

# Joint Local Development Plan Anglesey & Gwynedd



## Newsletter

April 2013

Issue 3

### 1 Introduction

This is the third Newsletter that has been published in order to update you on the actions and developments associated with the work of preparing the Joint Local Development Plan (JLDP). This Newsletter is a follow-up to the second issue of the Newsletter in August 2012.

The Joint LDP is a land use plan and a development strategy for a period of 15 years (up to 2026). It will do the following:

- Guide development for housing, employment, retail and other uses;
- Include policies that will guide Local Planning Authority decisions on planning applications;
- Protect areas in order to maintain and enrich the natural and built environment.

Since the second issue of the Newsletter was published during August 2012, much work has been done in terms of preparing the JLDP. This Newsletter will update you on the following:

- The consultation period for the Preferred Strategy document
- The Candidate Sites Register
- Background Studies
- Various Assessments
- Next Steps
- How to make contact
- Next Publication

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## 2 The Consultation Period for the Preferred Strategy Document

### What does the Preferred Strategy document include?

The JLDP will be prepared in two stages. The Preferred Strategy document is the first statutory stage in the process of preparing the JLDP. Regulation 15 of the Local Development Plan Regulations states that the Council must publish its Strategy for public consultation before it decides on the content of the full Plan, namely the draft Deposit version. The Preferred Strategy document:-

- outlines the local, regional and national policy framework that provides a context for the Plan;
- notes key trends and matters affecting the area;
- provides the Vision, Objectives, Growth Options and Alternative Classification discussed;
- identifies the Preferred Strategy - this section will provide the draft strategy for where development should or shouldn't be steered be in the area;
- includes the strategic policies that will address the vision, the objectives and the strategy. This section includes a Key Diagram indicating which areas can accommodate Strategic Sites.

It is emphasised that the Preferred Strategy document **does not** include detailed policies, maps and land allocations. This information will be provided in the Draft Deposit version of the JLDP (at the end of 2013).

### The consultation period for the Preferred Strategy document

The consultation period in respect of the Preferred Strategy document will commence on 9 May, 2013 and continue for a period of 7 weeks until 27 June 2013. If you wish to comment on the document you must do so during the statutory consultation period. **No late comments** will be recorded.

In order to raise awareness of the consultation period it is intended to hold a number of sessions with specific target groups with the intention of promoting the fact that the Preferred Strategy document is going to be the subject of a public consultation period.

It will be possible to inspect the Preferred Strategy document on the Council's websites

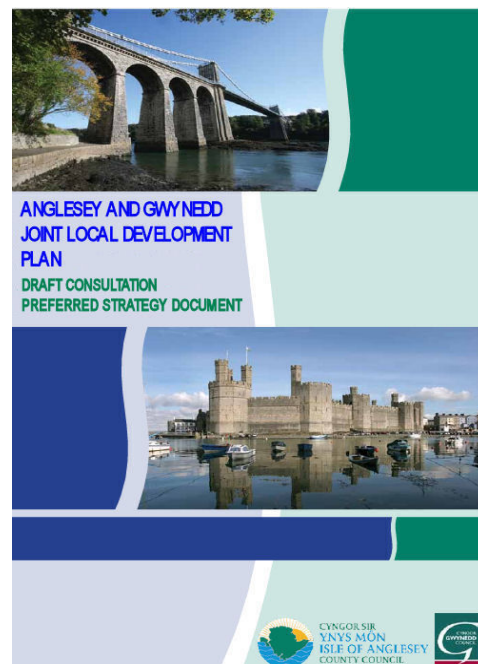
[www.anglesey.gov.uk/ldp](http://www.anglesey.gov.uk/ldp)

[www.gwynedd.gov.uk/ldp](http://www.gwynedd.gov.uk/ldp)

It will also be possible to inspect a hard copy of the document in the local public libraries and in the Council Headquarters or you may purchase a hard copy of the document (price to be determined). For more information you are welcome to contact the Joint Planning Policy Unit.

If you wish to make any comments on the Preferred Strategy document it will be possible to do so on the internet (see the above address) or you can fill in a paper form and return it to the Joint Planning Policy Unit.

### The Preferred Strategy document



### 3 Candidate Sites Register

A key element in developing the Joint Local Development Plan is to identify potential development sites for a range of land use including housing, employment and other uses such as community and leisure. It is also important to identify sites that need to be protected due to their special value in the landscape as open spaces or conservation value.

