 Distribution of Future Growth

8.4.1 The spatial distribution of growth based upon the category of settlements has been outlined in Table 12 within Chapter 7. How this level of growth is distributed between individual settlements is considered in more detail below.

8.4.2 Since the public consultation about the preferred strategy the Welsh Government's 2011 based population and household projections have been published. Topic Paper 4A Describing the Spatial Growth (2014) revisits other factors evaluated as affecting the housing market in addition to the 2011 projections to justify the Plan's growth figure..

- 8.4.3 The revised growth figure for housing is 7,184 units and with an additional 10% slippage allowance giving an overall requirement of 7,902. This equates to 3,817 housing units for Anglesey and 4,084 to the Gwynedd Local Planning Authority.
- 8.4.4 The spatial distribution of growth has up to 55% to the Sub-regional Centre of Bangor and the Urban Service Centres, at least 20% to the Local Service Centres and no more than 25% in Villages, Clusters and the countryside.
- 8.4.5 This is distributed between the settlements based upon their settlement score as outlined in Table 9 of this report, but with a higher allowance given to Bangor to reflect its sub-regional role (see Topic Paper 4A for details) and an allowance of 2 units to each Cluster.
- 8.4.6 Based upon completions to date (2011 to 2014), the existing land bank (those likely to be completed), potential development identified in the Urban Capacity Study (UCS) and additional land allocated for development an assessment is made whether the settlement can accommodate its anticipated growth level. In cases where a higher order centres i.e. Sub-Regional Centre, or Urban Service Centres cannot accommodate their anticipated growth Local Service Centres within their catchment are assessed to accommodate this shortfall if the Local Service Centres cannot accommodate the shortfall then Service Villages within the catchment would be evaluated.
- 8.4.7 The following Table outlines the anticipated growth within the Sub-Regional and Urban Service Centres having considered the results of the Urban Capacity Study and completed the various impact assessments.

Table 16 – Sub-Regional & Urban Service Centres Anticipated Growth Level

Settlement	Anticipated Growth Level	Growth Level Achieved	Commentary
Gwynedd			
Bangor	969	✓	Sufficient opportunities exist within the City with 4 new housing allocations to support its anticipated growth level. With a policy to support permanent student accommodation expect a proportion of HMOs to be returned to the general housing stock over the plan period.
Caernarfon	415	✓	Sufficient opportunities exist within the Town with 2 new housing allocations to support its anticipated growth level.

Settlement	Anticipated Growth Level	Growth Level Achieved	Commentary
Pwllheli	323	✓	Sufficient opportunities exist within the Town with 3 new housing allocations to support its anticipated growth level.
Porthmadog	301	✗ (-173)	Large parts of the Town are affected by flood risk. A higher level of units from the Urban Capacity have been included to ensure as many opportunities as possible in the Town are included within its windfall provision. This means the capability of Local Service Centres within its catchment, Penrhyndeudraeth and Criccieth to accommodate this shortfall must be assessed.
Blaenau Ffestiniog	298	✓	Sufficient opportunities exist within the Town with 2 new housing allocations to support its anticipated growth level. It is anticipated that local regeneration strategies will facilitate a relatively higher proportion of new homes through the reuse of existing properties.
Ynys Môn			
Holyhead	833	✓	Sufficient opportunities exist within the Town with 3 new housing allocations to support its anticipated growth level.
Llangefni	673	✓	Sufficient opportunities exist within the Town with 6 new housing allocations to support its anticipated growth level.
Amlwch	533	✓	Sufficient opportunities exist within the Town with 5 new housing allocations to support its anticipated growth level.

- The reference to housing allocations sites above are for those without planning permission at April 2014. Most of the centres will have additional housing allocations which had an existing planning permission at April 2014.

8.4.8 The following Table outlines the anticipated growth within the Local Service Centres:

Table 17 – Local Service Centres Anticipated Growth Level

Settlement	Anticipated Growth Level	Growth Level Achieved	Commentary
Gwynedd			
Tywyn	103	✓	Sufficient opportunities exist within the Centre to support its anticipated growth level.
Bethesda	99	✓	Sufficient opportunities exist within the Centre to support its anticipated growth level.
Abermaw	91	✓	Sufficient opportunities exist within the Centre to support its anticipated growth level.
Penygroes	89	✓	Sufficient opportunities exist within the Centre with 1 new housing allocation to support its anticipated growth level.
Nefyn	73	✓	Sufficient opportunities exist within the Centre with 2 new housing allocations to support its anticipated growth level.
Llanberis	70	✗ (-5)	Even with a higher proportion of the Urban Capacity Study figures there is still a slight shortfall (5 units) within the Centre. This means an initial assessment over the capability of Local Service Centres within the same catchment, Deiniolen to accommodate this shortfall.
Criccieth	68	✓	Sufficient opportunities exist within the Centre with 1 new housing allocation to support its anticipated growth level.
Penrhyndeudraeth	68	✓	Sufficient opportunities exist within the Centre with 3 new housing allocations to support its anticipated growth level.

Settlement	Anticipated Growth Level	Growth Level Achieved	Commentary
Abersoch	67	✓	Sufficient opportunities exist within the Centre to support its anticipated growth level.
Llanrug	61	✓	Sufficient opportunities exist within the Centre to support its anticipated growth level.
Ynys Môn			
Porthaethwy	115	✓	Sufficient opportunities exist within the Centre with 1 new housing allocation to support its anticipated growth level.
Beaumarès	96	✓	Sufficient opportunities exist within the Centre to support its anticipated growth level.
Benllech	90	✓	Sufficient opportunities exist within the Centre with 1 new housing allocation to support its anticipated growth level.
Valley	84	✓	Sufficient opportunities exist within the Centre with 1 new housing allocation to support its anticipated growth level.
Llanfairpwll	82	✓	Sufficient opportunities exist within the Centre with 1 new housing allocation to support its anticipated growth level.
Cemaes	81	✓	Sufficient opportunities exist within the Centre with 1 new housing allocation to support its anticipated growth level.
Rhosneigr	70	✓	Sufficient opportunities exist within the Centre to support its anticipated growth level.
Gaerwen	58	✓	Sufficient opportunities exist within the Centre to support its anticipated growth level.

Settlement	Anticipated Growth Level	Growth Level Achieved	Commentary
Bodedern	57	✓	Sufficient opportunities exist within the Centre with 1 new housing allocation to support its anticipated growth level.
Pentraeth	57	✓	Sufficient opportunities exist within the Centre to support its anticipated growth level.

- The reference to housing allocations sites above are for those without planning permission at April 2014. Some of the centres will have additional housing allocations which had an existing planning permission at April 2014.

8.4.9 The following Table outlines the anticipated growth within the Service Villages:

Table 18 – Service Villages Anticipated Growth LevelSettlement	Anticipated Growth Level	Growth Level Achieved	Commentary
Gwynedd			
Bethel	40	✓	Sufficient opportunities exist within the Village with 1 new housing allocation to support its anticipated growth level.
Bontnewydd	40	✓	Sufficient opportunities exist within the Village with 1 new housing allocation to support its anticipated growth level.
Botwnnog	40	✓	Sufficient opportunities exist within the Village with 2 new housing allocations to support its anticipated growth level.
Chwilog	40	✓	Sufficient opportunities exist within the Village with 2 new housing allocations to support its anticipated growth level.
Deiniolen	40	✓	Sufficient opportunities exist within the Village with 1 new housing allocation to support its anticipated growth level.

Table 18 – Service Villages Anticipated Growth Level Settlement	Anticipated Growth Level	Growth Level Achieved	Commentary
Rachub	40	✓	Sufficient opportunities exist within the Village with 1 new housing allocation to support its anticipated growth level.
Tremadog	40	✗ (-28)	Large parts of the Village are affected by flood risk. This means an initial assessment over the capability of Local Service Centres within the same catchment, Penrhyndeudraeth and Criccieth to accommodate this shortfall.
Y Ffor	40	✓	Sufficient opportunities exist within the Village with 2 new housing allocations to support its anticipated growth level.
Ynys Môn			
Gwalchmai	40	✓	Sufficient opportunities exist within the Village with 1 new housing allocation to support its anticipated growth level.
Newborough	40	✓	Sufficient opportunities exist within the Village to support its anticipated growth level.
Llanerchymedd	40	✓	Sufficient opportunities exist within the Village with 1 new housing allocation to support its anticipated growth level.

- The reference to housing allocations sites above are for those without planning permission at April 2014. Some of the Service Villages will have additional housing allocations which had an existing planning permission at April 2014.

8.4.10 The above table identify three settlements which for a variety of reasons cannot accommodate their anticipated growth level. In line with the methodology outlined in paragraph 8.4.6 above consideration is given towards the capacity of Local Service Centres within the same catchment area to incorporate this shortfall.

8.4.11 The following tables outline the areas of shortfall identified above and following multiple assessments, i.e. results of the Urban Capacity Study, Welsh Language Impact Assessment, Sustainability

Assessment, whether this shortfall could be accommodated within other Centres in the same catchment area:

Table 19 – Porthmadog / Tremadog Shortfall

Settlement	New Anticipated Growth Level (Incorporating Part of Porthmadog / Tremadog Shortfall)	Growth Level Achieved	Language Impact Assessment	Sustainability Assessment
Penrhyndeudraeth	152	✓	✓	✓
Criccieth	164	✓	✓	✓

Table 20 – Llanberis Shortfall

Settlement	New Anticipated Growth Level (Incorporating Llanberis Shortfall)	Growth Level Achieved	Language Impact Assessment	Sustainability Assessment
Deiniolen	45	✓	✓	✓

8.4.12 The following Table outlines the anticipated growth within the Local, Rural and Coastal Villages:

Table 21 – Local, Rural and Coastal Villages Indicative Growth Level

Settlement (Anglesey)	Indicative Windfall Provision ¹	Settlement (Gwynedd)	Indicative Windfall Provision ¹
1] Local Villages			
Bethel	16	Abererch	9
Bodffordd	22	Brynrefail	7
Bryngwran	25	Caeathro	7
Brynsiencyn	29	Carmel	12
Caergeiliog	20	Cwm y Glo	13
Dwyran	26	Dinas (Llanwnda)	8
Llandegfan	27	Dinas Dinlle	5
Llanddaniel Fab	23	Dolydd a Maen Coch	4
Llanfachraeth	27	Efailnewydd	8
Llanfaethlu	12	Garndolbenmaen	12
Llanfechell	24	Garreg-Llanfrothen	10

Settlement (Anglesey)	Indicative Windfall Provision ¹	Settlement (Gwynedd)	Indicative Windfall Provision ¹
Llanfihangel yn Nhowyn	22	Groeslon	13
Llangaffo	19	Llandwrog	7
Llangristiolus	15	Llandygai	8
Llanrhyddlad	7	Llangybi	4
Pencarnisiog	11	Llanllyfni	9
Penysarn	28	Llanystumdwy	10
Rhosybol	24	Nantlle	6
Talwrn	20	Penisarwaun	8
Tregele	10	Pentref Uchaf	4
		Rhiwlas	9
		Rhosgadfan	9
		Rhostryfan	10
		Sarn Mellteyrn	11
		Talysarn	13
		Tregarth	13
		Trefor	13
		Tudweiliog	12
		Waunfawr	13
		Y Fron	6

2] Coastal / Rural Villages

Aberffraw	20	Aberdaron	13
Carreglefn	11	Borth y Gest	10
Pont Rhyd y Bont	17	Clynnog Fawr	10
Llanbedrgoch	11	Corris	14
Llanddona	20	Ederm	12
Llanfaelog	20	Fairbourne	0
Llangoed	27	Llanaelhaearn	15
Malltraeth	16	Llangian	4
Moelfre	32	Llanbedrog	16
Trearddur	32	Llithfaen	9
		Morfa Bychan	10
		Morfa Nefyn	15
		Mynytho	13
		Rhoshirwaun	6
		Sarn Bach	4
		Y Felinheli	19

8.4.13 In relation to the Clusters, identified below, development will be limited to two units per Cluster for the period of the Plan:

Anglesey

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

Gwynedd

Aberdesach, Aberllefenni, Aberpwll, Bethesda Bach, Bryncir, Bryncroes, Bryn Eglwys, Bwlchtocyn, Penrhos (Caeathro), Caerhun/Waen Wen, Caapel 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-Ion, Ty'n y Lon, Waun (Penisarwaun).

APPENDIX 1 – Services Assessed

A1 Introduction

A1.1 This appendix reviews the number of factors / services / facilities (referred to as 'services' in the remainder of this appendix) assessed in producing the Joint Local Development Plan (JLDP) settlement hierarchy. It also explains the reasoning behind different scores given for different types of services and the methodology over gathering information about services in different settlements.

