



CYNGOR SIR
YNYS MÔN
ISLE OF ANGLESEY
COUNTY COUNCIL

Adran Rheoleiddio / Regulatory Department
Gwasanaeth Amgylcheddol / Environmental Service
Rheolwr / Manager - Gareth Jones

Uned Polisi Cynllunio ar y Cŷd
Joint Planning Policy Unit
Neuadd y Dref / Town Hall
Bangor
Gwynedd. LL57 IDT

**Uned Polisi Cynllunio ar y Cŷd
Joint Planning Policy Unit**

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Ein Cyf / Our Ref:

Eich Cyf / Your Ref:

Dyddiad / Date: 17-08-11

Dear Stakeholder

Re: Joint Local Development Plan Newsletter August 2011

Joint Planning Policy Unit (JPPU)

Gwynedd Council and the Isle of Anglesey County Council have decided to set up a Joint Planning Policy Unit (JPPU) to prepare a Joint Local Development Plan for the Gwynedd and Môn Local Planning Authority Areas. Both Authorities have also approved constitutional changes in order to create a Joint Planning Policy Committee, which will have the responsibility of making the decisions with regard to the Joint Local Development Plan.

Based in the Town Hall, Bangor, the JPPU was formally established on the 1st May 2011 and comprises of staff from both Authorities. The JPPU's contact details are set out at the top of this letter.

The Anglesey & Gwynedd Joint Local Development Plan (JLDP)

The JLDP is a land use development strategy for a period of 15 years, which starts in 2011. It concentrates on sustainable development. It will aim to achieve the following:

- Guide the development of housing, retail, employment and other uses;
- Include policies which will aid each Local Planning Authority's decision with regard to planning applications;
- Protect areas to ensure the maintenance and enrichment of the natural and built environment.

The area covered by the JLDP is shown on the map included with this newsletter.

JLDP - The current situation

The Delivery Agreement is the first stage in the process of preparing the JLDP. The Delivery

Agreement is split into two parts:

- A timetable for producing the JLDP; and,
- A Community Involvement Scheme which is the strategy for ensuring that members of the public along with key stakeholders are part of the Plan preparation process.

The Delivery Agreement should be approved by both Councils by the end of October 2011. It will then be sent to the Welsh Government for its approval. The Delivery Agreement can be seen on each Council's website.

Preliminary work on preparing and gathering the evidence base for the JLDP is currently taking place.

Candidate Site Register - Submitting sites so that they can be considered

A key element of the JLDP's evidence base will be to identify the land required to meet Anglesey and Gwynedd's development needs. It is also important to identify land that needs to be protected from inappropriate development. These potential sites are known as Candidate Sites and a Candidate Sites Register (CSR) will be opened in October. This is when developers, landowners and the public can submit land for potential inclusion within the plan either for future development or for protection because of its special landscape, open space or conservation value. It is anticipated that this call for candidate sites period will last for 4 months.

All candidate site submissions will have to be accompanied by appropriate supporting evidence to justify potential inclusion in the JLDP. All sites submitted must undergo rigorous assessment to ensure that they are suitable and capable of being developed. Before the CSR is formally opened a 'Candidate Sites Consultation Document' has been produced which outlines the methodology that will be used to assess the Candidate Sites. Public consultation on this methodology will begin on **Thursday 18th August and will end on 5pm on Thursday 15th September.**

Copies of the document are available for public inspection during regular opening hours of the following offices: Town Hall, Bangor, Gwynedd Council's HQ in Caernarfon, Anglesey County Council's Planning Services, Llangefni, as well as Gwynedd Council's principal area offices in Pwllheli and Dolgellau. The document is also in the public local libraries in Anglesey and Gwynedd. Electronic copies can be viewed and downloaded on both Authorities' website.

People who originally submitted sites on the stopped Anglesey Local Development Plan Candidate Sites Register will be contacted following completion of the consultation regarding their submissions.

Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA)

The JLDP has to be subject to a Sustainability Appraisal (SA), which will also include the Strategic Environmental Assessment (SEA). These assessments will ensure that the JLDP's policies and proposals are consistent with the principles of sustainable development and that the significant environmental effects are identified, assessed, mitigated and monitored. The Scoping Report represents the first component of the SA. Anglesey County Council and Gwynedd Council are consulting on the SA Scoping Report for a period of 7 weeks between 21/7/11 and 8/9/11.

Copies of the document are available for public inspection during regular opening hours of the following offices: Town Hall, Bangor, Gwynedd Council's HQ in Caernarfon, Anglesey County Council's Planning Services, Llangefni, as well as Gwynedd Council's principal area offices in Pwllheli and Dolgellau. The document is also in the public local libraries in Anglesey and Gwynedd. Electronic copies can be viewed and downloaded on both Authorities' website.

JLDP - Next stages in the process

The following table outlines the key stages required to be undertaken as part of the process of preparing the JLDP and the timetable for doing so.

