

## Appendix 1: The Deposit Plan – what it means to the Plan Area

1. In terms of strategic planning, the Plan Area's characteristics are as follows:

- The fragile state of the area's economy, with the average income relatively low.
- Major assets in the renewable and low carbon energy sector, including new nuclear investment and its associated transformational economic potential across the Plan Area and the rest of North Wales during the Plan period.
- Traditional sectors, including tourism, agriculture and public services, especially education and health and care services, are important.
- Expanding further education establishments
- A55 Euroroute, international rail link and international port and road connections improving from the south to north of Gwynedd.
- Strong communities
- Strong, Welsh-speaking communities, but there are signs of change in strongholds of the language i.e. communities where 70% or more speak Welsh.
- Young people move out, older people move in
- The demographic profile is one that is ageing, with risks of long term decrease in the population if these trends continue.
- An increase in the population in Gwynedd due to net migration, which has fluctuated over the last decade between the two Census'. Migration is predominantly in the 15-29 age group, with the existence of the University in Bangor acting as the single biggest driver of migration in and out of Gwynedd.
- An increase in the population in Anglesey due to net migration, which has fluctuated over the last decade between the two Census'. There is a bulge in in-migration in the pre-retirement age group 50-64. This age group is equivalent to 16% of all in-migration.
- The new Welsh Government 2011-based population projections for Gwynedd suggest that there has been a growth of 8.2% in the number of households under the main projections (five-year migration trends) and a growth of 9.4% under the ten-year trends.
- The new Welsh Government 2011-based projections for Anglesey suggest only 2.9% growth for the principal (5 year migration trend) projection and only 5.4% growth for the 10 year migration trend variant
- The affordability of houses is a challenge, especially in some coastal settlements and more rural areas in the County.

- The demand for a better range of houses to meet the requirements of local households.
- Various landscapes of exceptional quality.
- A successful tourism industry that takes advantage of the natural and the historic built environment.
- Challenges associated with climate change and a sustainable use of resources.

2. It is important that the Plan considers local plans and strategies:

**The Gwynedd and Anglesey Single Integrated Plan (2013 – 2017)**

3. The Gwynedd and Anglesey Partnership has, through the Single Integrated Plan, three outputs in mind, which are as follows:

<b>Prosperous Communities</b>	<p>A strong and sustainable economy; taking advantage of the once in a lifetime opportunity associated with the New Wylfa to strengthen the Island’s economy; improve the population’s skills to benefit from the opportunities that will arise with the future economy; develop and promote tourist opportunities.</p> <p>Increase the supply of more appropriate houses, including affordable houses, and bringing more empty properties back into use.</p> <p>Increase in the number of Welsh-speaking communities and the opportunities to use the language.</p>
<b>Healthy Communities</b>	<p>Live healthily and actively to prevent illness; adults living independent and full lives; access to health and wellbeing services close to where people live.</p>
<b>Safe Communities</b>	<p>Less antisocial behaviour, domestic abuse and criminal damage.</p>

**Gwynedd Council Strategic Plan (2013 – 2017)**

4. The vision of the County Council is: *“Supporting the people of Gwynedd to prosper in difficult times”*
5. Its objectives for 2013 – 17 are:

- Support every child and young person in Wales to live full lives
- Inspire the people of Gwynedd to live healthy lives
- Support vulnerable people to live full lives
- Improve the opportunities for the people of Gwynedd to live, work and succeed locally
- Promote the appropriate supply of houses for the people of Gwynedd
- Promote a sustainable and safe environment, with convenient links
- Work together to create a confident and Welsh future
- Ensure that the people of Gwynedd are at the heart of everything we do.
- Reduce the impact of deprivation on the people of Gwynedd.

### **Isle of Anglesey County Council Strategic Plan (2013 – 2017)**

6. By 2017, the County Council aims to be:  
 “A professional and well run council, innovative and outward looking in our approach, committed to developing our people and partnerships in order to deliver efficient and effective services of good quality, that are highly valued by our citizens.”
7. Its aims for 2013-17 are to:
  - Support the most vulnerable
  - Develop the economy
  - Raise the standards of and modernise our schools

### **Anglesey Energy Island Programme/Enterprise Zone**

8. The Programme is a vehicle to facilitate and promote employment growth and development opportunities. It aims to harness a rich mix of energy streams, including nuclear, wind, tidal, biomass and solar; together with associated servicing projects that provide major potential to achieve economic, social and environmental gains for Anglesey and the wider North Wales region. In achieving its aims the Programme is more than the energy industry, running through all aspects of life for Anglesey and North Wales communities for example transport links and housing; tourism and leisure facilities to serve local people and visitors.
9. In terms of Wylfa Newydd, application of the Programme aims to ensure that the potential impacts of the New Nuclear Build and its associated developments are identified and mitigated where possible and that the socio-economic benefits linked with the construction and operation of the power station are fully realised.

