

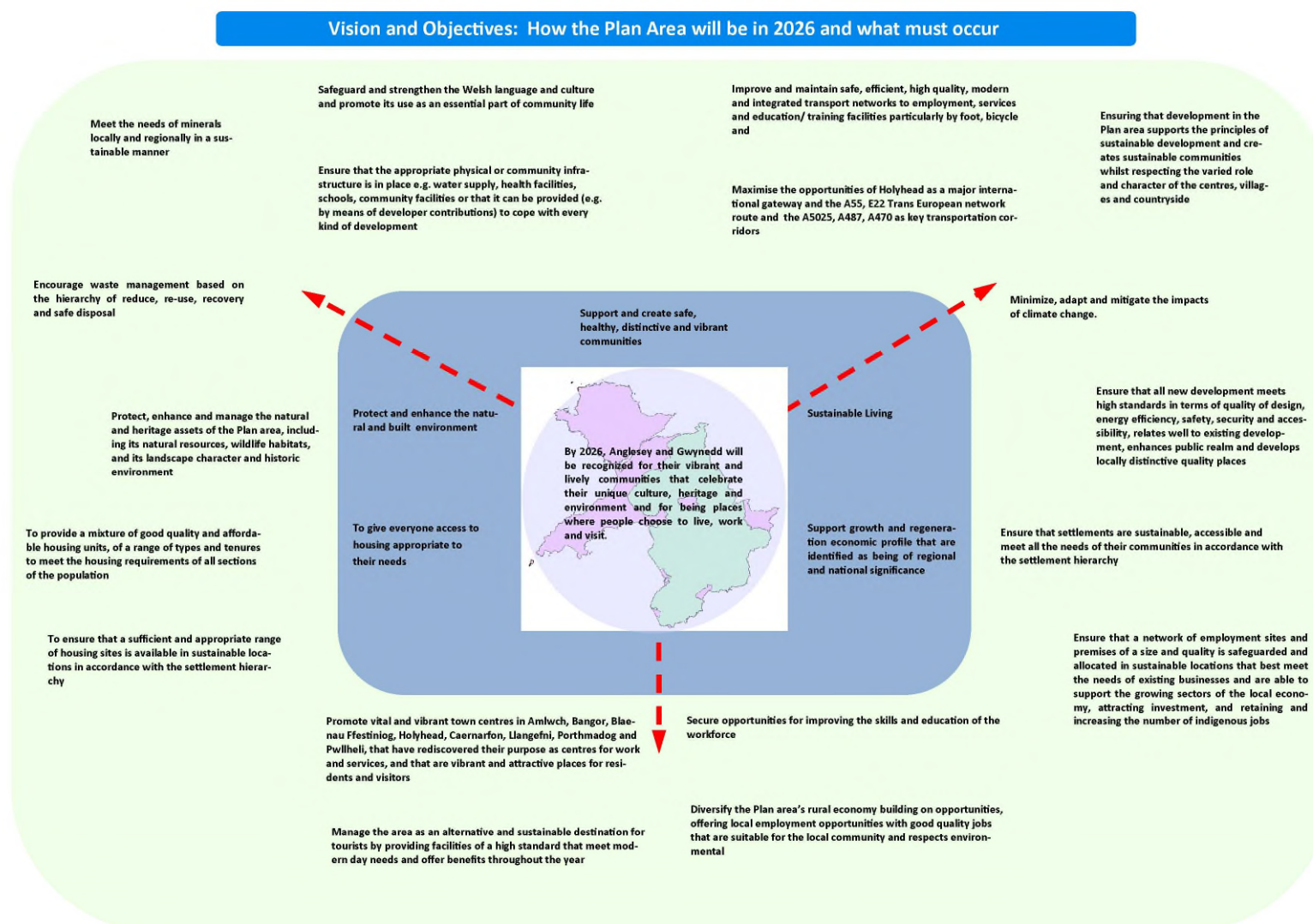
**Overview**

- 5.1 This chapter sets out the overall Strategy to deliver the Plan's vision and objectives. Figure 3 describes the main element of the Vision and what must occur (the themes and the objectives) to bring about this change.
- 5.2 The vision, themes and objectives have been developed into a land use planning strategy to guide the future development of the Plan area up to 2026. It sets out the broad intention for managing change, provides a framework for more strategic and detailed policies and indicates the level of provision to be made for housing, employment and other major land uses, the broad locations that such development will be directed to and the areas subject to general protection from development.
- 5.3 Overall the Strategy responds to the clear evidenced need to make provision for new homes and jobs as well as the protection of the area's unique social, cultural and environmental character. It accommodates land uses that are required for a time-limited period, facilitating alternative policy compliant legacy uses in the long term. It sets a level of growth considered to represent the most robust, balanced and appropriate approach, taking into account all relevant factors, including work undertaken by independent housing and economic forecasts.

**The Spatial Strategy**

- 5.4 The spatial element of the Vision broadly describes how the Plan area will look by 2026. It sets out what the Vision means on the ground. The Spatial Strategy says where development should or should not go. The aim is to get the right type of development in the right place which meets the requirements of the communities.