A1.2 Range of Services

A1.2.1 The approach over the categorisation of settlements in neighbouring authorities and in previous Development Plans within the JLDP area has been based on size of population, a number of key services and access to public transport.

A1.2.2 To ensure that consideration was given towards the different roles of centres in the locality it was decided that a wide range of services be part of the assessment. These were in 8 broad categories being Demography, Education, Health, Leisure, Retail, Services, Transport and Economy and includes the services that are part of the Welsh Index of Multiple Deprivation access to services.

A1.3 Scoring of Services

A1.3.1 It was considered that giving the same score for each service would be too simplistic and could lead to problems in identifying variations between medium and smaller settlements in terms of their role in the area.

A1.3.2 Identifying key services and giving greater weight to these should provide clarity in categorising settlements especially for smaller settlements which have less facilities than the larger centres. One aspect of the Welsh Index of Multiple Deprivation 2011 refers to the access to services domain. This includes nine indicators with reference to the access by bus or walking journey time to these services. In order to ensure consistency it is suggested that the Key Services identified in the settlement hierarchy methodology be broadly the same as the 9 indicators used in the Index of multiple Deprivation (minor amendment towards Doctor's Surgery and Dentists rather than the reference to GP and NHS Dentist in the indicators and to the classification of a Transport Node – a local definition is used see table below). The 9 Key Services are therefore identified as:

- Dentist;
- Food Shop;
- Doctor's Surgery;
- Leisure Centre;
- Library;
- Post Office;
- Primary School;

- Secondary School;
- Transport Node.

A1.3.3 Certain services are given a scaled score based upon the size of the service. This method would allow for a higher score to be given towards larger facilities within certain centres. Due to the difficulty in gathering information and the suitability of categorising certain services this will not be suitable for all the facilities considered in this assessment. The following services will have a score based on their size:

- Estimate of Population;
- Large Food Store;
- Bus Service;
- Train Service;
- Employment.

A1.3.4 It was considered that a higher score should be provided for a number of the same service within a settlement. This option would ensure that there is variation in the score between settlements with different number of facilities. This should ensure greater variation between different settlement types to make it easier to categorise them. The following services will have a variation score based upon the number of these within a settlement:

- Pre-School Education;
- College;
- Hospital;
- Pharmacy;
- Optician;
- Town / Village Hall;
- Cinema / Theatre;
- Place of Worship;
- Large Food Stores;
- Public House;
- Other Shops;
- Petrol Station;
- Bank /Building Society
- Cash Point.

A1.3.5 For the majority of the key services identified in paragraph A1.3.2 above their score should be multiplied by the number of services in a settlement e.g. if Primary schools are scored 4pts each then a total score of 12pts would be given if there are 3 primary schools in a settlement. The following services score will be multiplied based upon the number of services within a centre:

- Primary School;
- Secondary School;
- Doctor's Surgery;
- Dentist;
- Leisure Centre;
- Library;
- Post Office;
- Police Station;
- Fire Station.

A1.4. Details of Services Assessed

A1.4.1 The tables below identifies the source and method for gathering the information and the score for each individual service that forms part of the methodology for undertaking the score for each separate settlement.

Specific Service:	Estimate of Population
Source:	2011 Census
Method:	For the larger settlements all the residential addresses within the development boundary were selected, for smaller settlements a reasonable boundary around the Rural Villages / Cluster was selected. The number of residential properties was multiplied by the average household size within the individual authority (Gwynedd = 2.32, Ynys Môn = 2.28).
Scoring System:	0 to 100 population = 1pt 101 to 250 = 2pts 251 to 500 = 3pts 501 to 1,000 = 4pts 1,001 to 2,500 = 5pts 2,501 to 5,000 = 6pts 5,001+ = 7pts

Specific Service:	Pre-School Education
Source:	Information from both Authorities Education Services
Method:	Counting how many different groups e.g. playgroups, ysgolion meithrin etc. were within a particular settlement.
Scoring System:	0 = 0pts 1 = 1pt 2 to 5 = 2pts 6+ = 3pts.

Specific Service:	Primary Schools
Source:	Information from both Authorities Education Services
Method:	Identify how many schools were within individual settlements. Only those within 800 metres to the edge of the settlement were chosen this means that some of the area's schools fall into the open countryside.
Scoring System:	4pts for each school.

Specific Service:	Secondary Schools
Source:	Information from both Authorities Education Services
Method:	Identify how many schools were within individual settlements. Only those within 800 metres to the edge of the settlement were chosen this means that some schools fall into the open countryside.
Scoring System:	5pts for each school.

Specific Service:	College
Source:	Local College's Web-sites
Method:	Identify settlements which contain a College site.
Scoring System:	University = 5pts Further Education College = 3pts University & Further Education College = 8pts

Specific Service:	Doctor's Surgery
Source:	Betsi Cadwaladr web-site
Method:	Identify all those settlements which contain a surgery even if it is only open for a couple of days a week.
Scoring System:	3pts for each surgery.

Specific Service:	Dentist
Source:	Betsi Cadwaladr web-site and local retail survey's.
Method:	Identify all the settlements with a Dentist surgery.
Scoring System:	3pts for each Dentist Surgery.

Specific Service:	Hospital
Source:	Betsi Cadwaladr web-site
Method:	Identify all those settlements which contain either a Community or General Hospital.
Scoring System:	Community Hospital = 3pts General Hospital = 5pts

Specific Service:	Pharmacy
Source:	Recent retail studies and Local knowledge within both local authorities.
Method:	Consideration is given within this assessment to pharmacies which are part of an associated shop selling pharmaceutical products rather than a dispensing facility at a Doctor's Surgery.
Scoring System:	0 = 0pt 1 = 1pt 2 to 5 = 2pts 6+ = 3pts

Specific Service:	Optician
Source:	Recent retail studies and Local knowledge within both local authorities.
Method:	Identification over the number of opticians in different settlements.
Scoring System:	0 = 0pt 1 = 1pt 2 to 5 = 2pts 6+ = 3pts

Specific Service:	Leisure Centres
Source:	Local Authorities web-sites.
Method:	Identify those listed on both authorities web-site as leisure centres within the area.
Scoring System:	3pts for each Leisure Centre.

Specific Service:	Town / Village Hall
Source:	Recent retail studies and Local knowledge within both local authorities.
Method:	Where the public have access to the Local Schools hall for community use this was also counted in the study.
Scoring System:	0 = 0pt 1 = 1pt 2 to 5 = 2pts 6+ = 3pts

Specific Service:	Library
Source:	Local Authorities web-sites.
Method:	Identify those listed on both authorities web-site as libraries within individual settlements.
Scoring System:	3pts for each library.

Specific Service:	Cinema / Theatre
Source:	Local knowledge within the both local authorities.
Method:	Identify settlements which have a cinema and/or a theatre.
Scoring System:	0 = 0pt 1 = 1pt 2 to 5 = 2pts 6+ = 3pts

Specific Service:	Place of Worship
Source:	Information on the Geographical Information System (GIS), previous retail surveys and local knowledge within the Councils.
Method:	Count the number in each individual settlement.
Scoring System:	0 = 0pt 1 = 1pt 2 to 5 = 2pts 6+ = 3pts

Specific Service:	Public Houses
Source:	Previous retail surveys and local knowledge within both Councils.
Method:	Counted all the public houses within the settlement.
Scoring System:	0 = 0pt 1 = 1pt 2 to 5 = 2pts 6+ = 3pts

Specific Service:	Post Office
Source:	Official Royal Mail Web-site.
Method:	It involved counting all the post offices within the area even if they are only open for certain days in a week. Mobile post office services and post offices within other shops have also been counted.
Scoring System:	3pts for each post office.

Specific Service:	Convenience Food Shop
Source:	Previous retail surveys and local knowledge within both Councils.
Method:	Any convenience shop within a centre should be given 3pts but not to multiply this by the number of convenience shops in a settlement.
Scoring System:	3pts if the settlement has a convenience shop.

Specific Service:	Large Food Store
Source:	Previous retail surveys, information from retail impact assessment studies on previous applications and local knowledge within both authorities.
Method:	Based upon stores of over 500 square metres.
Scoring System:	0 = 0pt 1 = 1pt 2 to 5 = 2pts 6+ = 3pts

Specific Service:	Other Shops
Source:	Previous retail surveys and local knowledge within both Councils.
Method:	Shops that would be counted as being in another category were not counted within this category e.g. convenience shop, optician etc. The primary use of an unit is considered in defining whether it is categorised as a shop for this assessment.
Scoring System:	0 = 0pts 1 to 5 = 1pt 6 to 10 = 5pts 11+ = 10pts

Specific Service:	Petrol Station
Source:	Local knowledge within both authorities
Method:	Identify those in settlements or within 800 metres to a settlement.
Scoring System:	0 = 0pt 1 = 1pt 2 to 5 = 2pts 6+ = 3pts

Specific Service:	Police Station
Source:	Information from the Police's web-site
Method:	Identify those within settlements.
Scoring System:	1pt for each police station

Specific Service:	Fire Station
Source:	Information from the Fire Service's web-site
Method:	Identify those within settlements.
Scoring System:	1pt for each fire station

Specific Service:	Bank / Building Society
Source:	Bank and Building society web-sites as well as previous retail surveys and local knowledge within both Councils..
Method:	Identify those in settlements.
Scoring System:	0 = 0pt 1 = 1pt 2 to 5 = 2pts 6+ = 3pts

Specific Service:	Cash Point
Source:	Bank and Building society web-sites.
Method:	For the purpose of this work it is only those that are available 24 hours a day that have been assessed.
Scoring System:	0 = 0pt 1 = 1pt 2 to 5 = 2pts 6+ = 3pts

Specific Service:	Transport Node
Source:	Local Rail and Bus Timetables
Method:	<p>This is a new indicator for Welsh Index of Multiple Deprivation introduced in 2008 to show access to long distance transport services. Due to limited mainline railway access and national bus routes within the area it was felt that a local definition would give a greater understanding of transport nodes within the area.</p> <p>For the purposes of this assessment they have been defined as a settlement that has either:</p> <p>(i) Main Bus Route and Railway Station in the settlement; or</p> <p>(ii) More than one Main Bus Route passing through the settlement.</p> <p>Main bus route is based on maps in the Gwynedd and Ynys Môn bus timetable.</p>
Scoring System:	3pts if it is a Transport Node

Specific Service:	Bus Service
Source:	Local Bus Timetables
Method:	Each Monday to Friday journey in any direction has been recorded. This gives an overall total number of daily journeys

	for each settlement.
Scoring System:	0 = 0pt 1 to 11 = 1pt 12 to 19 = 2pts 20+ = 3pts

Specific Service:	Train Service
Source:	Arriva (Summer 2012) Timetable
Method:	Each Monday to Friday journey in any direction has been recorded. This gives an overall total number of daily journeys for each settlement with a rail station.
Scoring System:	0 = 0pt 1 to 11 = 1pt 12 to 19 = 2pts 20+ = 3pts

Specific Service:	Employment
Source:	2001 Census Data, Employment Survey and Local Knowledge within the Local Authority.
Method:	Centres categorised based upon the scale of employment in the centre. Whilst not exclusive below is the broad guide for this categorisation: None (D) – no shops or businesses in the settlement. Small (B) – A couple of shops / businesses and /or a workplace such as a primary school. Medium (C) – 3 or 4 shops with workshops and a workplace such as a primary school. Large (M) – A number of shops and small businesses with a large employment estate
Scoring System:	None (D) = 0pt Small (B) = 2pts Medium (C) = 5pts Large (M) = 10pts

APPENDIX 2 – Score for Services in Settlements

A2.1 Introduction

A2.2 This appendix provides tables of the score given for the range of services / facilities (referred to as services in the remainder of the appendix) found in each settlement listed in the settlement hierarchy. The score corresponds with the scoring of services shown in Appendix 1.

A2.3 The services are categorised as following:

	Key Services
	Size of Services
	Number of Services
	Multiple Score

A2.4 Due to the range of services the information has been split into two tables:

- Table A – Key Services & Size of Services (split between Ynys Môn and Gwynedd Planning Area settlements); and
- Table B – Number of Services and Multiple Score (split between Ynys Môn and Gwynedd Planning Area settlements).

A2.5 The total score of both tables have been combined to produce the overall score for each settlement. This is shown in table 9 paragraph 7.2.4 of this Topic Paper.

