

Anglesey and Gwynedd Joint Local Development Plan Newsletter

Issue 2

1. Introduction

Welcome to the second Anglesey and Gwynedd Joint Local Development Plan (JLDP) newsletter. The newsletters will keep you informed about work on the JLDP, which is being prepared by the Isle of Anglesey County Council and Gwynedd Council. Once adopted, the JLDP will provide a vision for development in Anglesey and Gwynedd and guide planning decisions by setting out policies and proposals for the development and use of land to meet the needs

of the community. Please note that the JLDP will cover that part of Gwynedd outside of the Snowdonia National Park. Details of the Eryri LDP are available on Snowdonia National Park Authority's website <http://www.eryri-npa.gov.uk/> The preparation of the JLDP is a long process. It will take about four years for the plan to be completed and it will only replace the existing Development Plans once it is fully adopted.

This newsletter provides an update on the progress that has taken place since the first newsletter issued in August 2011. It will remind you about the JLDP process, the work the Joint Planning Policy Unit (JPPU) has been doing on behalf of both Councils on its preparation to date and how you can get involved in future consultation.

The JPPU has been busy over the last few months and in this newsletter we provide an update on:

- Main Public Stages and Timetable for Producing the JLDP - The Delivery Agreement
- Where are we now with the JLDP's preparation?
- The Candidate Sites Register
- Identifying Main Issues, Vision and Objectives and developing the Plan's strategic direction
- Background studies
- Sustainability Appraisal / Strategic Environmental Assessment
- Equalities Impact Assessment
- Health Impact Assessment
- Welsh Language Impact Assessment

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2. Main Public Stages and Timetable for Producing the JLDP - The Delivery Agreement

The JLDP preparation process can be divided into 7 stages (see figure 1). The Delivery Agreement is the document which sets out the timetable for the production of the JLDP and how and when communities and other stakeholders can become involved. The Delivery Agreement is available for public inspection at the Town Hall, Bangor and on each Council's website www.anglesey.gov.uk and www.gwynedd.gov.uk

Since the first newsletter was issued the JLDP Delivery Agreement was approved by both Councils and the Welsh Government (WG) in November 2011. Figure 2 shows the current timetable for adopting the JLDP, as approved by the Anglesey and Gwynedd Joint Planning Policy Committee on the 22nd June 2012.

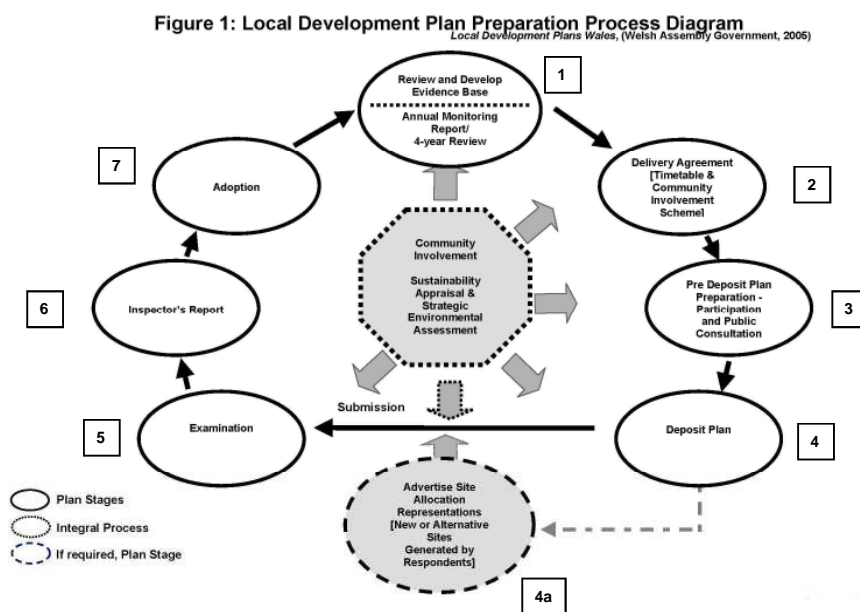


Figure 2: JLDP Timetable

JLDP Stage	Date
Preparing the Preferred Strategy Document	November 2012
Consultation on the Preferred Strategy	January 2013
Consultation on the Deposit Draft Plan	October 2013
Examination in Public	April 2015
Adoption of the JLDP	April 2016

3. Where are we with the JLDP Preparation?

In terms of the preparation process, we are in the middle of Stage 2. The purpose of this stage is to improve the evidence base and to develop the issues, a vision, objectives and possible strategies for the area, involving the public and other key stakeholders on the way.