- 5.5 Previous chapters in the Plan have described the rurality of the Plan area. It has a dispersed settlement pattern of towns, villages and other groups of buildings and high levels of private car usage, therefore the need to reduce carbon and greenhouse gas emissions is challenging. Evidence points to five broad categories of settlements within the Plan area as reflected in the spatial element of the Plan's Vision. These are:
- i. Sub regional Centre
  - ii. Urban Service Centres
  - iii. Local Service Centres
  - iv. Villages
  - v. Clusters
- 5.6 The Strategy defines what role the Sub regional Centre, Urban Service Centres, Local Service Centres, Villages, Clusters and countryside will play in achieving the Plan's Vision. The amount, type (particularly in housing terms) and distribution of new development will be determined largely by the roles set out in this Strategy. The strengthening of existing roles and evolution of new ones will take time and will be cemented through the strategies of the Councils and other partners and particularly through market forces.

Figure 3: How the Plan area will be in 2026 and what must occur



- 5.7 In order to respond to the area's opportunities and challenges and to achieve the Plan's overall Vision and Objectives the following spatial strategy has been adopted for distributing development across the Plan area. It ensures that development is directed to locations that are sustainable in terms of their size, function, character, facilities, transport linkages, social and environmental capacity. It supports the use of policies that encourage the level of development most appropriate to each settlement.

**The Strategy will aim to disperse development proportionately around the Plan area whilst focusing on those locations that provide the best opportunities for achieving sustainable development.**

