

ITEM 6

MEETING	Joint Local Development Plan Committee
DATE	6 September 2019
NAME	Supplementary Planning Guidance: Replacement Dwellings and Conversions in the Countryside
PURPOSE	Consider and approve the proposed response to comments received about the Replacement Dwellings and Conversions in the Countryside Supplementary Planning Guidance and adopt this Guidance
RECOMMENDATION	That the Committee approves the proposed response to the comments received about the following Supplementary Planning Guidance and adopt this Guidance: <ul style="list-style-type: none">Replacement Dwellings and Conversions in the Countryside
AUTHOR	Team Leader, Anglesey and Gwynedd Joint Planning Policy Unit

1. Background

- 1.1 The Planning Authorities are committed to prepare a range of Supplementary Planning Guidance to support the Joint Local Development Plan. This report presents:
- A consultation report on the Replacement Dwellings and Conversions in the Countryside Supplementary Planning Guidance (Appendix 1); and
 - The final draft version of the Replacement Dwellings and Conversions in the Countryside Supplementary Planning Guidance (Appendix 2).

2. The public consultation and the final draft Guidance

- 2.1 The Replacement Dwellings and Conversions in the Countryside Supplementary Planning Guidance consultation draft was compiled on the basis of consultation with relevant officers in the two Councils and the Joint Local Development Plan Panel. Approval was received by the Joint Planning Policy Committee on the 25 January 2019 for public consultation on this draft Guidance.
- 2.2 There was a public consultation on the content of the draft document between 21 February 2019 and 4 April, 2019. The Public Consultation Report shown in Appendix 1 record the comments received and the response to them. The Guidance in Appendix 2 has been amended as a result of the consultation, taking some of the issues raised into consideration.

3. Strategic Environmental Assessment and the Habitat Regulations Assessment

- 3.1 Screening assessments were conducted to determine if this Guidance should be subject to a Strategic Environmental Assessment (SEA) in accordance with European Directive 2001/42/EC and the Environmental Assessment of Plans and Programmes Regulations 2004. Habitats Regulations Assessment (HRA) of plans and programmes that may affect sites of international importance is one of the requirements of the Habitats Directive (92/42/EEC). This Guidance was therefore assessed to determine whether there was a requirement for a full appropriate assessment under the Habitats Regulations.
- 3.2 The Regulations set out a process for Authorities to undertake a screening opinion. Primarily because this SPG support policies that have been subject to SEA, the conclusion was that there was no need for these Guidance to be subject to SEA. The Plan's policies were assessed under the Habitats Regulations and the conclusion was that there was no need for an appropriate assessment of the Plan. Because this Guidance support some of those policies, the screening assessment referred to in paragraph 3.1 above came to a conclusion that there was no need for an appropriate assessment of this Guidance.
- 3.3 In accordance with the processes set out in the Regulations referred to above, a copy of the screening assessments was sent to Natural Resources Wales and CADW, which are the specific environmental bodies. These organisations were required to respond within 5 weeks.
- 3.4 This process has determined that the Councils' screening assessment was correct, and, therefore, a SEA and an Appropriate Assessment of this Guidance are not required. Screening Statements will be published to reflect this decision.

4. Next steps

- 4.1 After this Guidance is adopted it will be a material planning consideration.
- 4.2 A copy of the final SPG will be available on the websites of the two Councils and hard copy can be found in the offices of the two Planning Services and the Office of the Joint Planning Policy Unit.
- 4.3 A copy of the Public Consultation Report can be found on the websites of the two Councils and hard copy can be found in the offices of the two Planning Service and the Office of the Joint Planning Policy Unit.
- 4.4 A copy of the Strategic Environmental Assessment and the Habitat Regulations Assessment Screening Statements will be available to view on the Councils' websites and a paper copy will be available to view in the offices of the two Planning Service and the office of the Joint Planning Policy Unit.
- 4.5 We shall inform the individuals that took part on the public consultation that these Guidance have been adopted.

5. Recommendation

5.1 The Joint Planning Policy Committee is asked to approve the proposed response to comments about the following Supplementary Planning Guidance and adopt this Guidance:

- (i) Replacement Dwellings and Conversions in the Countryside (See Appendix 2).

APPENDICES:

Appendix 1: Public consultation report for the Replacement Dwellings and Conversions in the Countryside Supplementary Planning Guidance

Appendix 2: Replacement Dwellings and Conversions in the Countryside Supplementary Planning Guidance Final draft