

Newsletter

Joint Local Development Plan Anglesey & Gwynedd



August 2014

Issue 4

Introduction

Welcome to the fourth edition of the Joint Local Development Plan update newsletter. Since Issue 3 much progress has been made on the Local Development Plan and consultation will take place on the Deposit Plan early in 2015. This edition of the newsletter will provide an update on the following topics:

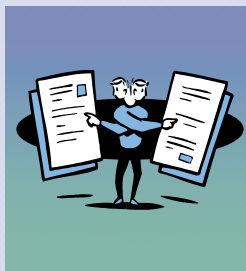
- Delivery Agreement
- Results of the Preferred Strategy Consultation
- Progress on Candidate Sites
- Deposit Plan – Public Consultation
- Background Studies
- Submission and Examination
- Inspector's Report on the Joint LDP
- Adoption

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Delivery Agreement

The approved Delivery Agreement for the Anglesey and Gwynedd Joint Local Development Plan sets out the process and timetable for its preparation. In terms of the preparation process, the Councils have fallen slightly behind the published timetable. Work is well underway on Stage 5, which relates to the statutory deposit of proposals but the 6 week public consultation on the Deposit Plan will now take place early in 2015, not in the Summer 2014 as indicated in the Delivery Agreement. As a consequence the Delivery Agreement will need to be amended to reflect this change in timetable. **This newsletter serves to inform stakeholders of the change in timetable.**





The consultation was undertaken for a period of six weeks during May and June 2013, during which information about the Preferred Strategy and its supporting documents were made available on both Councils' websites, both Councils' principal offices and public libraries. Before starting the public consultation the Joint Planning Policy Unit visited groups of stakeholders to raise awareness of the Plan.

In total 132 respondents made 365 representations on the Preferred Strategy. There were varying views about the preferred level of housing growth, with respondents either supporting it or suggesting a higher or lower level of growth. Changes were also proposed to the Plan's vision, objectives and strategic policies. The Councils welcome the interest shown in the Plan and the constructive comments made. The comments received as part of the consultation on the Preferred Strategy are being taken into consideration in the preparation of the Deposit Plan. The JPPU is also working with

Candidate Sites

Following a Call for Sites stage, which closed in October 2012 the Council released a Candidate Site Register listing all of the sites submitted by anyone with an interest in land or a view about its future, as part of the Joint Local Development Plan - Candidate Site process. The Candidate Site Register is available on the Councils' websites www.gwynedd.gov.uk/csr or www.anglesey.gov.uk/csr Since the closure of the Call for Sites stage, the JPPU has also been making a note of other sites submitted by interested parties. A late submission file records information about these sites, which closed in April 2014. No more sites will be added to the late submission file.

All submitted sites are assessed against a methodology to ensure that land allocated in the Joint Local Development Plan is suitable and sustainable for development. This includes gathering and assessing information from services within the Councils and external stakeholders. The results of the first filtering process were released in Topic Paper 1 in May 2013. The results of the assessment of all sites will be released in an updated version of Topic Paper 1 early 2015 to coincide with the public consultation of the Deposit Plan. This Plan will identify the land to be allocated and/or included within development boundaries shown on proposals maps.

If your site is successful, it will be shown in the Deposit Plan as an "allocation" or identified as potentially suitable for development purposes in some other way, e.g. included within a development boundary. If this is the case you may wish to register your support during the Deposit Plan public consultation stage.

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 week public consultation period as soon as possible after the Deposit Plan public consultation.

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



Public consultation will take place on the Deposit Plan in early 2015. The actual date will be advertised widely nearer the time. This stage provides an opportunity for members of the public and other interested parties to make formal representations over a six-weeks period.

Representations must relate to whether the plan is 'sound' and details of the ten tests of soundness will be made available.

When the Deposit Plan is released for public consultation, it will be available to view on the Councils' websites, at public local libraries and each Council's principal offices. Also, the Councils will hold a series of public 'drop in' events at strategic locations across the Plan area.

What is the Deposit Plan?

- A vision, objectives and strategy for the Plan area
- Strategic and detailed policies
- Monitoring Process
- A proposals and constraints map, which shows the allocations and designations on a geographic basis

When is the public consultation period?

The exact dates of the six-weeks public consultation period are not known at the moment but it will take place early in 2015. Full details of the consultation will be widely publicised nearer the time, including by advert in the local newspapers and letters by post or email to everyone on the stakeholder database. If you are on the database you will receive a letter.