TABLE A – YNYS MÔN

SETTLEMENT	Primary School	Secondary School	Doctor's Surgery	Dentist	Library	Leisure Centre	Post Office	Convenience Shop	Transport Node	Estimate Population	Large Food Shop	Employment	Bus Service	Train Service	TABLE A - Total Score
Aberffraw	0	0	0	0	0	0	3	3	0	3	0	2	2	0	13
Amlwch	4	5	3	3	3	3	6	3	3	6	1	10	3	0	53
Beumaris	4	0	3	3	3	3	3	3	3	5	0	5	3	0	38
Benllech	4	0	3	3	3	0	3	3	3	5	0	5	3	0	35
Bethel	0	0	3	0	0	0	0	3	0	2	0	2	2	0	12
Bodedern	4	5	3	0	0	0	3	3	0	4	0	5	3	0	30
Bodfordd	4	0	0	0	0	0	3	0	0	3	0	2	3	0	15
Bodorgan	0	0	0	0	0	0	0	0	0	1	0	0	2	0	3
Bro Iarddur (Treaddur)	0	0	0	0	0	0	0	0	0	1	0	0	3	0	4
Bryn Du	0	0	0	0	0	0	0	0	0	2	0	0	2	0	4
Bryn y Môr (Valley)	0	0	0	0	0	0	0	0	0	1	0	0	3	0	4
Bryngwran	4	0	3	0	0	0	3	0	0	3	0	2	3	0	18
Brynmanceg (Old Llandegfan)	0	0	0	0	0	0	0	0	0	2	0	0	3	0	5
Brynrefail	0	0	0	0	0	0	0	0	0	1	0	0	3	0	4
Brynsiencyn	4	0	0	0	0	0	3	3	0	4	0	2	2	0	18
Brynteg	0	0	0	0	0	0	0	0	0	2	0	2	2	0	6
Bull Bay	0	0	0	0	0	0	0	0	0	3	0	2	2	0	7
Bwlch Gwyn	0	0	0	0	0	0	0	0	0	1	0	0	2	0	3
Caerelliog	4	0	0	0	0	0	0	0	0	3	0	2	3	0	12
Capel Coch	0	0	0	0	0	0	0	0	0	1	0	0	2	0	3

Topic Paper 5A : Developing the Settlement

SETTLEMENT	Primary School	Secondary School	Doctor's Surgery	Dentist	Library	Leisure Centre	Post Office	Convenience Shop	Transport Node	Estimate Population	Large Food Shop	Employment	Bus Service	Train Service	TABLE A - Total Score
Capel Mawr	0	0	0	0	0	0	0	0	0	1	0	0	1	0	2
Capel Parc	0	0	0	0	0	0	0	0	0	1	0	0	1	0	2
Carmel	0	0	0	0	0	0	0	0	0	1	0	0	2	0	3
Carreglefn	4	0	0	0	0	0	0	0	0	1	0	0	1	0	6
Cemaes	4	0	3	3	3	0	3	3	0	5	0	5	3	0	32
Cerrigman	0	0	0	0	0	0	0	0	0	1	0	0	3	0	4
Cichle	0	0	0	0	0	0	0	0	0	2	0	0	3	0	5
Dwyran	4	0	0	3	0	0	3	3	0	4	0	2	2	0	21
Elim	0	0	0	0	0	0	0	0	0	1	0	0	1	0	2
Four Mile Bridge	0	0	0	3	0	0	0	0	0	4	0	2	3	0	12
Gaerwen	4	0	3	0	0	0	3	3	0	4	0	10	3	0	30
Gaerwen Station	0	0	0	0	0	0	0	0	0	1	0	2	3	0	6
Glanyrafon	0	0	0	0	0	0	0	0	0	2	0	0	3	0	5
Glyn Garth	0	0	0	0	0	0	0	0	0	1	0	0	3	0	4
Gwalchmai	4	0	3	0	0	0	3	3	0	4	0	2	3	0	22
Haulfre (Llangoed)	0	0	0	0	0	0	0	0	0	1	0	0	3	0	4
Hebron	0	0	0	0	0	0	0	0	0	1	0	0	2	0	3
Hendre Hywel	0	0	0	0	0	0	0	0	0	1	0	0	2	0	3
Hermon	0	0	0	0	0	0	0	0	0	2	0	0	2	0	4
Holyhead	24	5	9	6	3	3	3	3	3	7	2	10	3	3	84
Llanbedgoch	4	0	0	0	0	0	0	0	0	2	0	0	2	0	8
Lliandaniel Fab	4	0	0	0	0	0	3	3	0	3	0	2	3	0	18

Topic Paper 5A : Developing the Settlement

SETTLEMENT	Primary School	Secondary School	Doctor's Surgery	Dentist	Library	Leisure Centre	Post Office	Convenience Shop	Transport Node	Estimate Population	Large Food Shop	Employment	Bus Service	Train Service	TABLE A - Total Score
Llandeusan	0	0	0	0	0	0	0	0	0	1	0	0	1	0	2
Llandona	4	0	0	0	0	0	3	0	0	3	0	2	3	0	15
Llandegfan	4	0	0	0	0	0	3	3	0	4	0	2	3	0	19
Llaneilian	0	0	0	0	0	0	0	0	0	1	0	0	1	0	2
Llanerchymedd	4	0	3	0	0	0	3	3	0	4	0	5	2	0	24
Llanfachraeth	4	0	0	0	0	0	3	3	0	3	0	2	2	0	17
Llanfaelog	0	0	3	0	0	0	3	3	0	2	0	2	2	0	15
Llanfaes	0	0	0	0	0	0	0	0	0	3	0	0	3	0	6
Llanfaethlu	0	0	0	0	0	0	0	3	0	2	0	0	2	0	7
Llanfairpwll	4	0	3	3	0	0	3	3	3	6	1	5	3	3	37
Llanfairynghornwy	0	0	0	0	0	0	0	0	0	1	0	0	1	0	2
Llanfechell	4	0	0	0	0	0	3	0	0	4	0	2	2	0	15
Llanfihangel yn Nhowyn	4	0	3	0	0	0	0	0	0	4	0	2	3	0	16
Llangadwaladr	0	0	0	0	0	0	0	0	0	1	0	0	2	0	3
Llangaffo	4	0	0	0	0	0	3	3	0	2	0	2	1	0	15
Llangefni	8	5	6	9	3	3	3	3	3	6	2	10	3	0	64
Llangoed	4	0	0	0	0	0	3	3	0	4	0	2	3	0	19
Llangristiolus	4	0	0	0	0	0	0	0	0	2	0	2	2	0	10
Llanrhuddlad	4	0	0	0	0	0	0	0	0	1	0	2	1	0	8
Llansadwrn	0	0	0	0	0	0	0	0	0	2	0	0	3	0	5
Llanynghenedl	0	0	0	0	0	0	0	0	0	1	0	0	2	0	3
Llynfaes	0	0	0	0	0	0	0	0	0	1	0	0	3	0	4

Topic Paper 5A : Developing the Settlement

SETTLEMENT	Primary School	Secondary School	Doctor's Surgery	Dentist	Library	Leisure Centre	Post Office	Convenience Shop	Transport Node	Estimate Population	Large Food Shop	Employment	Bus Service	Train Service	TABLE A - Total Score
Malltraeth	0	0	0	0	0	0	0	3	0	2	0	2	2	0	9
Marian Glas	0	0	0	0	0	0	0	0	0	2	0	2	2	0	6
Menai Bridge	4	5	3	9	3	3	3	3	3	6	1	5	3	0	51
Moelfre	4	0	0	0	3	0	3	3	0	4	0	2	3	0	22
Mynydd Mechell	0	0	0	0	0	0	0	0	0	1	0	0	1	0	2
Nebo	0	0	0	0	0	0	0	0	0	1	0	0	3	0	4
Newborough	4	0	0	0	3	0	3	3	0	4	0	2	2	0	21
Pen y Groes	0	0	0	0	0	0	0	0	0	1	0	0	1	0	2
Pen y Marian	0	0	0	0	0	0	0	0	0	1	0	0	3	0	4
Pencarnisiog	4	0	0	0	0	0	0	0	0	1	0	0	2	0	7
Pengorffwysfa	0	0	0	0	0	0	0	0	0	1	0	0	1	0	2
Penion	0	0	0	0	0	0	0	0	0	1	0	0	1	0	2
Penmon	0	0	0	0	0	0	0	0	0	1	0	0	3	0	4
Pentraeth	4	0	0	0	0	0	3	3	3	4	0	5	3	0	25
Pentre Berw	0	0	0	0	0	0	0	0	0	2	0	2	3	0	7
Pentre Canol	0	0	0	0	0	0	0	0	0	1	0	0	3	0	4
Penygraigwen	0	0	0	0	0	0	0	0	0	1	0	0	1	0	2
Penysarn	4	0	0	0	0	0	3	3	0	4	0	2	3	0	19
Red Wharf Bay	0	0	0	0	0	0	0	0	0	2	0	2	3	0	7
Rhoscefnhir	0	0	0	0	0	0	0	0	0	1	0	0	3	0	4
Rhosmeirch	0	0	0	0	0	0	0	0	0	2	0	0	2	0	4
Rhosneigr	4	0	0	0	3	0	3	3	3	5	0	2	2	3	28

Topic Paper 5A : Developing the Settlement

SETTLEMENT	Primary School	Secondary School	Doctor's Surgery	Dentist	Library	Leisure Centre	Post Office	Convenience Shop	Transport Node	Estimate Population	Large Food Shop	Employment	Bus Service	Train Service	TABLE A - Total Score
Rhostrehwfa	0	0	0	0	0	0	0	0	0	3	0	0	3	0	6
Rhosybol	4	0	0	0	0	0	3	3	0	3	0	2	2	0	17
Rhydwyn	0	0	0	0	0	0	0	0	0	2	0	0	2	0	4
Star	0	0	0	0	0	0	0	0	0	2	0	0	1	0	3
Talwrn	4	0	0	0	0	0	0	3	0	3	0	2	1	0	13
Trearddur	0	0	0	0	0	0	3	3	0	5	0	5	3	0	19
Trefor	0	0	0	0	0	0	0	0	0	1	0	0	3	0	4
Tregele	0	0	0	0	0	0	0	3	0	2	0	2	2	0	9
Ty'n Lôn (Glan yr Afon)	0	0	0	0	0	0	0	0	0	1	0	0	1	0	2
Tynyngogl	0	0	0	0	0	0	0	0	0	3	0	0	3	0	6
Valley	4	0	3	3	0	0	3	3	3	5	0	5	3	3	35

TABLE A – GWYNEDD PLANNING AREA

SETTLEMENT	Primary School	Secondary School	Doctor's Surgery	Dentist	Library	Leisure Centre	Post Office	Convenience Shop	Transport Node	Estimated Population	Large Food Store	Employment	Bus Service	Train Service	TABLE A – Total Score
Aberdaron	4	0	0	0	0	0	3	3	0	2	0	2	3	0	17
Aberdesach	0	0	0	0	0	0	0	0	0	1	0	0	3	0	4
Abererch	4	0	0	0	0	0	0	0	0	3	0	2	3	2	12
Aberllefenni	0	0	0	0	0	0	0	0	0	1	0	0	3	0	4
Abermaw	4	0	3	3	3	3	3	3	3	6	1	5	3	3	40
Aberpwll	0	0	0	0	0	0	0	0	0	1	0	0	3	0	4
Abersoch	4	0	3	3	0	0	3	0	3	5	0	2	3	0	26
Bangor	32	10	18	18	3	9	12	3	3	7	2	10	3	3	130
Bethel	4	0	0	0	0	0	3	3	3	5	0	2	3	0	23
Bethesda	8	5	3	6	3	3	6	3	3	6	0	5	3	0	54
Bethesda Bach	0	0	0	0	0	0	0	0	0	1	0	0	3	0	4
Blaenau Ffestiniog	12	5	6	0	3	3	3	3	3	6	1	5	3	2	53
Bontnewydd	4	0	0	0	0	0	3	3	0	4	0	2	3	0	19
Borth-y-Gest	4	0	0	0	0	0	0	0	0	4	0	2	3	0	13
Botwnnog	4	5	3	0	0	0	3	0	3	2	0	5	2	0	27
Bryncir	0	0	0	0	0	0	0	0	0	1	0	2	3	0	6
Bryncroes	0	0	0	0	0	0	0	0	0	1	0	0	1	0	2
Bryn Eglwys	0	0	0	0	0	0	0	0	0	1	0	0	1	0	2
Brynrefail	0	0	0	0	0	0	3	3	0	2	0	2	3	0	13
Bwlchtocyn	0	0	0	0	0	0	0	0	0	2	0	0	1	0	3
Caethro	0	0	0	0	0	0	0	3	0	2	0	2	3	0	10
Caerhun / Waen Wen	0	0	0	0	0	0	0	0	0	2	0	0	3	0	5