4. Identifying Main Issues, Vision and Objectives and developing the Plan's strategic direction (MIVO)

Engagement on the MIVO commenced on 8th November 2011 for a 6 week period. This was extended on request until 27th January 2012 to allow further opportunity for comments to be submitted. It is the Councils' intention to engage as many people as possible in the preparation of the JLDP. We have therefore undertaken a wide range of engagement during this period, including presentations and discussions with elected Members, groups of children and young people and older people, the Key Stakeholder Group, and produced a discussion document intended to promote debate and discussion. Letters were sent to everyone who is registered on the JLDP distribution list to raise awareness. In addition the MIVO was advertised in local newspapers. Paper copies of all documents were deposited at all main Council Offices and local public libraries as well as being available to view and download online.

Consultation on the MIVO report closed on the 27th January 2012. The Councils wish to thank everyone who took the time to submit comments. Approximately 70 responses were received from a variety of groups, including consultants, developers, Community Councils, key agencies, other national organisations, internal Council departments and the public.

The sessions with different groups and the postal engagement generated valuable feedback and discussion, which has assisted the Councils in identifying the main issues, refining the draft Vision and Objectives and in selecting a preferred housing growth level and a general distribution pattern for the JLDP.

A summary report about the comments that were received during the engagement period can be viewed on each Councils' website www.gwynedd.gov.uk or www.anglesey.gov.uk

Based on an assessment of the comments received Members have agreed on a set of issues, a vision, a set of objectives and a housing growth option where 7665 dwellings will be encouraged over the Plan period (2011 – 2026) on sites already with planning permission, by adapting existing buildings and on new sites. This option will contribute towards the delivery of affordable housing, prevent further reduction in the workforce and younger population, but at the same time reduce impacts on the environment.

Also agreed by the Councils:

- Focusing the main developments and regeneration in the major settlements and the strategic sites there
- Supporting developments which reflect the size, environmental and cultural functions and capacity of the network of different key settlements and key villages
- Supporting minor developments, in defined small villages and in the countryside, which help to maintain services and facilities for local communities

The Councils will continue to monitor the evidence regarding the need for new housing and its delivery as work goes forward to prepare the Preferred Strategy. A further report will be taken to the Councils during the autumn of 2012, setting out the recommended Preferred Strategy.



5. Candidate Site Register

In October 2011, the JPPU on behalf of the Councils invited agents, developers, landowners, and members of the public to submit potential development or safeguarded sites for inclusion in the JLDP to meet the needs of the communities in Anglesey and Gwynedd. In April 2012 a Candidate Sites Register that lists all of the sites that have been submitted by anyone with an interest in land. At this stage, the register includes the following information:

- Site number
- Site Name
- Site area (in hectares)
- Proposed use
- Site plan

It should not be interpreted as a commitment from the Councils that these sites will be taken forward into the JLDP. The Register can be viewed on each Council's website at www.gwynedd.gov.uk/candidate_sites or www.anglesey.gov.uk/candidate_sites

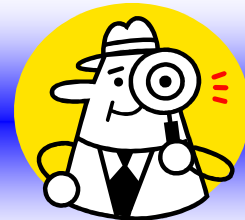
Please note that the period for suggesting sites for inclusion has officially closed to allow sufficient time to assess the sites and prepare the JLDP. Late submissions will only be entertained where consultation can be carried out in time. Interested parties are advised to submit additional sites to the JPPU as soon as possible.

A methodology was developed following public consultation to assess the suitability of these sites. All sites that have been submitted as part of this process are currently being assessed against the methodology to ensure that land allocated in the JLDP is suitable and sustainable for development. To assess their suitability, the JPPU is consulting with key stakeholders, e.g. Environment Agency, Welsh Water, the Councils' Biodiversity Units. It is anticipated that 'strategic / key sites' will be broadly shown in the Preferred Strategy version of the JLDP.

If your site is successful, it will be shown in the Deposit Plan as an "allocation" or potentially identified as suitable for development purposes in some other way.