## **The Deposit Plan's Vision, objectives and Strategy**

10. In essence, the Deposit Plan provides the land use planning framework to facilitate essential developments in order to address the matters that need to be tackled as well as the objectives and aspirations of the abovementioned Strategies / Plans. Links are made between the main matters, i.e. promoting more suitable homes to meet the requirements of the local communities and more suitable employment opportunities, can contribute towards keeping more young people who could, in turn, strengthen the Welsh language.
11. The Deposit Plan aims to ensure that the requirements of the area's residents and visitors are met, and that the regeneration of its towns, villages, and the surrounding countryside is realised in a balanced and sustainable way that reflects the role of recognised settlements and specific opportunities within or nearby these settlements. When planning for an essential new development, the Plan acknowledges the need to protect what is valuable in the environment.
12. The Plan allocates or safeguards land for new development:
  - 7,184 new homes. This equates to 3,736 new homes in Gwynedd, which is lower than the projected growth provided in the national trend based projections (i.e. without policy intervention). Splitting the basic requirement equates to 3,448 new homes in Anglesey, which is higher than the projected growth provided in the national trend based projections (i.e. without policy intervention).
  - In order to maintain the statutory requirement for at least a 5 years supply of land for housing, a 10% slippage allowance is added to the basic requirement. This means that the Deposit Plan allocates land and facilitates windfall sites and the use of existing buildings for 7,902 housing units. Splitting this figure means 4,084 units to Gwynedd and 3,817 to Anglesey
  - Around 50% of the required housing units have already been built or has a current planning permission;
  - It is envisaged that the growth will be slow in the initial years of the Plan, with an anticipated rise as the economy strengthens and as the Council and its partners' plans, programmes and strategies succeed;
  - New homes across the area in accordance with the Settlements Hierarchy, that identifies the Sub-regional Centre (Bangor), Urban and Local Service Centres, as well as Villages and Clusters, that will promote a network of sustainable communities;

- No more than 55% housing units to the Sub-regional Centre and the Urban Service Centres; at least 20% to the Local Service Centres; no more than 25% to the Villages and the Clusters
- Promote a mixture of various housing tenure to meet the requirements of the area's communities. This includes more affordable housing through the planning system, using a range of new and existing tools, and local market housing;
- Approximately 800 hectares of employment land on new or existing industrial or business sites;
- Policies that would allow flexibility to respond to the demand for additional land for employment, including sites in or on the boundaries of villages;
- Policies that contribute towards maintaining and strengthening the tourism sector;
- A network of Town Centres, including Main Shopping Areas, within Urban and Local Service Centres;
- Policies that would promote higher and further expansion of establishments in order to improve educational attainments and skills to meet the requirement of business including the promotion of the Science Park high standard information base which has connections to Bangor University;
- Together, developments that are consistent with relevant policies could contribute towards maintaining and strengthening Welsh Communities.

### 13. The Plan protects valuable land:

- Nature conservation, i.e. wildlife sites;
- Valuable landscapes, i.e. AONB's, Special Landscape Areas;
- Valuable sites, buildings and areas i.e. Conservation Areas, World Heritage Sites;
- Leisure and community facilities from competing land use for their place or developments that could place excessive pressure upon them;
- Protect valuable resources such as minerals;
- Promote developments that mitigate and adapt to the impact of climate change e.g. Reduce threats from flooding as a consequence of new developments by diverting it away from the flood plain; adapt to the energy hierarchy effectively.

## **Monitoring and review**

14. After its adoption, an Annual Monitoring Report will be published which will report on the results of the monitoring work. A Monitoring Framework will be used to facilitate this process. A full review of the Plan will occur every four years after it is adopted, no matter what are the conclusions of the monitoring work.