Topic Paper 5A : Developing the Settlement

SETTLEMENT	Primary School	Secondary School	Doctor's Surgery	Dentist	Library	Leisure Centre	Post Office	Convenience Shop	Transport Node	Estimated Population	Large Food Store	Employment	Bus Service	Train Service	TABLE A - Total Score
Caernarfon	16	5	3	15	3	3	9	3	3	7	2	10	3	0	82
Capel Uchaf	0	0	0	0	0	0	0	0	0	1	0	0	1	0	2
Capel y Graig	0	0	0	0	0	0	0	0	0	1	0	0	3	0	4
Carmel	4	0	0	0	0	0	0	3	3	3	0	2	3	0	18
Ceidio	0	0	0	0	0	0	0	0	0	1	0	0	1	0	2
Chwillog	4	0	0	0	0	0	3	3	3	3	0	2	3	0	21
Clynnog Fawr	0	0	0	0	0	0	0	3	3	2	0	2	3	0	13
Corris	4	0	3	0	0	0	3	3	0	3	0	2	3	0	21
Corris Uchaf	0	0	0	0	0	0	0	0	0	2	0	0	3	0	5
Crawiau	0	0	0	0	0	0	0	0	0	1	0	0	1	0	2
Criccieth	4	0	3	3	3	0	3	3	3	5	0	5	3	2	36
Cwm-y-Glo	4	0	0	0	0	0	0	3	3	3	0	2	3	0	18
Deiniolen	4	0	3	0	3	0	3	3	3	5	0	2	3	0	29
Dinas	0	0	0	0	0	0	0	0	0	1	0	0	1	0	2
Dinas (Llanwnda)	0	0	0	0	0	0	0	0	3	3	0	2	3	0	11
Dinas Dinlle	0	0	0	0	0	0	0	3	0	1	0	2	2	0	8
Dinorwig	0	0	0	0	0	0	0	0	0	2	0	0	2	0	4
Dolydd_Maen Coch	0	0	0	0	0	0	0	3	0	1	0	0	3	0	7
Ederon	4	0	0	0	0	0	3	3	0	2	0	2	3	0	17
Efailnewydd	0	0	0	0	0	0	0	3	3	3	0	2	3	0	14
Fairbourne	0	0	0	0	0	0	0	3	0	4	0	2	2	3	11
Friog*	0	0	0	0	0	0	0	0	0	1	0	2	1	0	4
Gallt y Foel	0	0	0	0	0	0	0	0	0	1	0	0	2	0	3

Topic Paper 5A : Developing the Settlement

SETTLEMENT	Primary School	Secondary School	Doctor's Surgery	Dentist	Library	Leisure Centre	Post Office	Convenience Shop	Transport Node	Estimated Population	Large Food Store	Employment	Bus Service	Train Service	TABLE A – Total Score
Garndolbenmaen	4	0	0	0	0	0	3	3	0	2	0	2	3	0	17
Garreg-Lianfrothen	4	0	0	0	0	0	0	3	3	1	0	2	3	0	16
Glasinfryn	0	0	0	0	0	0	0	0	0	2	0	0	2	0	4
Groeslon	4	0	0	0	0	0	3	0	3	4	0	2	3	0	19
Groeslon Waunfawr	0	0	0	0	0	0	0	0	0	1	0	0	2	0	3
Llanaber	0	0	0	0	0	0	0	0	0	1	0	0	3	0	4
Llanaelhaearn	4	0	3	3	0	0	0	3	3	3	0	2	3	0	24
Llanbedrog	4	0	0	0	0	0	0	3	3	5	0	2	3	0	20
Llanberis	4	0	3	0	3	0	3	3	0	5	0	5	3	0	29
Llandderfel	0	0	0	0	0	0	0	0	0	3	0	0	2	0	5
Llandwrog	4	0	0	0	0	0	0	0	0	2	0	2	2	0	10
Llandygai	4	0	0	0	0	0	0	0	0	2	0	2	3	0	11
Llanengan	0	0	0	0	0	0	0	0	0	1	0	2	2	0	5
Llanfor	0	0	0	0	0	0	0	0	0	1	0	0	2	0	3
Llangian	0	0	0	0	0	0	0	3	0	1	0	0	2	0	6
Llangwnadl	0	0	0	0	0	0	0	0	0	1	0	0	1	0	2
Llangybi	4	0	0	0	0	0	0	0	0	1	0	0	1	0	6
Llaniestyn	0	0	0	0	0	0	0	0	0	1	0	0	1	0	2
Llanllechid	0	0	0	0	0	0	0	0	0	1	0	0	2	0	3
Llanllyfni	4	0	0	0	0	0	0	0	0	4	0	2	3	0	13
Llannor	0	0	0	0	0	0	0	0	0	2	0	0	2	0	4
Llanrug	4	5	6	0	0	0	3	3	3	5	0	5	3	0	37
Llanwnda	0	0	0	0	0	0	0	0	0	1	0	2	3	0	6

Topic Paper 5A : Developing the Settlement

SETTLEMENT	Primary School	Secondary School	Doctor's Surgery	Dentist	Library	Leisure Centre	Post Office	Convenience Shop	Transport Node	Estimated Population	Large Food Store	Employment	Bus Service	Train Service	TABLE A - Total Score
Llanystumdwy	4	0	0	0	0	0	0	0	0	3	0	2	3	0	12
Lithfaen	0	0	0	0	0	0	0	3	3	3	0	2	2	0	13
Liwyn Hudol	0	0	0	0	0	0	0	0	0	1	0	0	3	0	4
Machroes	0	0	0	0	0	0	0	0	0	2	0	0	1	0	3
Maes Tryfan	0	0	0	0	0	0	0	0	0	1	0	0	1	0	2
Minffordd	0	0	0	0	0	0	0	0	0	3	0	0	3	2	6
Minffordd (Bangor)	0	0	0	0	0	0	0	0	0	1	0	0	3	0	4
Morfa Bychan	0	0	0	0	0	0	3	3	0	4	0	2	3	0	15
Morfa Nefyn	4	0	0	0	0	0	3	3	0	5	0	2	3	0	20
Mynydd Llandygai	0	0	0	0	0	0	0	0	0	3	0	0	2	0	5
Mynytho	4	0	0	0	0	0	3	3	3	3	0	2	3	0	21
Nantlle	4	0	0	0	0	0	0	0	0	2	0	0	3	0	9
Nebo	0	0	0	0	0	0	0	0	0	1	0	0	3	0	4
Nefyn	8	0	3	0	3	0	3	3	3	5	1	5	3	0	37
Pant Glas	0	0	0	0	0	0	0	0	0	1	0	0	3	0	4
Pencaenewydd	0	0	0	0	0	0	0	0	0	1	0	0	1	0	2
Penisarwaun	4	0	0	0	0	0	0	0	0	3	0	2	3	0	12
Penmorfa	0	0	0	0	0	0	0	0	0	1	0	0	3	0	4
Penrhos	0	0	0	0	0	0	0	0	0	1	0	0	1	0	2
Penrhos (Caeathro)	0	0	0	0	0	0	0	0	0	1	0	0	3	0	4
Penrhyndeudraeth	4	0	3	6	3	0	3	3	3	5	0	5	3	2	38
Pentir	0	0	0	0	0	0	0	0	0	1	0	0	3	0	4
Pentrefelin	0	0	0	0	0	0	0	0	0	2	0	0	3	0	5

Topic Paper 5A : Developing the Settlement

SETTLEMENT	Primary School	Secondary School	Doctor's Surgery	Dentist	Library	Leisure Centre	Post Office	Convenience Shop	Transport Node	Estimated Population	Large Food Store	Employment	Bus Service	Train Service	TABLE A - Total Score
Pentreuchaf	4	0	0	0	0	0	0	0	0	1	0	0	2	0	7
Penygroes	4	5	12	0	3	3	3	3	3	5	0	5	3	0	49
Pistyll	0	0	0	0	0	0	0	0	0	1	0	0	2	0	3
Pontllyfni	0	0	0	0	0	0	0	0	0	2	0	0	3	0	5
Porthmadog	4	5	6	6	3	3	3	3	3	6	1	10	3	2	56
Pwllheli	4	5	3	6	3	3	3	3	3	6	2	10	3	2	54
Rachub	4	0	0	0	0	0	3	3	3	5	0	2	3	0	23
Rhiw	0	0	0	0	0	0	0	0	0	1	0	0	1	0	2
Rhiwlas	4	0	0	0	0	0	0	0	0	4	0	2	3	0	13
Rhos Isaf	0	0	0	0	0	0	0	0	0	2	0	0	1	0	3
Rhosgadfan	4	0	0	0	0	0	3	0	0	3	0	2	3	0	15
Rhoshirwaun	4	0	0	0	0	0	0	0	0	1	0	2	2	0	9
Rhoslan	0	0	0	0	0	0	0	0	0	1	0	0	2	0	3
Rhostryfan	4	0	3	0	0	0	0	3	0	3	0	2	3	0	18
Rhydyclafdy	0	0	0	0	0	0	0	0	0	2	0	2	1	0	5
Sarn Bach	4	0	0	0	0	0	0	0	0	1	0	0	3	0	8
Sarn Meyllyteyrn	0	0	0	0	0	0	3	3	3	1	0	2	2	0	14
Saron (Llanwnda)	0	0	0	0	0	0	0	0	0	1	0	0	2	0	3
Sling	0	0	0	0	0	0	0	0	0	1	0	0	1	0	2
Swan	0	0	0	0	0	0	0	0	0	1	0	0	3	0	4
Tai'n Ion	0	0	0	0	0	0	0	0	0	1	0	0	3	0	4
Talwaenydd	0	0	0	0	0	0	0	0	0	1	0	0	2	0	3
Talybont	0	0	0	0	0	0	0	0	0	3	0	0	3	0	6

Topic Paper 5A : Developing the Settlement

SETTLEMENT	Primary School	Secondary School	Doctor's Surgery	Dentist	Library	Leisure Centre	Post Office	Convenience Shop	Transport Node	Estimated Population	Large Food Store	Employment	Bus Service	Train Service	TABLE A - Total Score
Talysarn	4	0	0	0	0	0	3	3	0	4	0	2	3	0	19
Tan y coed	0	0	0	0	0	0	0	0	0	2	0	0	2	0	4
Treborth	0	0	0	0	0	0	0	0	0	1	0	0	3	0	4
Trefor	4	0	0	0	0	0	3	3	0	4	0	2	3	0	19
Tregarth	4	0	0	0	0	0	0	0	3	5	0	2	3	0	17
Tremadog	4	0	0	0	0	0	3	3	3	4	0	2	3	0	22
Tudweiliog	4	0	0	0	0	0	3	3	0	2	0	2	3	0	17
Ty'n Lon	0	0	0	0	0	0	0	0	0	1	0	0	3	0	4
Ty'n y Lon	0	0	0	0	0	0	0	0	0	1	0	0	1	0	2
Tywyn	4	5	3	3	3	3	3	3	3	6	2	5	3	3	46
Waun (Penisarwaun)	0	0	0	0	0	0	0	0	0	1	0	0	3	0	4
Waunfawr	4	0	3	0	0	0	0	0	3	4	0	2	3	0	19
Y Felinheli	4	0	3	0	0	0	3	3	3	6	0	2	3	0	27
Y Ffor	4	0	0	0	0	0	3	3	3	3	0	2	3	0	21
Y Fron	4	0	0	0	0	0	0	0	0	2	0	0	3	0	9

TABLE B – YNYS MÔN

SETTLEMENT	Pharmacy	Hospital	Community Centre	Public House	Bank /Building Society	Petrol Station	College	ATM	Place of Worship	Optician	Cinema / Theatre	Other Retail Shops	Ysgol Meith / Playgroups	Police Station	Fire Station	TABLE B - Total Score
Aberffraw	0	0	1	1	0	0	0	0	2	0	0	1	0	0	0	5
Amlwch	1	0	1	3	2	1	0	2	2	1	0	10	2	1	1	27
Beumaris	1	0	2	2	2	1	0	2	2	1	0	10	2	0	1	26
Benllech	1	0	2	1	2	1	0	2	2	0	0	10	2	1	1	25
Bethel	0	0	0	0	0	0	0	0	1	0	0	1	0	0	0	2
Bodedern	0	0	1	2	0	0	0	0	2	0	0	1	2	0	0	8
Bodffordd	0	0	0	0	0	0	0	0	1	0	0	1	2	0	0	4
Bodorgan	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Bro Iarddur (Treaddur)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Bryn Du	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
Bryn y Môr (Valley)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Bryngwran	0	0	1	1	0	0	0	0	1	0	0	0	1	0	0	4
Brynmanceg (Hen Llandegfan)	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
Brynrefail	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
Brynsiencyn	0	0	0	1	0	0	0	0	2	0	0	5	0	0	0	8
Brynteg	0	0	1	1	0	0	0	0	1	0	0	0	0	0	0	3
Bull Bay	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	2
Bwlch Gwyn	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Caergeiliog	0	0	0	1	0	0	0	0	2	0	0	1	2	0	0	6