If your site is unsuccessful, and is not included in the Deposit Plan and you wish to object to the exclusion of your site, you can tell us why during the Deposit Plan consultation stage. You will be able to resubmit your site, or propose a new one at this stage. An Alternative Sites Register containing all sites proposed for inclusion, alteration and/or deletion from the Deposit Plan will be subject to a six weeks consultation period (Stage 4a in figure 1).

The final decision on which sites are included in the Local Development Plan lies with an independent Planning Inspector—not the Councils.

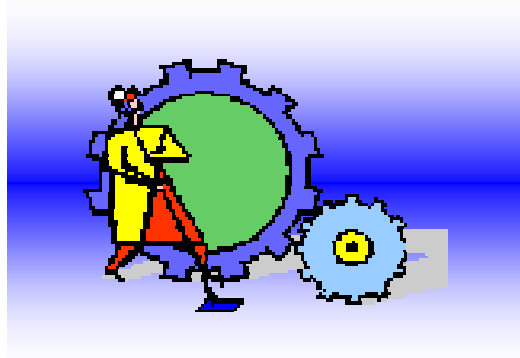


6. Background Studies

The JPPU is undertaking a number of background studies which will provide information to support decision-making in the JLDP process. These studies include the following:

Employment Land Review

The JPPU commissioned a study that assessed the demand for employment land in the Plan area. The report provides advice on the need to safeguard existing employment land and the need to identify more amounts of employment land in some areas, and it will inform the development of appropriate future policies. Copies of an executive summary of the report can be viewed on each Councils' website as well as guidance about how to obtain a copy of the full report at www.anglesey.gov.uk or www.gwynedd.gov.uk



Annual Joint Housing Land Availability Study

Joint Housing Land Availability Studies (JHLAS) undertaken annually monitor all land which has either been allocated in the adopted development plan or which has a current planning permission for housing. The studies provide information on where housing is being built, assess how rapidly housing sites are likely to be developed, and estimate how many years' housing land is available based on development plan targets. The 2011 Gwynedd Local Planning Authority JHLAS indicates that it has a 5 years supply of housing land (based on current Gwynedd UDP requirement). The 2011 Anglesey JHLAS indicates that it has a 5.1 Years supply of housing land (based on past completions rates). These JHLAS can be viewed on the Welsh Government's website at www.wales.gov.uk



Affordable Housing Viability Assessment

The Councils must ensure that any affordable housing targets or thresholds set are viable to ensure that affordable housing do not have an adverse impact on the delivery of homes. The JPPU has commissioned a study. The report will be published during October 2012.

Retail Need Study

The JPPU has commissioned a study that involves reviewing the need for retail allocations based on an assessment of retail performance, retail forecasts and an assessment of current town centres. The report will be published during September 2012.



Urban Capacity Study

The JPPU has undertaken field work to explore the potential availability of sites that could provide development opportunities within the built form of key settlements. This will be an additional source of information that will supplement the Candidate Sites Register. The report will be published during September 2012.



Strategic Flood Risk Assessment

The JPPU is currently carrying out a broad level strategic flood risk assessment (Level 1), which involves a review of current information and data about flooding in the area. It will engage with the Environment Agency before completing and publishing this study during September 2012. A Level 2 SFRA may be required. This work will be commissioned and carried out as recommended in TAN 15, in consultation with the Environment Agency.

Special Landscape Area Study

The JPPU has commissioned a study to review Landscape Character Areas and Special Landscape Areas based on the latest LANDMAP information. The report will be published during September 2012 and will feed into the proposed JLDP.

Topic Papers

The JPPU is also reviewing current data and information about other subject areas to better understand the area and identify matters that need to be tackled in the JLDP. Topics include tourism, transportation, infrastructure, community facilities and services, population and housing.



Renewable Energy Capacity Study

The JPPU has commissioned a study that involves using a toolkit developed by the Welsh Government to identify opportunities and restrictions on the use of various land-based renewable energy technologies. The report will be published during September 2012 and will feed into the proposed JLDP.

Biodiversity Sensitivity Mapping

The JPPU has commissioned the Local Record Centre to undertake a study that uses local information to reach a conclusion regarding the biodiversity value of land within and outside key settlements. Maps showing the conclusions will be published by September 2012 and will feed into the proposed JLDP.