Updates on Studies

The following studies have been completed since the public consultation about the Preferred Strategy, or are currently underway:

Habitats Regulation Assessment

The Councils will undertake a Habitat Regulation Assessment of the Joint LDP Deposit Plan to ensure that European protected sites (Natura 2000 sites) are not impacted upon. Enfusion have been commissioned to assist the JPPU with the process.

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

The Councils will be continuing to undertake an integrated SA/ SEA of the Plan. Enfusion have been commissioned to assist the JPPU to undertake work associated with the process. We are currently updating the baseline information and informing the assessment of candidate sites and formulation of the Plan's policies.

Health Impact Assessment

A Health Impact Assessment is being undertaken to assess any potential impact of the Deposit Plan 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.

Equality Impact Assessment

The Councils have a statutory duty to carefully consider the needs and requirements of the community who are affected by policies and procedures. An Equality Impact Assessment will be undertaken of the Deposit Plan to assess any impact it may have on race, gender, sexuality, disability, religion, belief/non belief, age and the Welsh language.

Welsh Language Impact Assessment

The Councils will be continuing to undertake a WLIA to inform the integrated SA/ SEA of the Plan.

Housing and Welsh Language Study

The report prepared by the Gwynedd Research and Analytics Unit on behalf of both Councils provides an analysis of responses to the 'Gwynedd and Anglesey Housing and Welsh Language Survey', which was conducted between September – November 2013. It forms part of the evidence base on the situation of the Welsh language in Gwynedd and Anglesey. This work follows analysis of trends based on the 2001 and 2011 Censuses, as well as analysis of other relevant evidence from different sources.

Wildlife Sites (Gwynedd) – Phase 2

Heather Scott, Consultant Ecologist, was commissioned to review potential wildlife sites in Gwynedd in order to advise whether or not they conformed to the criteria.

Landscape Sensitivity and Capacity Study

Gillespies LLP was commissioned by the Councils (as well as Snowdonia National Park) to provide a strategic assessment of the relative sensitivity and capacity of the individual landscape character areas within the Plan area to a range of different development. The Study also provides a series of landscape strategies which provide an indication as to where specific developments might be best located and an indication of the appropriate scale of development, based on thresholds of maximum capacity. Its last objective is to provide siting and design guidance relevant to each of the different development types and consider a methodology for cumulative landscape and visual appraisal of the different types of develop-

Updates on Studies

Residential Amenity and Wind Turbines and Pylons

Gillespies LLP was commissioned by the Councils to advise on separation distances between residential properties and wind turbines or pylons.

Urban Capacity Study of the Local Service Centres

The Joint Planning Policy Unit, in consultation with other units within both Councils, has undertaken a study to try to foresee how many housing units could be promoted in the Local Service Centres within the Plan area. Infill sites, vacant buildings and historical information about the use of floors above shops and the change of use of buildings to residential use were examined.



What Happens Next?

SUBMISSION AND EXAMINATION

After consulting on the Deposit Plan, the Councils will submit it along with the sustainability report, the consultation statement and all the supporting documents to the Planning Inspector who will assess the Plan on the basis of soundness. At this stage, the Inspector will invite respondents who submitted comments about the Deposit Plan in order to discuss the issues raised in hearings about specific topics. The Inspector will also have access to comments submitted in writing during the public consultation periods about the Deposit Plan and alternative sites. It is anticipated that we shall be submitting the Plan and supporting documents during December 2015 and the examination will start in April 2016.

INSPECTOR'S REPORT ON THE JOINT LOCAL DEVELOPMENT PLAN

The Inspector will produce a binding report that will identify any changes to be made to Plan. This report will be available to the public within 4 weeks of receipt. It is anticipated that we shall receive the report in September 2016.

ADOPTION

Within 8 weeks of receiving the Inspector's Report, an Adoption Statement will be prepared to show that the Councils have formally adopted the Plan. The Plan will then become the statutory plan for the Plan area and will be used to make decisions on planning applications.

Want to Know More?

CONTACT US

If you require further information or would like to look at any of the completed Plan documents please visit our website or contact the Joint Planning Policy Team using the details below:

Visit our website:

www.gwynedd.gov.uk or www.anglesey.gov.uk and click on Environment and Planning or Planning and Waste (depending on which website you'll be using), then Planning Policy

Email: planningpolicy@gwynedd.gov.uk

Mail to: Joint Planning Policy Unit
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Ffordd Gwynedd
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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.