Topic Paper 5A : Developing the Settlement

SETTLEMENT	Pharmacy	Hospital	Community Centre	Public House	Bank /Building Society	Petrol Station	College	ATM	Place of Worship	Optician	Cinema / Theatre	Other Retail Shops	Ysgol Meith / Playgroups	Police Station	Fire Station	TABLE B - Total Score
Capel Coch	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
Capel Mawr	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Capel Parc	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
Carmel	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
Carreglefn	0	0	1	0	0	0	0	0	1	0	0	0	2	0	0	4
Cemaes	1	0	1	2	2	0	0	2	2	0	0	10	2	0	0	22
Cerrigman	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cichle	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dwyran	0	0	0	0	0	0	0	0	1	0	0	0	1	0	0	2
Elim	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	2
Four Mile Bridge	0	0	0	1	0	0	0	0	1	0	0	1	0	0	0	3
Gaerwen	0	0	1	2	0	1	0	0	2	0	0	1	1	1	0	9
Gaerwen Station	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Glanrafon	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Glyn Garth	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Gwalchmai	0	0	0	1	0	1	0	0	2	0	0	1	2	0	0	7
Haulfre (Llangoed)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hebron	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
Hendre Hywel	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hermon	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Holyhead	2	3	3	3	2	2	3	3	2	2	1	10	3	1	1	41
Llanbedrgoch	0	0	0	0	0	0	0	0	1	0	0	0	1	0	0	2

Topic Paper 5A : Developing the Settlement

SETTLEMENT	Pharmacy	Hospital	Community Centre	Public House	Bank /Building Society	Petrol Station	College	ATM	Place of Worship	Optician	Cinema / Theatre	Other Retail Shops	Ysgol Meith / Playgroups	Police Station	Fire Station	TABLE B - Total Score
Llandaniel Fab	0	0	0	0	0	0	0	0	1	0	0	0	1	0	0	2
Llandeusant	0	0	1	0	0	0	0	0	1	0	0	0	0	0	0	2
Llandona	0	0	1	0	0	0	0	0	1	0	0	0	1	0	0	3
Llandegfan	0	0	2	1	0	0	0	0	0	0	0	1	2	0	0	6
Llaneilian	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
Llanerchymedd	0	0	2	2	0	0	0	0	2	0	0	1	2	0	0	9
Llanfachraeth	0	0	1	1	0	1	0	0	2	0	0	1	1	0	0	7
Llanfaelog	0	0	1	0	0	0	0	0	1	0	0	1	0	0	0	3
Llanfaes	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
Llanfaethlu	0	0	1	0	0	0	0	0	2	0	0	0	1	0	0	4
Llanfairpwll	1	0	1	2	0	1	0	0	2	0	0	10	1	0	0	18
Llanfairynyghornwy	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
Llanfechell	0	0	0	1	0	1	0	0	2	0	0	0	2	0	0	6
Llanfihangel yn Nhowyn	0	0	0	0	0	0	0	0	2	0	0	1	0	0	0	3
Llangadwaladr	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
Llangafo	0	0	0	0	0	0	0	0	1	0	0	0	1	0	0	2
Llangefni	2	3	1	2	3	2	3	3	1	2	1	10	2	1	1	37
Llangoed	0	0	1	1	0	0	0	0	1	0	0	1	1	0	0	5
Llangristiolus	0	0	1	0	0	0	0	0	1	0	0	0	1	0	0	3
Llanrhuuddlad	0	0	0	0	0	0	0	0	1	0	0	0	1	0	0	2
Llansadwrn	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Llanynghenedl	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1

Topic Paper 5A : Developing the Settlement

SETTLEMENT	Pharmacy	Hospital	Community Centre	Public House	Bank /Building Society	Petrol Station	College	ATM	Place of Worship	Optician	Cinema / Theatre	Other Retail Shops	Ysgol Meith / Playgroups	Police Station	Fire Station	TABLE B - Total Score
Llynfaes	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
Malltraeth	0	0	0	2	0	0	0	0	2	0	0	1	0	0	0	5
Marianglas	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Menai Bridge	1	0	1	3	2	1	0	2	2	0	0	10	2	1	1	26
Moelfre	0	0	1	1	0	0	0	0	1	0	0	1	2	0	0	6
Mynydd Mechell	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Nebo	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Newborough	0	0	1	1	0	0	0	0	2	0	0	1	1	0	0	6
Pen y Groes	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
Pen y Marian	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	2
Pencarnisiog	0	0	0	0	0	0	0	0	1	0	0	0	2	0	0	3
Pengorffwystfa	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Penlon	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Penmon	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Pentraeth	0	0	1	2	0	1	0	0	2	0	0	5	2	0	0	13
Pentre Berw	0	0	0	2	0	0	0	0	1	0	0	1	0	0	0	4
Pentre Canol	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Penygraigwen	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Penysarn	0	0	0	1	0	0	0	0	2	0	0	1	2	0	0	6
Red Wharf Bay	0	0	0	1	0	0	0	0	0	0	0	1	0	0	0	2
Rhoscefnhir	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Rhosmeirch	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Topic Paper 5A : Developing the Settlement

SETTLEMENT	Pharmacy	Hospital	Community Centre	Public House	Bank /Building Society	Petrol Station	College	ATM	Place of Worship	Optician	Cinema / Theatre	Other Retail Shops	Ysgol Meith / Playgroups	Police Station	Fire Station	TABLE B - Total Score
Rhosneigr	1	0	1	2	0	0	0	0	2	0	0	10	2	0	1	19
Rhostrehwfa	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
Rhosybol	0	0	0	0	0	0	0	0	2	0	0	1	1	0	0	4
Rhydwyn	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
Star	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Talwrn	0	0	2	0	0	0	0	0	2	0	0	0	1	0	0	5
Trearddur	0	0	1	3	0	1	0	1	2	0	0	1	0	0	0	9
Trefor	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
Tregele	0	0	0	1	0	1	0	0	0	0	0	0	0	0	0	2
Ty'n Lôn (Glan yr Afon)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Tynyngogl	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
Valley	1	0	1	2	1	1	0	1	2	0	0	10	2	0	0	21

TABLE B – GWYNEDD PLANNING AREA

SETTLEMENT	Pharmacy	Hospital	Community Centre	Public House	Bank / Building Society	Petrol Station	College	ATM	Place of Worship	Optician	Cinema / Theatre	Other Shops	Ysgol Meithrin / Playgroups	Police Station	Fire Station	TABLE B - Total Score
Aberdaron	0	0	1	2	0	0	0	0	2	0	0	1	0	0	0	6
Aberdesach	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abererch	0	0	1	0	0	0	0	0	2	0	0	0	1	0	0	4
Aberllefenni	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abermaw	1	0	1	3	2	0	0	2	2	1	0	10	1	1	1	25
Aberpwl	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abersoch	1	0	1	2	2	1	0	1	2	0	0	10	0	1	1	22
Bangor	2	5	3	3	3	2	8	3	3	3	0	10	2	1	1	49
Bethel	0	0	1	1	0	0	0	0	2	0	0	0	1	0	0	5
Bethesda	2	0	2	2	0	0	0	1	3	0	0	5	2	0	0	17
Bethesda Bach	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Blaenau Ffestiniog	2	3	1	3	2	1	0	2	3	1	0	10	1	1	1	31
Bontnewydd	0	0	0	1	0	0	0	0	2	0	0	1	1	0	0	5
Borth-y-Gest	0	0	0	0	0	0	0	0	2	0	0	1	3	0	0	6
Botwnnog	0	0	0	0	0	0	0	0	2	0	0	1	0	0	0	3
Bryncir	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1
Bryncroes	0	0	1	0	0	0	0	0	1	0	0	0	1	0	0	3
Bryn Eglwys	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
Brynrefail	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Bwlchtocyn	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1

Topic Paper 5A : Developing the Settlement

SETTLEMENT	Pharmacy	Hospital	Community Centre	Public House	Bank / Building Society	Petrol Station	College	ATM	Place of Worship	Optician	Cinema / Theatre	Other Shops	Ysgol Meithrin / Playgroups	Police Station	Fire Station	TABLE B - Total Score
Caeathro	0	0	1	1	0	1	0	0	0	0	0	0	0	0	0	3
Caerhun / Waen Wen	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Caernarfon	2	3	1	3	2	2	0	2	3	2	1	10	2	1	1	35
Capel Uchaf	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Capel y Graig	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Carmel	0	0	1	0	0	0	0	0	1	0	0	0	1	0	0	3
Ceidio	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Chwillog	0	0	1	0	0	0	0	0	1	0	0	1	1	0	0	4
Clynnog Fawr	0	0	1	1	0	1	0	0	2	0	0	0	0	0	0	5
Corris	0	0	1	2	0	0	0	0	2	0	0	0	0	0	0	5
Corris Uchaf	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Crawiau	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Criccieth	1	0	1	2	0	1	0	1	2	0	0	5	1	0	0	14
Cwm-y-Glo	0	0	0	1	0	1	0	0	2	0	0	1	0	0	0	5
Deiniolen	0	0	0	2	0	0	0	0	1	0	0	0	1	0	0	4
Dinas (Llanwnda)	0	0	0	0	0	0	0	0	2	0	0	1	0	0	0	3
Dinas (Llyn)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dinas Dinlle	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1
Dinorwig	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
Dolydd_Maen Coch	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
Ederon	0	0	1	1	0	0	0	0	2	0	0	1	0	0	0	5

Topic Paper 5A : Developing the Settlement

SETTLEMENT	Pharmacy	Hospital	Community Centre	Public House	Bank / Building Society	Petrol Station	College	ATM	Place of Worship	Optician	Cinema / Theatre	Other Shops	Ysgol Meithrin / Playgroups	Police Station	Fire Station	TABLE B - Total Score
Efailnewydd	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
Fairbourne	0	0	1	0	0	0	0	0	0	0	0	1	0	0	0	2
Friog	0	0	0	1	0	1	0	0	0	0	0	0	0	0	0	2
Gallt y Foel	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Gardolbenmaen	0	0	1	2	0	0	0	0	1	0	0	0	1	0	0	5
Garreg-Llanfrothen	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	2
Glasinfryn	0	0	1	0	0	0	0	0	2	0	0	0	0	0	0	3
Groeslon	0	0	1	1	0	0	0	0	1	0	0	0	1	0	0	4
Groeslon_Waunfawr	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Llanaber	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Llanaelhaearn	0	0	1	0	0	0	0	0	1	0	0	1	0	0	0	3
Llanbedrog	1	0	1	2	0	1	0	0	2	0	0	1	1	0	0	9
Llanberis	1	0	1	2	1	0	0	1	2	0	0	10	1	1	1	21
Llanderfel	0	0	1	1	0	0	0	0	2	0	0	0	0	0	0	4
Llandwrog	0	0	0	1	0	0	0	0	1	0	0	0	0	0	0	2
Llandygai	0	0	1	0	0	0	0	0	1	0	0	0	1	0	0	3
Llanengan	0	0	1	2	0	0	0	0	1	0	0	0	1	0	0	5
Llanfor	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
Llangian	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	2
Llangwnadl	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Llangybi	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1

SETTLEMENT	Pharmacy	Hospital	Community Centre	Public House	Bank / Building Society	Petrol Station	College	ATM	Place of Worship	Optician	Cinema / Theatre	Other Shops	Ysgol Meithrin / Playgroups	Police Station	Fire Station	TABLE B - Total Score
Llanestyn	0	0	1	0	0	0	0	0	1	0	0	0	0	0	0	2
Llanllechid	0	0	0	0	0	0	0	0	1	0	0	0	1	0	0	2
Llanllyfni	0	0	1	0	0	0	0	0	2	0	0	0	1	0	0	4
Llannor	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
Llanrug	0	0	1	2	0	0	0	0	2	0	0	1	1	0	0	7
Llanwnda	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1
Llanystumdwy	0	0	1	2	0	0	0	0	2	0	0	1	1	0	0	7
Llithfaen	0	0	1	1	0	0	0	0	1	0	0	0	0	0	0	3
Llwyn Hudol	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Machroes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Maes Tryfan	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Minffordd	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Minffordd (Bangor)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Morfa Bychan	0	0	1	1	0	0	0	0	1	0	0	0	0	0	0	3
Morfa Nefyn	0	0	1	2	0	1	0	0	2	0	0	1	1	0	0	8
Mynydd Llandygai	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Mynytho	0	0	1	0	0	0	0	0	2	0	0	0	0	0	0	3
Nantlle	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
Nebo	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Nefyn	1	0	1	2	0	0	0	1	2	0	0	5	1	1	1	15
Pant Glas	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1