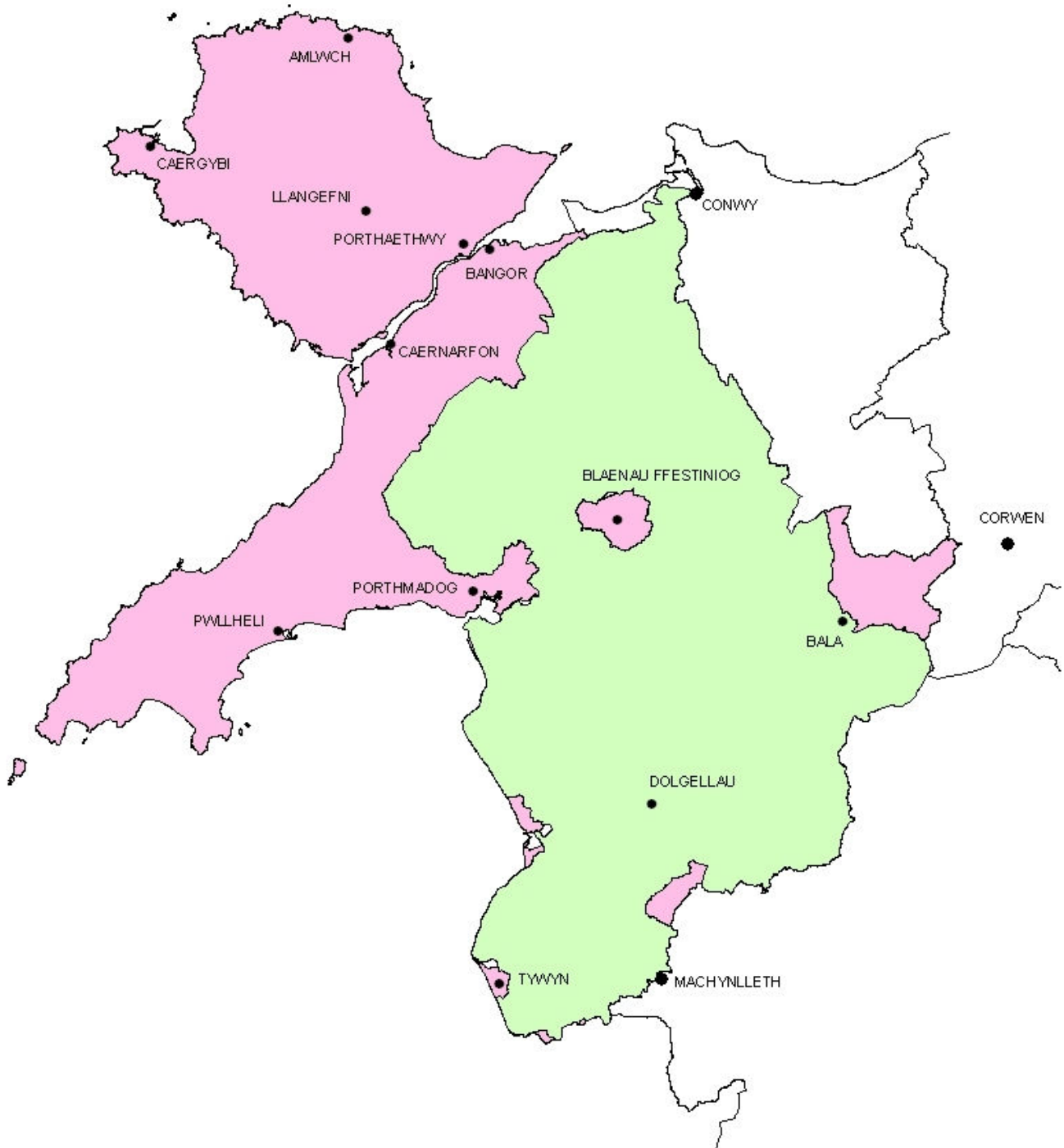
Definitive Timetable		
1.	Preparing and publishing the final DA (<i>Regulation 5-20</i>)	January – November 2011
2.	Review and Develop the evidence base	July 2010 – July 2012
3.	Pre-deposit participation – preparing the pre-deposit documents that will outline the main aims and preferred strategy (<i>Regulation 14</i>).	January 2011 – July 2012
4.	Pre-deposit Consultation (<i>Regulation 15</i>)	September 2012 – October 2012
5.	Participation – developing the evidence base further and preparing the Pre-deposit JLDP full draft	November 2012 – September 2013
6.	Placing the JLDP and associated documents on deposit (<i>Regulation 17</i>)	October 2013 – November 2013
Indicative Timetable		
7.	Considering observations on the Deposit JLDP (<i>Regulation 18 & 19</i>)	December 2013 – June 2014
8.	Publishing observations regarding alternative sites and consultations upon them (<i>Regulations 20 & 21</i>)	January 2014 – February 2014
9.	Submitting the JLDP to the WG for Examination (<i>Regulation 22</i>)	November 2014
10.	Independent Public Examination (<i>Regulation 23</i>)	April 2015
11.	Publishing the Inspector's Report (<i>Regulation 24</i>)	January 2016
12.	Adopting the JLDP (<i>Regulation 25</i>)	April 2016
13.	Monitoring and Reviewing	Annual Report

Further newsletters will be sent to stakeholders at key stages in the JLDP process is reached. If you would like your details to be removed from our stakeholder database please contact the JPPU at the above address or via email planningpolicy@gwynedd.gov.uk

Yours faithfully



NIA HAF DAVIES
PLANNING MANAGER (POLICY)



Nodiant / Notation

- Ardal y CDLI ar y Cyd / Joint LDP Area
- Parc Cenedlaethol Eryri / Snowdonia National Park