Urban open spaces assessment

The JPPU has started to collect information about the availability of open spaces of recreational value and the need for additional provision.



Candidate Wildlife Sites (Gwynedd)

Gwynedd Council has appointed consultants to undertake a review of a number of CWS. These are sites which warrant special protection because of their local importance for flora and fauna. The first phase of the study will assess candidate wildlife sites located near main settlements to determine whether they are suitable for protection. Overall there are around 1300 existing CWS. All information gathered will feed into the proposed JLDP.

A series of engagement events, including meetings with relevant key stakeholders and online engagement, will be used to promote the technical reports about the various studies and topic papers. The engagement period will assist to verify the information and with policy development and Plan preparation. Keep an eye on each Council's JLDP website to find out more about these documents.

7. Various Assessments

Strategic Environmental Assessment & Sustainability Appraisal

It is a requirement for the Councils to prepare the JLDP with the objective of contributing to the achievement of sustainable development. At the heart of sustainable development is the simple idea of ensuring a better quality of life for everyone, both now and for future generations. An integrated Strategic Environmental Assessment (SEA) and Sustainability Appraisal (SA) of the JLDP is required. The SEA / SA will be used to help in formulating the Preferred Strategy. The SEA / SA considers the sustainability implications of the JLDP in terms of the social, environmental and economic impacts.

A Scoping Report was produced, with the purpose of identifying the key issues in Anglesey and Gwynedd, the approach the SA should take, i.e. the SA framework, and the matters that should be addressed in the SA. A draft Scoping Report was sent out to consultation, and was informed by the SA Task Group, and their input has been incorporated into the SA. Copies of the draft Scoping Report can be viewed at the Town Hall, Bangor and on each Council's website: www.anglesey.gov.uk or www.gwynedd.gov.uk



Health Impact Assessment

A Health Impact Assessment is being undertaken to assess any potential impact of the Draft Preferred Strategy in terms of people's health and well-being in order to reduce any negative impact and give people more opportunities to improve their health. Details of the methodology that will be applied and the results to date can be viewed on each Council's website www.anglesey.gov.uk or www.gwynedd.gov.uk

Habitat Regulation Assessment

In accordance with the Habitats Directive 92/43/EEC, the impacts of any land use plan on the conservation objectives of a European Site are to be assessed by means of Appropriate Assessment. The first stage of this is to undertake a screening report of the likely significant effects of the Draft Preferred Strategy.

Equality Impact Assessment

The Councils have a statutory duty to carefully consider the needs and requirements of the community who are affected by their policies and procedures. An Equality Impact Assessment will be undertaken at key stages to inform the Plan's development and assess any impact it may have on race, gender, sexuality, disability, religion, belief/non belief, and age. Impact on the Welsh language and culture will be assessed separately. Information about the topic and the methodology that will be applied can be seen on each Council's website: www.anglesey.gov.uk or www.gwynedd.gov.uk

Welsh Language Impact Assessment

The SA/SEA Scoping Report and the JLDP's assessment of issues that need to be tackled have set out the importance of the Welsh language and culture to communities within the Plan area. The Councils have therefore a statutory duty to carefully consider how the JLDP can assist to ensure that the Welsh language is able to flourish in the area. Information about the topic and the methodology that will be applied can be seen on each Council's website: www.anglesey.gov.uk or www.gwynedd.gov.uk

8. Next Key Stage

The aim is to complete Stages 1 and 2 by the end of 2012 and publish a Preferred Strategy Document setting out:

- The JLDP Vision and Objectives
- The strategic options
- The chosen Preferred Strategy, which will include strategic policies and identification of broad areas of search for strategic / key sites in and around major settlements.

The 6-week consultation exercise on the Preferred Strategy Document will now take place in January 2013, not in autumn 2012 as indicated in the Delivery Agreement. Both Councils will seek to ensure that this slight slippage will be absorbed into the agreed timetable and that it will not lead to a delay in the target adoption date set out in the Delivery Agreement.

A number of consultation events will be held during the consultation period, details of which will be publicised nearer the time. This will be an opportunity to comment on the choice of the Preferred Strategy, Vision and Objectives and to influence the development of the JLDP.



9. Want to find out 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:

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.



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10. Next Issue

January 2013 to coincide with the Preferred Strategy consultation.



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