Topic Paper 5A : Developing the Settlement

SETTLEMENT	Pharmacy	Hospital	Community Centre	Public House	Bank / Building Society	Petrol Station	College	ATM	Place of Worship	Optician	Cinema / Theatre	Other Shops	Ysgol Meithrin / Playgroups	Police Station	Fire Station	TABLE B - Total Score
Pencaernewydd	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
Penisarwaun	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	2
Penmorfa	0	0	1	0	0	0	0	0	1	0	0	0	0	0	0	2
Penrhos	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
Penrhos (Caethro)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Penrhyndeudraeth	1	0	1	2	0	2	0	1	2	0	0	1	1	0	0	11
Pentir	0	0	0	1	0	0	0	0	1	0	0	0	0	0	0	2
Pentrefelin	0	0	1	0	0	0	0	0	1	0	0	0	0	0	0	2
Pentreuchaf	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1
Penygroes	1	0	1	1	1	0	0	1	2	0	0	1	1	1	0	10
Pistyll	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Pontilylfni	0	0	0	0	0	0	0	0	1	0	0	1	1	0	0	3
Porthmadog	2	0	1	3	2	2	0	2	2	2	1	10	0	1	1	29
Pwllheli	2	3	1	3	2	2	3	2	3	2	1	10	1	1	1	37
Rachub	0	0	1	1	0	0	0	0	2	0	0	0	0	1	0	5
Rhiw	0	0	1	0	0	0	0	0	1	0	0	0	0	0	0	2
Rhiwlas	0	0	2	0	0	0	0	0	1	0	0	0	0	0	0	3
Rhos Isaf	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Rhosgadfan	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1
Rhosirwaun	0	0	1	0	0	0	0	0	1	0	0	0	0	0	0	2
Rhoslan	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Topic Paper 5A : Developing the Settlement

SETTLEMENT	Pharmacy	Hospital	Community Centre	Public House	Bank / Building Society	Petrol Station	College	ATM	Place of Worship	Optician	Cinema / Theatre	Other Shops	Ysgol Meithrin / Playgroups	Police Station	Fire Station	TABLE B - Total Score
Rhostryfan	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1
Rhydyclafdy	0	0	1	1	0	0	0	0	1	0	0	0	0	0	0	3
Sarn Bach	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sarn Meylfeyrn	0	0	1	2	0	1	0	0	1	0	0	1	0	0	0	6
Saron (Llanwnda)	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
Sling	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Swan	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Tai'n Lon	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Talwaenydd	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Talybont	0	0	0	1	0	0	0	0	1	0	0	0	0	0	0	2
Talysarn	0	0	1	1	0	0	0	0	2	0	0	0	1	0	0	5
Tan y Coed	0	0	1	0	0	0	0	0	1	0	0	0	0	0	0	2
Treborth	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Trefor	0	0	1	0	0	0	0	0	2	0	0	0	1	0	0	4
Tregarth	0	0	1	1	0	0	0	0	2	0	0	0	2	0	0	6
Tremadog	0	3	1	2	0	0	0	0	2	0	0	1	1	0	0	10
Tudweiliog	0	0	1	1	0	0	0	0	2	0	0	0	0	0	0	4
Tyn Lon	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
Tyn y Lon	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Tywyn	1	3	1	3	2	2	0	2	3	1	1	10	2	1	1	33
Waun (Penisarwaun)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

SETTLEMENT	Pharmacy	Hospital	Community Centre	Public House	Bank / Building Society	Petrol Station	College	ATM	Place of Worship	Optician	Cinema / Theatre	Other Shops	Ysgol Meithrin / Playgroups	Police Station	Fire Station	TABLE B - Total Score
Wauwfawr	1	0	1	0	0	0	0	0	1	0	0	1	1	0	0	5
Y Feilnheli	0	0	1	2	0	0	0	0	2	0	0	1	1	0	0	7
Y Ffor	0	0	1	0	0	1	0	0	1	0	0	1	1	0	0	5
Y Fron	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1

APPENDIX 3 – Area of Connectivity Maps

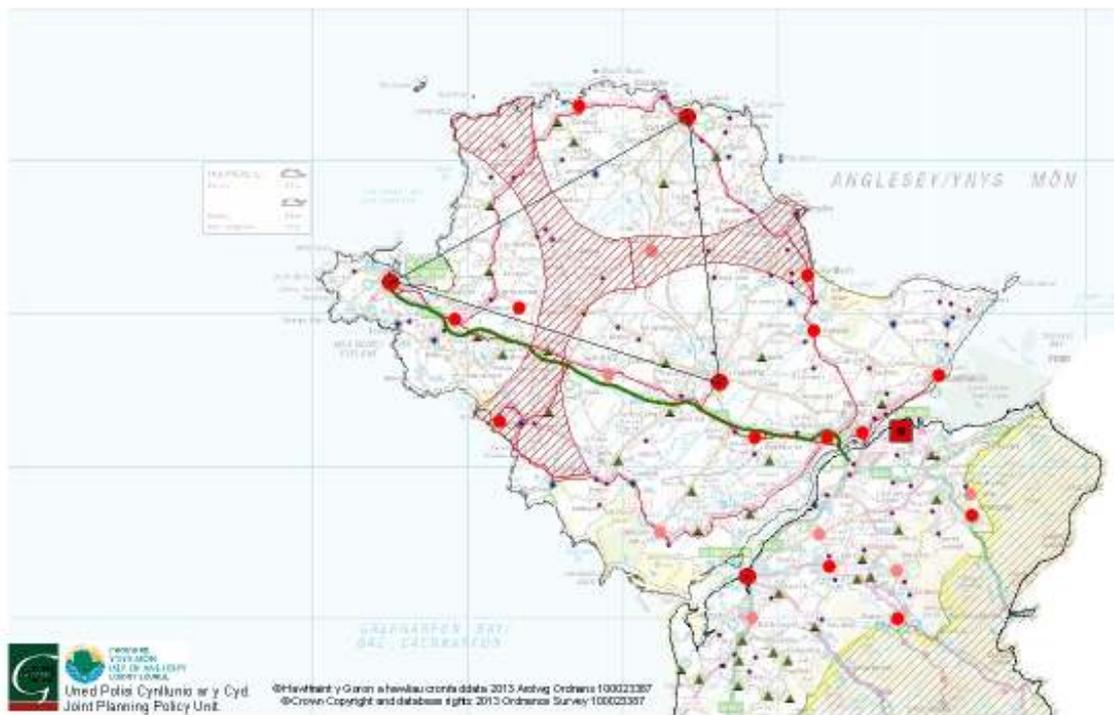
A3.1 Introduction

A3.1.1 This appendix includes the maps referred to in Section 8.3 Areas of Connectivity for the Sub-Regional Centre and the Urban Service Centres being catchment area based upon distance and secondly based upon the areas of connectivity identified in Chapter 3.

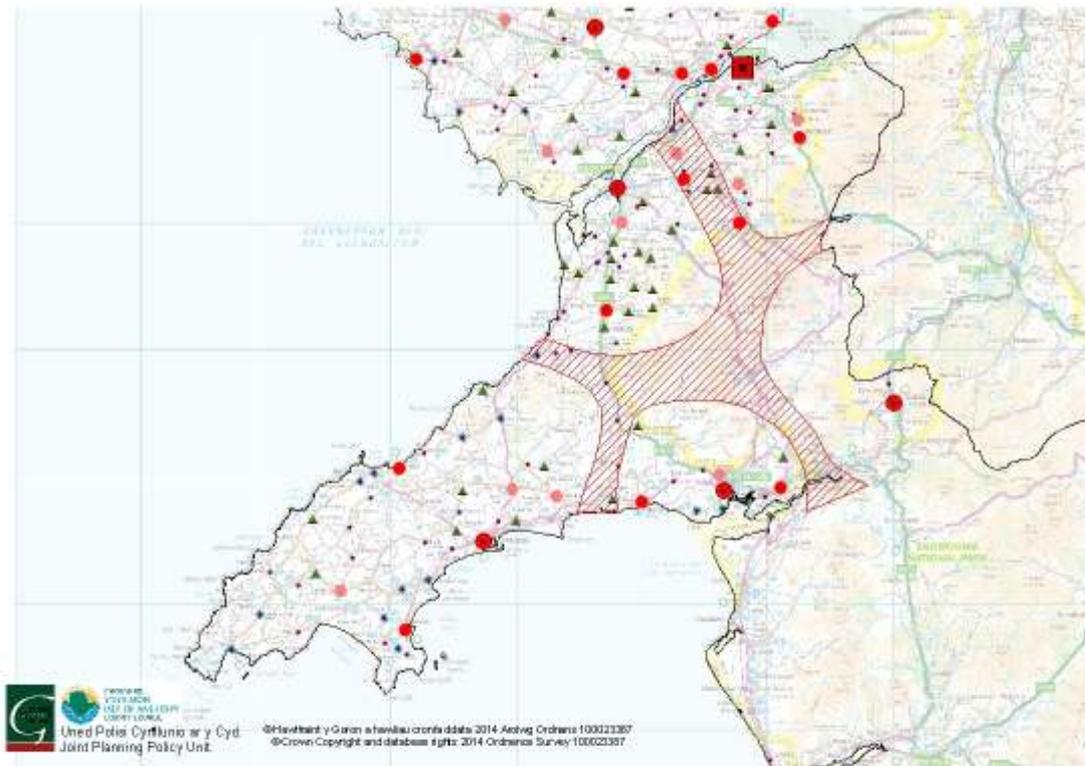
A3.2 Catchment Based on Distances

A3.2.1 The following maps show potential catchment areas based upon distance. The settlements falling within the cross hatched area are those that fall between two or more higher ranking centres:

Map A.3.1 – Higher Order Centres Zone of Influence based on Distances – Ynys Môn



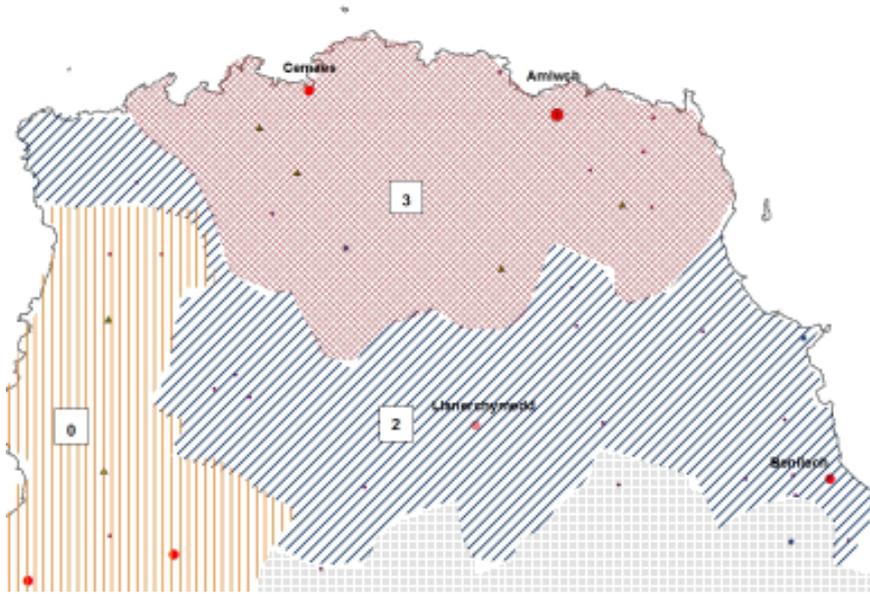
Map A.3.2 – Higher Order Centres Zone of Influence based on Distances – Gwynedd



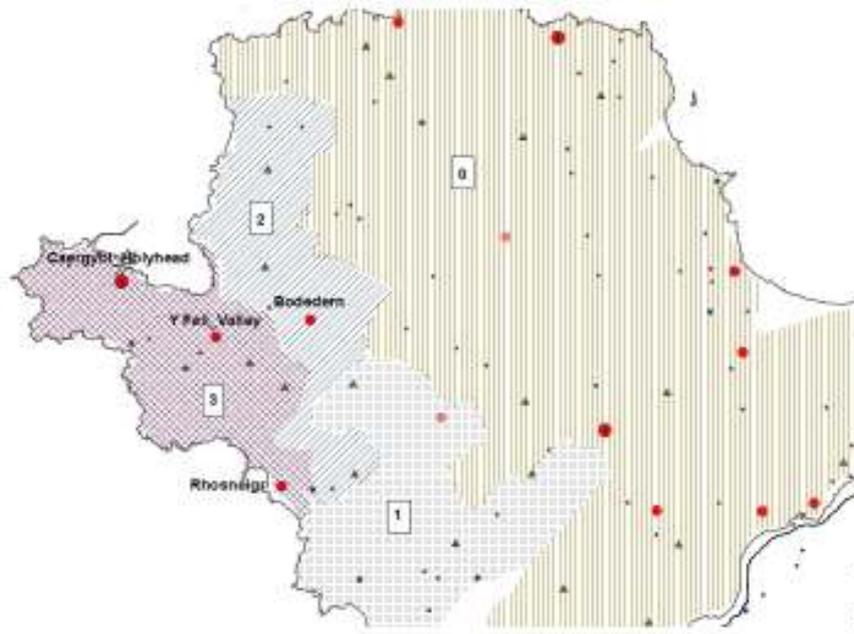
A3.3 Catchment Based upon Areas of Connectivity

A3.3.1 The following maps show potential catchment areas based upon the number of the factors, i.e. Welsh spatial plan, travel to work areas, housing market area and Secondary school catchment whose areas overlap in the vicinity of the different higher order centres. The number on the different coloured areas identifies how many of these factors are applicable in those areas.