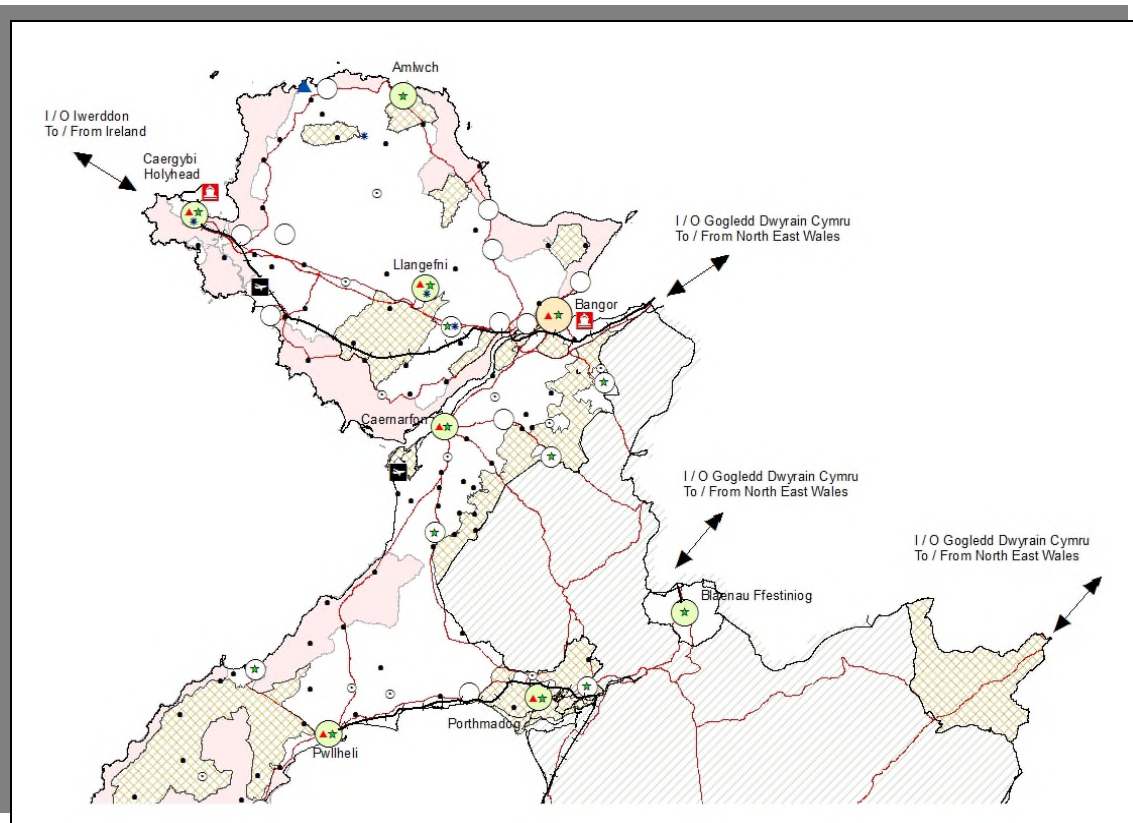
**The Strategy proposes:**

- **an emphasis on developing the Sub Regional Centre and the Urban and Local Service Centres shown on Diagrammatic Map 8 and 9, where environmental, social and infrastructure constraints allow;**
- **an appropriate amount of development in Villages, with a focus on Service Villages shown on Diagrammatic Map 8 and 9, which have a better access to services and public transport;**
- **some development in Clusters, identified because of their functional links with Villages or Centres, and in the countryside**

- 5.8 It seeks to establish a strong network of settlements that make the Plan area more self-sufficient in terms of access to jobs, affordable homes, and services such as education and training, shops, and leisure. The priority will be to meet needs as locally as possible and to retain as much benefits as possible from investment locally, recognising that the magnitude of investment in Wylfa Newydd has the potential to benefit areas beyond the Plan area. The Plan balances the importance of sustaining rural economies with the need to protect the countryside, including the natural environment. A full list of settlements, where they sit in the settlement hierarchy and the implications is included in Appendix 4.