#### Candidate Sites Register – the Call for Sites

The Candidate Sites Register was opened on 11 October 2011. A formal invitation was issued to developers, landowners, community groups and members of the public to submit sites that might be included in the JLDP. Although the formal 'Call for Sites' process ended on 13 February 2012 late submissions were accepted up to 31 October 2012.

The Candidate Sites Register is available for inspection on the Council's website [www.anglesey.gov.uk/csr](http://www.anglesey.gov.uk/csr) and [www.gwynedd.gov.uk/csr](http://www.gwynedd.gov.uk/csr) Also, paper copies of the register can be inspected at the Town Hall, Bangor, at Siop Gwynedd, Pwllheli and in the Planning and Public Protection Reception (Rovacabin), Anglesey County Council.

#### Next Steps

A total of 865 individual sites were received into the Register. In accordance with the agreed Methodology for Assessing Candidate Sites we are gradually going through the filtering process at the present time. This process will continue until publication of the JLDP Deposit Draft. The gradual filtering process means consulting with statutory agencies and organisations, such as the Environment Agency, Welsh Water, etc as well as departments/services within the Councils, such as Highways and Education, so that a thorough and balanced assessment is carried out of the effect of allocating submitted sites. The possible effect of the sites on sustainability in the Plan area is also considered in order to ensure that the Councils meet their statutory obligations under the Strategic Environmental Assessment (SEA) Regulations, Sustainability Assessment (SA) and Habitats' Regulations Assessment (HRA).

The conclusions of the initial filtering process will be published in a background document 'Update on the Potential Sites Assessment' that will be published jointly with the Preferred Strategy document. This document includes a list of sites which are discounted following the Stage 1 assessment.

### 4 Background Studies

The Planning and Compulsory Purchase Act 2004 requires the JLDP to be inspected independently in order to establish whether it is 'robust' or not. Therefore, it must be ensured that the Plan's policies and proposals are based on a robust and credible evidence base.

The background papers that have been prepared form part of the evidence base for specific topics. Background papers will be published regularly up to the release of the Deposit Draft version of the JLDP. Keep an eye on the JLDP website for more information [www.anglesey.gov.uk/ldp](http://www.anglesey.gov.uk/ldp) or [www.gwynedd.gov.uk/ldp](http://www.gwynedd.gov.uk/ldp) or contact us (contact details to be found at the end of the Newsletter).



Here is an outline of some of the background papers / topic papers that will be published and the main findings:-

### **Affordable Housing Viability Assessment**

This study will ensure that any targets and/or thresholds set for affordable housing are viable. The main findings are that there are 21 price areas within the whole of Gwynedd and the Anglesey. This could justify a different target for different parts of the area rather than one for the entire area. This could justify a different threshold for different areas rather than one for the whole area. A threshold recommendation is given which would encourage affordable housing and 'commuted sum' when appropriate.

### **Retail Study**

The Applied Planning company was appointed to conduct a Retail Study. The Study assesses the need for additional retail floor area in 25 centres during the lifetime of the Plan up to 2026. The findings of the Study recommend not allowing 'out of town' retail developments and that new developments should be steered towards existing retail areas.

### **Special Landscape Area Study**

A Study has been carried out in order to review local landscape designations (Special Landscape Area). Special Landscape Areas (SLA) are defined by the Countryside Council for Wales as 'areas of high landscape interest in terms of their intrinsic physical, environmental, visual, cultural and historical value' (2008). The review concluded that there was justification for designating 16 SLA within the Study area (10 in Gwynedd and 6 in Anglesey). The information leaflet prepared for each SLA notes clearly how each area meets the criteria laid down in order to be designated and includes a series of 'special qualities' that explain the value of the landscape. Any development proposals within the SLA or which could affect its setting would need to consider the special landscape qualities.

### **Urban Capacity Study**

The purpose of this Study is to establish how many possible places there are in the main urban service centres in the JLDP area to provide new residential units. This information will assist in establishing the JLDP's housing strategy. Initial work is also proceeding on assessing the capacity of the local service centres. The findings of this review will be submitted as a second phase to the study by the time the Deposit Plan is published.

### **Topic Paper: Population and Housing**

This topic paper provides part of the evidence base for the Joint LDP's housing strategy. It brings together several sources of information that have already been published, either formally or informally. The paper was originally published in July 2012 but it will be updated to provide information from the 2011 Census.