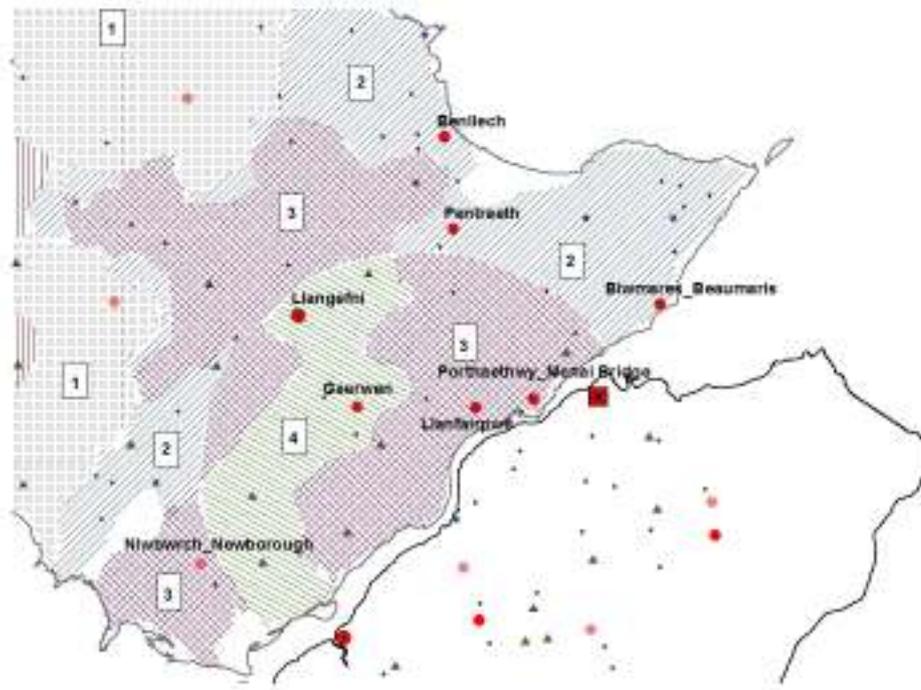
Map A.3.3 – Area of Connectivity - Amlwch



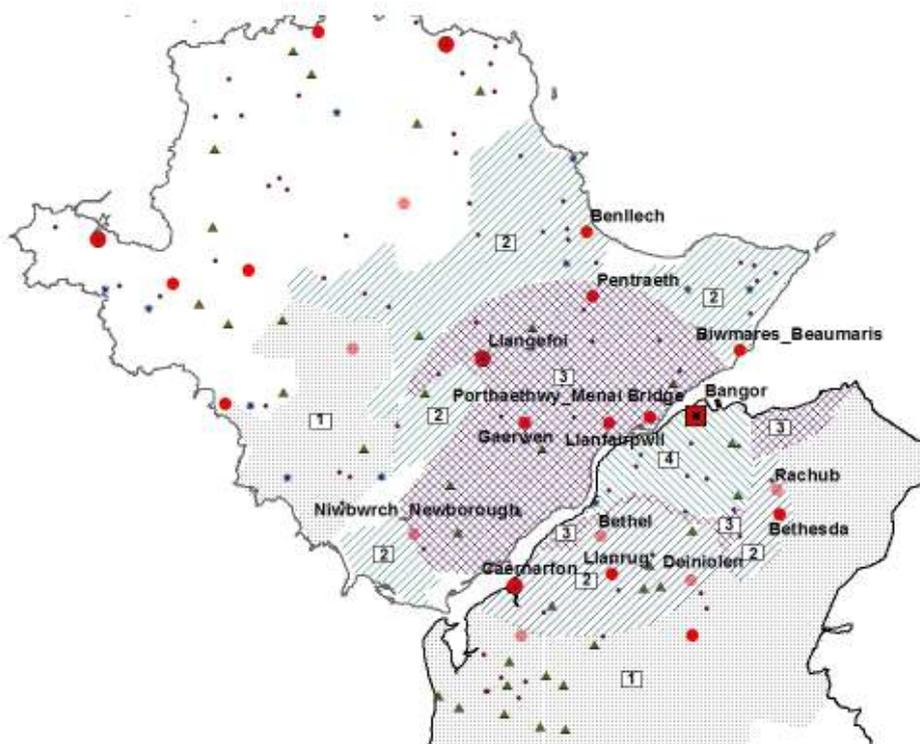
Map A.3.4 – Area of Connectivity - Holyhead



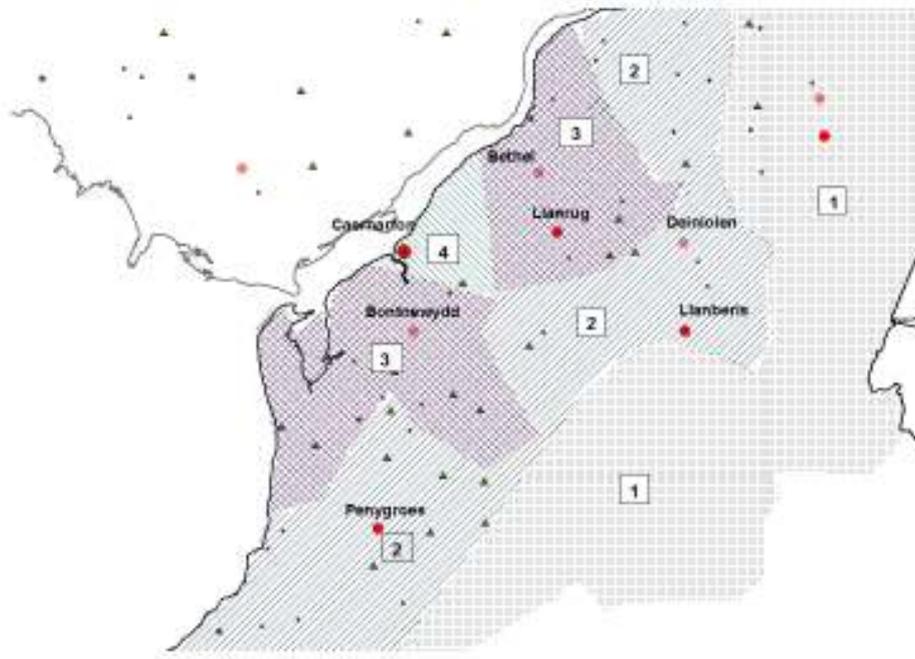
Map A.3.5 – Area of Connectivity - Llangefni



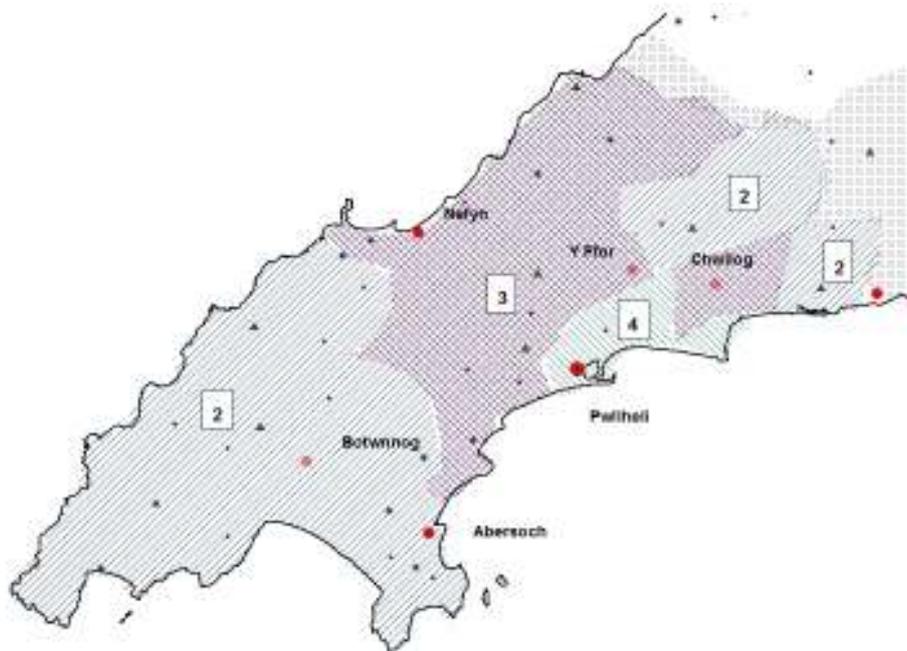
Map A.3.6 – Area of Connectivity - Bangor



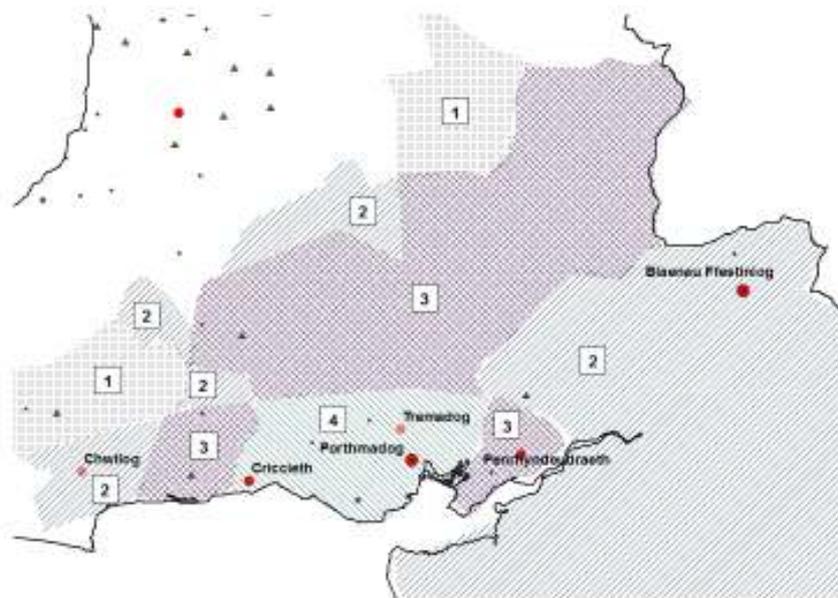
Map A.3.7 – Area of Connectivity - Caernarfon



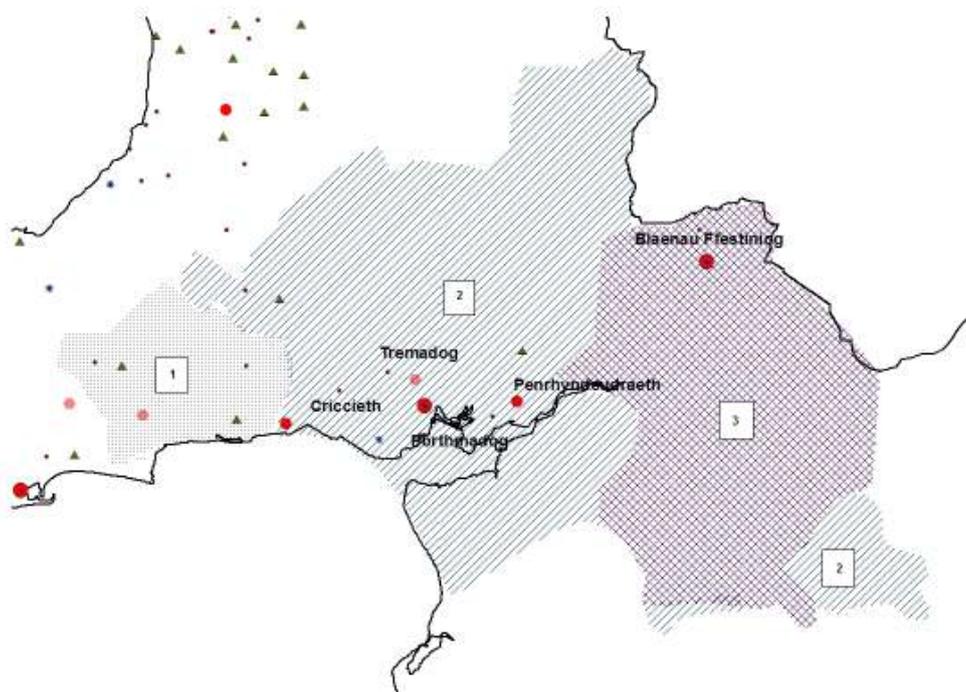
Map A.3.8 – Area of Connectivity - Pwllheli



Map A.3.9 – Area of Connectivity - Porthmadog



Map A.3.10 – Area of Connectivity - Blaenau Ffestiniog



APPENDIX 4 – Justification for the Clusters

A4.1 Chapter 2 outlines the local characteristics that are applicable and matters in relation to the settlement hierarchy.