## Nodiant / Notation

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

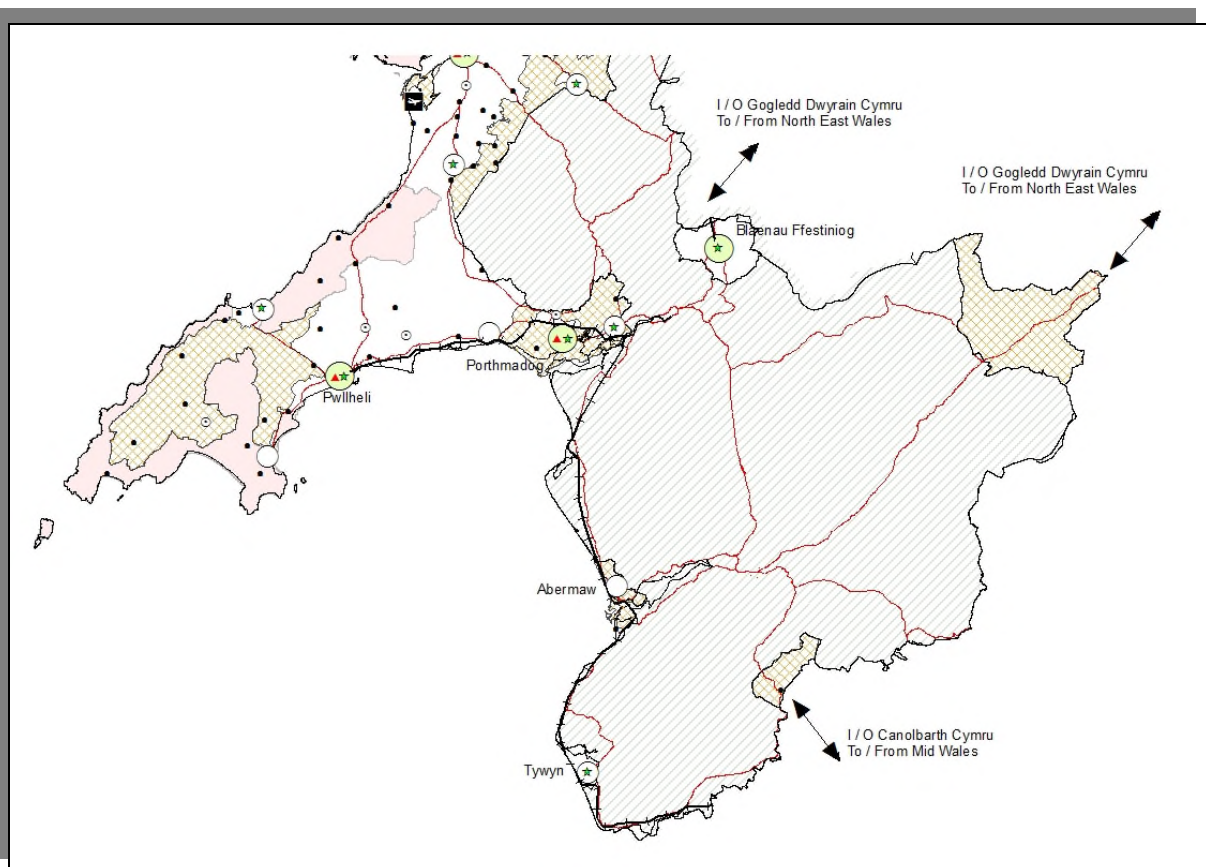


Map 8: Diagrammatic (Part 1)



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Map 9: Diagrammatic (Part 2)

- 5.9 The Plan is informed by a range of assessments including the combined [Sustainability Appraisal and Strategic Environmental Assessment, a Welsh Language Impact Assessment, Habitats Regulation Assessment, and a Level 1 Strategic Flood Risk Assessment](#).

### Development boundaries

- 5.10 In order to provide robust guidance to assess and determine planning applications each settlement is defined spatially. The Plan has defined development boundaries around the Sub-Regional Centre, Urban Service Centres, Local Service Centres, and Service/ Local/ Coastal/ Rural Villages. Clusters do not have development boundaries. Here development will be required to relate well to the existing built form, which will be shown on the Proposals Maps by colouring buildings that form their core. Development boundaries and Clusters are drawn in order to:
- i. Prevent unacceptable development in the countryside and provides certainty and clarity as to where the exception policies (on the edge of settlements) can be applied;
  - ii. Avoid the coalescence of settlements or parts of the same settlement, new ribbon development or a fragmented development pattern;
  - iii. Identify areas where development proposals could be approved;
  - iv. Promote the efficient and appropriate use of land
- 5.11 Some development boundaries appear to include 'white land' that hasn't been allocated for any particular use. Other than for housing, the Plan does not indicate any commitments for development where permission has already been granted. 'White land' may be previously developed and therefore provide opportunities for redevelopment or it may be protected by other policies included in the Plan and/ or National Planning Policy.