### **Topic Paper: Tourism**

The purpose of this topic paper is to provide part of the evidence base and rationale for the tourism strategy and the policies promoted in the Joint LDP. The topic paper:

- Highlights key messages resulting from national and local strategies/policies;
- Provides baseline information about tourism in the Joint LDP area;
- Outlines matters that need to be tackled in the Joint LDP.

### **Topic Paper: The Policy Context**

This topic paper provides an overview of strategies and plans that are relevant to the process of preparing the JLDP. It will be necessary to cross-reference between this topic paper and other background documents in order to obtain full details of the relevant policy context.

## Developing the Settlements Strategy

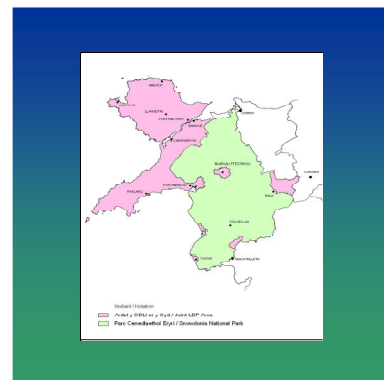
Strategic Policy PS3 in the Preferred Strategy Document refers to the Settlements Hierarchy which states that development will be distributed according to the settlements strategy based on the settlement's levels of service provision, its size (population), and subject to its environmental and social capacity and in terms of infrastructure to support development. This topic paper provides the context for the methodology of categorising settlements within Policy PS3.

Here is a list of other background documents that will be available for inspection at the same time as the Preferred Strategy document :-

- Renewable Energy Capacity Study
- Employment Land Study
- Strategic Flood Risk Assessment
- Topic Paper 'Update of the Candidate Sites Assessment'
- Retail Topic Paper
- Welsh Language and Culture Topic Paper
- Description of the Housing and Spatial Growth Topic Paper

We will prepare and publish documents on other varied topics over the coming months up to the release of the Deposit Plan, which will include:-  
Open Spaces Assessment

- Minerals
- Waste
- Community Infrastructure
- Landscape
- Transport
- Residential Needs of Specific Sectors – the Elderly, Students



## 5 Various Assessments

### Strategic Environmental Assessment and Sustainability Appraisal

Councils are required to prepare the JLDP with the aim of contributing towards achieving developments that are sustainable. At the heart of sustainable development is the simple idea of ensuring a better quality of life for all both now and for future generations. An integrated Strategic Environmental Assessment (SEA) and Sustainability Appraisal (SA) of the JLDP are required. The SEA/SA consider the sustainability implications of the JLDP in terms of the social, environmental and economic effects.

An Initial Sustainability Appraisal Report will be published at the same time as the Preferred Strategy document. This report will explain how the appraisal has been undertaken and how the process has assisted the development of a Preferred Strategy for the Joint LDP.

### Habitats Regulations Assessment

In compliance with Habitats Directive 92/43/EEC, the effect of any land use scheme on the conservation objectives of European Sites must be assessed. The first step is to screen the Preferred Strategy to identify whether there are any possible adverse effects. The screening report will be published jointly with the Preferred Strategy document.

### Other Assessments

A Health Impact Assessment (HIA), Equality Impact Assessment (EIA) and Welsh Language Impact Assessment (WLIA) of the Preferred Strategy Document have been undertaken. The reports of these assessments will be published at the same time as the Preferred Strategy document.

## 6 Next Steps

After the public consultation period on the Preferred Strategy document we will give due attention to all responses received during preparation of the Deposit Plan. It is foreseen that the draft version of the Deposit Plan will be considered by the relevant committees during 2013. The Deposit Draft version is the second formal stage in the process of preparing the JLDP. This will be the full version of the Plan and will include the detailed policies, maps and land allocations. You will have an opportunity to make comments on the Deposit Plan during the public consultation period. The next issue of the Newsletter will provide more information about that.



## 7 Would you Like to Know More?

If you require further information or would like to look at any of the completed JLDP documents please visit our website or contact us using the details below:



[www.anglesey.gov.uk/ldp](http://www.anglesey.gov.uk/ldp)  
[www.gwynedd.gov.uk/ldp](http://www.gwynedd.gov.uk/ldp)



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If you are not already on our distribution list and would like to be included, please contact the Joint Planning Policy Unit. Please supply your e-mail address if possible.

## 8 Next Publication

September 2013 in response to the consultation period on the Preferred Strategy document.