A4.2 Below is further information in relation to the dispersed nature of the Plan area and a list of settlements / groups of houses that were considered for inclusion within the policy as a Cluster but for differing reasons were not included. This is followed by a section that reviews the profile of the Clusters identified within the Plan noting how many are within specific distances to Service settlements, number of services within the Clusters, the level of Welsh speakers compared with the County level and the number of dwellings within the Clusters.

A4.3 Distribution within the Plan Area

A4.3.1 Section 2.3.3 of this Topic Paper refers to 2004 Urban / Rural Distribution and in relation to Villages, Hamlet & Isolated Dwellings only 16.4% of the population in Wales live in such locations compared with 44% in Gwynedd and 51.7% in Ynys Môn.

A4.3.2 To differentiate between the open countryside outside the settlements identified in the Joint Local Development Plan Settlement Hierarchy we estimated the number of houses outside the development boundaries of the Centres and Villages and estimated the number of houses within the Clusters identified in the Deposit Plan. The following tables show the results of this work:

Table A4.1 – Estimate Location of Addresses within Ynys Môn

Category	Number (Estimate)	% (Estimate)
Total Address Points	35,465	100%
Number within Development Boundaries	25,403	71.6%
Number within Clusters	2,340	6.6%
Number in the Open Countryside	7,722	21.8%

Source: Address Points from the Council's GIS system

Table A4.2 – Estimate Location of Addresses within Gwynedd Planning Area

Category	Number (Estimate)	% (Estimate)
Total Address Points	51,053	100%
Number within Development Boundaries	38,563	75.5%
Number within Clusters	2,590	5.1%

Number in the Open Countryside	9,900	19.4%
--------------------------------	-------	-------

Source: Address Points from the Council's GIS system

A4.3.3 This indicates that approximately 28.4% of all the address points on Ynys Môn fall outside development boundaries i.e. either in the Clusters or the Open Countryside and 24.5% in Gwynedd.

A4.3.4 Identifying Clusters to provide affordable housing for the local community need is a way of ensuring the residents from the Countryside can stay within their communities rather than having to re-locate to a large settlement.

A4.4. Places Not Included within the Settlement Hierarchy

A4.4.1 Table 10 within this Topic Paper outlines the criteria for each specific Category of settlements identified within the hierarchy. For Clusters the criteria are:

- A cohesive group of 10 or more houses;
- Functional link with a higher order centre based on its location on a bus route with a bus stop or within 800 metres to a bus stop.

A4.4.2 The following tables list places that do not accord with the criteria for identifying Clusters within the Plan:

Table A4.3 – Possible Settlements in Gwynedd

Name	Cohesive Cluster	On a Bus Route	Bus Stop (within the Cluster)	Within 800m to a Bus Stop	Cluster in the JLDP	Comments
Boduan	x	✓	✓	✓	x	Does not contain a cohesive group of 10.
Brynmawr	x	✓	✓	✓	x	Does not contain a cohesive group of 10.
Cefnddwysarn	x	x	x	x	x	Does not contain a cohesive group of 10. Too far from the bus route.
Ceunant	x	✓	x	✓	x	Does not contain a cohesive group of 10.
Cilan	✓	x	x	x	x	Too far from the bus route.
Cilgwyn	x	x	x	x	x	Does not contain a cohesive group of 10. Too far from the bus route.
Fachwen	✓	x	x	x	x	Too far from the bus route.
Garnfadryn	x	✓	✓	✓	x	Does not contain a cohesive group of 10.
Glan-yr-Afon	✓	x	x	x	x	Too far from the bus route.
Gyrn Goch	x	✓	✓	✓	x	Does not contain a cohesive group of 10.
Llanarmon	x	✓	✓	✓	x	Does not contain a cohesive group of 10.

Name	Cohesive Cluster	On a Bus Route	Bus Stop (within the Cluster)	Within 800m to a Bus Stop	Cluster in the JLDP	Comments
Llanfaglan	x	✓	x	✓	x	Does not contain a cohesive group of 10.
Llwyndryys	x	x	x	x	x	Does not contain a cohesive group of 10. Too far from the bus route.
Nasareth	x	✓	✓	✓	x	Does not contain a cohesive group of 10.
Penygroeslon	x	✓	✓	✓	x	Does not contain a cohesive group of 10.
Pont Rhyhallt	x	x	x	✓	x	Does not contain a cohesive group of 10.
Pontrug	x	✓	✓	✓	x	Does not contain a cohesive group of 10.
Rhos Fawr	x	✓	✓	✓	x	Does not contain a cohesive group of 10.
Sarnau	x	x	x	x	x	Does not contain a cohesive group of 10. Too far from the bus route.
Stablau	x	x	x	✓	x	Does not contain a cohesive group of 10.
Uwchmynydd	x	✓	✓	✓	x	Does not contain a cohesive group of 10.

Table A4.4 - Possible Settlements in Ynys Môn

Name	Cohesive Cluster	On a Bus Route	Bus Stop (within the Cluster)	Within 800m to a Bus Stop	Cluster in the JLDP	Comments
Maenaddwyn	x	✓	✓	✓	x	Does not contain a cohesive group of 10.
Llangwyllog	x	✓	✓	✓	x	Does not contain a cohesive group of 10.
Penmynydd	x	✓	✓	✓	x	Does not contain a cohesive group of 10.
Bachau	x	✓	x	x	x	Does not contain a cohesive group of 10. Too far from the bus stop.
Bryngollen (Llannerch-y-medd)	x	✓	x	x	x	Does not contain a cohesive group of 10. Too far from the bus stop.
Cae Garw	x	✓	✓	✓	x	Does not contain a cohesive group of 10.
City Dulas	x	✓	✓	✓	x	Does not contain a cohesive group of 10.
De Bodffordd	x	✓	x	✓	x	Does not contain a cohesive group of 10.
De Cemaes	x	✓	x	✓	x	Does not contain a cohesive group of 10.
Dwyrain Amlwch	x	✓	x	✓	x	Does not contain a cohesive group of 10.
Engedi	x	✓	✓	✓	x	Does not contain a cohesive group of 10.

Name	Cohesive Cluster	On a Bus Route	Bus Stop (within the Cluster)	Within 800m to a Bus Stop	Cluster in the JLDP	Comments
Gorllewin Cemaes	x	✓	x	✓	x	Does not contain a cohesive group of 10.
Gorllewin Dwyran	x	✓	x	✓	x	Does not contain a cohesive group of 10.
Gorllewin Llynfaes	x	✓	x	✓	x	Does not contain a cohesive group of 10.
Kensington Close (Amlwch)	x	✓	x	✓	x	Does not contain a cohesive group of 10.
Llanallgo	x	✓	✓	✓	x	Does not contain a cohesive group of 10.
Dwyrain Rhostrehwfa	x	✓	x	✓	x	Does not contain a cohesive group of 10.
Ty Croes	x	x	x	✓	x	Does not contain a cohesive group of 10.
Soar	x	x	x	x	x	Does not contain a cohesive group of 10. Too far from the bus route.
Betws	x	✓	✓	✓	x	Does not contain a cohesive group of 10.
Bodorgan Station	x	x	x	✓	x	Does not contain a cohesive group of 10.
Burwen	x	✓	✓	✓	x	Does not contain a cohesive group of 10.
Caim	x	✓	x	✓	x	Does not contain a cohesive group of 10.
Cefniwrch	x	✓	x	✓	x	Does not contain a cohesive group of 10.
Dwyrain Brynminceg	x	x	x	✓	x	Does not contain a cohesive group of 10.
Dothan	x	x	x	x	x	Does not contain a cohesive group of 10. Too far from the bus route.
Ffingar	x	✓	✓	✓	x	Does not contain a cohesive group of 10.
Llandrygan	x	x	x	x	x	Does not contain a cohesive group of 10. Too far from the bus route.
Llanedwen	x	✓	✓	✓	x	Does not contain a cohesive group of 10.
Llanfair yn Neubwll	x	x	x	✓	x	Does not contain a cohesive group of 10.
Llanfwrog	x	✓	✓	✓	x	Does not contain a cohesive group of 10.
Mynydd Bodafon	x	x	x	x	x	Does not contain a cohesive group of 10. Too far from the bus route.
Penrhos Lligwy	x	✓	✓	✓	x	Does not contain a cohesive group of 10.
Pentreheulyn	x	✓	✓	✓	x	Does not contain a cohesive group of 10.
Pont Dronwy	x	✓	x	x	x	Does not contain a cohesive group of 10. Too far from the bus stop.
Porth Eilian	x	x	x	x	x	Does not contain a cohesive group of 10.
Stryd y Facsen	x	✓	x	x	x	Does not contain a cohesive group of 10. Too far from the bus stop.
Shepherd's Hill	x	x	x	✓	x	Does not contain a cohesive group of 10.
Trefdraeth	x	x	x	x	x	Does not contain a cohesive group of 10. Too far from the bus stop.
Tregaian	x	✓	x	x	x	Does not contain a cohesive group of 10. Too far from the bus stop.

A4.4.3 This shows that there are a number of other possible places within the Plan area that have been discounted since they did not adhere to the criteria for identifying Clusters.

A4.5 Profile of the Clusters within the Deposit Plan

A4.5.1 The following tables identifies the number of Clusters within the Plan which are within different distances to a service centre, their number of facilities, variation in the % of Welsh speakers compared with the County average and the number of dwellings within the Clusters.

Table A4.5 – Distances from the Nearest Service Centre

	Distance from the Cluster to the Nearest Service Centre/Village			
	Up to 1 mile	1 to 2.5 miles	2.5 to 5 miles	5+ miles
Number of Clusters	10	46	38	18

Table A4.6 – Number of Facilities within the Clusters

	Number of Facilities				
	0	1	2	3	4+
Number of Clusters	57	31	16	5	3

Table A4.7 – Percentage of Welsh speakers in the Cluster Compared with the Nearest Service Centre

	Cluster % <u>H</u> igher than the County %	Cluster % <u>L</u> ower than the County %
Number of Clusters	66	46

Table A4.8 – Number of Dwellings in the Clusters

	Number of Dwellings				
	10-25	26-50	51-75	76-100	101+
Number of Clusters	44	35	18	5	10

A4.6 Conclusion

- The Clusters identified represent approximately 6.6% of all the Houses on Ynys Môn and 5.1% in the Gwynedd Planning Area.
- The area's dispersed nature is reflected in the fact that approximately 28.4% of the residential units on Ynys Môn and 24.5% in the Gwynedd Planning Area are located outside the development boundaries.
- The residential units within the 112 Clusters identified reflect 21.8% of all the residential units within the Plan area which are located outside the development boundary.
- The anticipated growth level within the Clusters is a maximum of 2 units, this equates to 2.8% of the Plans housing growth and therefore only a small growth level is anticipated in this Category.
- Distances – almost 75% of all the clusters are located between 1 to 5 miles from a Service Centre / Village in the Plan area.
- Facilities - Whilst there isn't a facility in half of the clusters there is at least 1 facility in the other half.
- Welsh Speakers – almost 60% of the clusters have a higher % of Welsh speakers compared with the relevant County percentage.
- Number of Dwellings - the variation in the number of dwellings within the Clusters reflects the different nature of the clusters identified within the Plan.
- These Clusters reflect paragraph 9.2.22 of Planning Policy Wales in that they are based upon the character of the Plan area with a goal of sustaining rural communities.