### Welsh Language

- 5.12 The Welsh language is part of the social and cultural fabric of Wales. There are, however, significant variations in its use across the Country. The Plan area has the highest proportion of population that speak, read and write Welsh (60% in 2011) compared with the Welsh average (14.6% in 2011). The 2011 Census recorded 65.4% in Gwynedd but between 2001 - 2011 the numbers were reduced by 1.1%. 57.2% of Anglesey's population can speak Welsh, but there was a reduction of 0.8% between 2001 - 2011. There was also a small reduction in Gwynedd in the number of areas where over 70% of the population could speak Welsh – from 41 to 40 Electoral Ward Areas in 2011. There was a reduction from 10 to 8 wards in Anglesey. Further information about the Plan area's language profile is included in Topic Paper 10 and the revised Welsh Language Profiles for each County.
- 5.13 [The Gwynedd and Anglesey Single Integrated Plan \(2014\)](#) identifies the need to ensure that the Welsh language thrives. [Gwynedd's Welsh Language Strategy \(2013\)](#) and [Planning Policy Wales](#) recognise that the land use planning system can contribute to sustaining and strengthening the Welsh language in communities. The [Planning \(Wales\) Act](#) introduces legislative provision for the Welsh language in the planning system. Section 11 requires local planning authorities to take the Welsh language into account when undertaking a sustainability appraisal, as part of Plan preparation. This ensures that the appraisal must include an assessment of the likely effects of the plan on the use of Welsh language in the community.
- 5.14 Therefore, having assessed the densities of Welsh language use across the Plan area, and the legislative and policy context it is considered to be an issue that requires addressing in the Plan. Subsequently, sustaining and strengthening the Welsh language is an objective within the Sustainability Appraisal (SA) framework. An iterative [Welsh Language Impact Assessment](#) (WLIA) has informed the SA. The results of the WLIA are recorded in a report of its findings. Strategic objective SO1 re-enforces the sustainability objective.

- 5.15 It is therefore considered necessary for the Plan to contain a specific policy to set out the circumstances where the Councils will need to consider the impact of development on the Welsh language and culture. Additionally the protection and enhancement of the language within the Plan area is promoted through various policies in the Plan. The policies facilitate the type of development that can help create the right circumstances to contribute to maintaining and creating Welsh speaking communities, e.g. mixture of housing (tenure and type), employment opportunities, community services and facilities. Supplementary Planning Guidance will be prepared that will expand on relevant Policies in the Plan in order to achieve sustainable communities.

### **Economic Strategy**

- 5.16 The anticipated transformational economic change arising from the unique scale of major infrastructure projects on the Isle of Anglesey and the Island's Enterprise Zone status will be the biggest driver of spatial and social change over the Plan period. It is important that the Plan acts as a facilitator of economic development. This will be achieved through a policy framework that supports the principles of each Authority's Strategic Plans, the Anglesey and Gwynedd Single Integrated Plan, Employment Plans and the Anglesey Energy Island Programme. Specifically, the Plan will facilitate the timely development of the Wylfa Newydd Project in accordance with the National Policy Statements.
- 5.17 Delivery of Wylfa Newydd and other major strategic projects will require significant private sector investment. In order to boost economic activity on Anglesey the Island has been identified as an [Enterprise Zone](#). The assignment of Enterprise Zone status to the island of Anglesey complements the existing Anglesey 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. Ten key sites on the Island have been identified in respect of being subject to focussed support. The Welsh Government has also identified the [Snowdonia Enterprise Zone](#), which, although located in the Snowdonia National Park, could help spread prosperity beyond the Park's administrative boundaries.
- 5.18 The availability of appropriate land for businesses and industry is crucial to support employment creation. National planning policy requires planning authorities to ensure that there is a range and choice of marketable sites and locations for businesses safeguarded or allocated in development plans.
- 5.19 The [Employment Land Review \(2012\)](#) and analysis of later information leads to the requirement to safeguard 642.9 ha of existing employment land in the Plan area and to allocate 55.1 ha of new sites in the Plan area, plus an additional 144.1 ha in reserve on the Island. The Plan will:
- i. safeguard established business and industrial sites in which turnover and vacant plots will accommodate new businesses;
  - ii. allocate new sites to accommodate new businesses or enable existing businesses to expand and relocate;
  - iii. provide opportunities for businesses to develop on alternative sites if a specific need is established that can't be accommodated on a safeguarded or allocated site; and
  - iv. provide opportunities for businesses to develop in rural areas.

### **Retail Strategy**

- 5.20 There is a clear network of retail centres within the Plan area, which takes the form of a hierarchy. The network comprises the following centres:

Table 4: Retail Hierarchy

Gwynedd	Sub-regional Retail Centre	Bangor
	Urban Retail Centre	Caernarfon, Porthmadog, Pwllheli
	Local Retail Centre	Abersoch, Abermaw, Bethesda, Blaenau Ffestiniog, Criccieth, Llanberis, Nefyn, Penrhyndeudraeth, Penygroes, Tywyn
Anglesey	Urban Retail Centre	Holyhead, Llangefni
	Local Retail Centre	Amlwch, Benllech, Beaumaris, Cemaes, Llanfairpwll, Menai Bridge, Rhosneigr, Valley

5.21 The [Retail Needs Study \(2012\)](#) identifies the potential for additional floorspace in particular locations. Town Centre boundaries have been identified for the larger town centres listed in the network of centres as have principal shopping areas. Proposals in these centres would need to be of a scale and nature compatible with the role and function of that centre.

5.22 Long term retail requirements for the Plan area are more difficult to predict due to the future economic uncertainties of the retail market in town centres. The supply of retail floorspace will be monitored and if changes are required they will be dealt with in a future review of the Plan.

### Housing Strategy

5.23 The Plan's housing requirement (the target) for the Plan area, i.e. 7,184, which takes account of the vacancy rate, (12.2% in the Gwynedd Planning Authority area and 10.5% in the Anglesey Planning Authority area), is based on assessment of all the evidence and is directly related to the Plan area's growth prospects and the Councils' aspirations. It is considered that linking housing requirements to wider economic prospects improves the robustness and deliverability of the Plan's Strategy. It is anticipated that it will contribute to providing an opportunity and scope to live and work in the Plan area. The level of growth reflects the impacts of the recession as well as the transformational economic prospects expected later on during the Plan period. The Plan will facilitate the development required to complement each Council's strategic plans and programmes. This should mean that the area will start to become a more age-balanced area, more independent and less reliant on outside sources of labour, with scope for reducing levels of out commuting and be on its way to becoming a sustainable and more self-contained set of communities.

5.24 To ensure that the housing supply has the flexibility necessary for the continued delivery of new housing, even if unpredictable changes to the effective land supply occur during the Plan period, a 10% slippage allowance has been added to the target. Therefore, the overall housing land supply stands at 7,902 for the Plan area during the Plan period (2011 – 2026). This equates to a land supply for 3,817 housing units in Anglesey and 4,084 for the Gwynedd Local Planning Authority area.

5.25 In line with the spatial strategy, and having considered the capacity of individual Centres to accommodate additional growth, 53% of the overall housing land requirement identified for the Plan area is directed to Bangor (the Sub-regional Centre) and the Urban Service Centres combined and 22% to the Local Service Centres. These are the largest settlements where there are



concentrations of facilities, employment opportunities and transport options. The remainder (25%) is expected to be delivered in Villages, Clusters and the countryside.

- 5.26 Based on the information available, including the [2015 Gwynedd Joint Housing Land Availability Study](#) and the [2015 Anglesey Housing Land Monitoring Statement](#), approximately half of the overall housing requirement could be met from housing built since 2011, sites that already benefit from planning consent given under the previous development plans or previous Interim Planning Policies. Appendix 5 provides more details about this.
- 5.27 The quantity and the quality of homes can help to meet the varying needs and aspirations of different households in the Plan area and support investment in the economy. The Councils consider that this approach ensures alignment between employment and housing resulting in a more sustainable pattern of development, which in turn improves the robustness of the Plan.