

MEETING	JOINT PLANNING POLICY COMMITTEE
DATE	25 March 2011
TITLE	Joint Local Development Plan – draft Delivery Agreement
PURPOSE	Present a consultation draft version of the Delivery Agreement
RECOMMENDATION	Approve the draft Delivery Agreement for public consultation Delegate powers to the Head of Regulatory Department (Gwynedd Council) and the Head of Planning and Public Protection Services (Anglesey) to make minor amendments before releasing the document for public consultation
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1. Summary

- 1.1 The decision of Anglesey County Council and Gwynedd Council to collaborate to produce a Joint Local Development Plan (JLDP) has enabled the Councils to commence the process of preparing a JLDP for Anglesey and Gwynedd (excluding the Snowdonia National Park). The purpose of this report is for the Joint Planning Policy Committee to consider the draft Delivery Agreement for the JLDP and to approve the draft Delivery Agreement for consultation and discussion with relevant stakeholders.

2 Proposal

- 2.1 It is a statutory requirement for the Councils to produce a Local Development Plan and associated Delivery Agreement. The main risk is that without an up to date planning policy framework and future vision for development across the JLDP area, future decisions on planning applications would potentially be based on out-of-date policies and not reflect the needs of the area.
- 2.2 A draft Delivery Agreement (DA) is attached as Appendix 1 to this report. The draft DA incorporates two main sections:
- i) A timetable for the preparation of the JLDP. A four year timescale for preparing LDPs is advocated by the Welsh Assembly Government (WAG) and it is proposed that the JLDP process should formally commence at the start of October 2011, i.e. the anticipated date of WAG’s agreement of the DA, and complete early in 2016. In accordance with WAG guidance, preparatory work has however begun in advance of the formal start date.
 - ii) A Community Involvement Scheme, which sets out:

- a. with whom the Councils will contact during the preparation of the JLDP;
 - b. how and when Council officers, elected Members, the public, groups with an interest in the area and developers can contribute to the overall process;
 - c. what happens to the representations
- 2.3 The draft DA has taken account of the requirements set out in WAG guidance, and has been written to reflect good practice and the level of resources available to the Councils. Efficiencies will be achieved during the JLDP process from sharing best practice and collaborating internally and with neighbouring authorities e.g. joint studies, using similar appraisal methodologies.
- 2.4 The JLDP will aim to deliver sustainable development and safeguard the quality of the environment. It will have regard to national, regional and local plans and strategies. The JLDP will be subject to a number of assessments to ensure that the policies and proposals included within the LDP are appropriate. These include a Sustainability Appraisal, a Strategic Environmental Assessment, a Habitats Regulations Assessment, an Equalities Impact Assessment. The draft DA will be the subject of an Equalities Impact Assessment.
- 2.5 The JLDP will directly affect all those Members with wards located in Anglesey and Gwynedd outside the Snowdonia National Park (SNP). Those Members with wards entirely within the SNP may also be affected directly. The JLDP also has implications for all services which either have land use / development needs within Anglesey and Gwynedd (excl. SNP), or for those services which look to the planning system to secure improvements to or to deliver service provision. In particular, services which require the JLDP to include planning policies relevant to their particular service area will need to engage with the JLDP process and commit resources (staff and/or revenue funding) as necessary. This need will begin early in the JLDP process particularly as JLDP policy must be founded upon sound evidence of need for which other services will either be asked to participate in or lead upon.
- 2.6 The JLDP is a spatial plan and will therefore look to co-ordinate development and land use needs and have regard to the policies of the partners of the Local Service Boards. The DA sets out the proposed methods for involving stakeholders in the LDP process.
- 2.7 It is considered that the proposed contents of the DA represent an appropriate mechanism for preparing the JLDP and engaging with the community and other stakeholders.

3 Public consultation

- 3.1 The consultation will be targeted at those who made representations on the withdrawn Anglesey Local Development Plan (Pre-Deposit Consultation version), at those who have registered an interest in a local development plan for the Gwynedd Local Planning Authority area and, at specific and general consultation bodies (which include City/ Town and Community Councils) in accordance, with the Development Plan Regulations 2005.

- 3.2 The detailed consultation arrangements are currently being finalised by officers. The draft DA will be available to view on both Councils' websites, in all the local public libraries and in the Councils' principal offices.
- 3.3 Comments received from the consultation process will be reported back to the Anglesey Environment and Technical Services Scrutiny Committee, the Gwynedd Environment Scrutiny Committee, the JLDP Panel and the Joint Planning Policy Committee, Anglesey Executive Committee, Gwynedd Council Board for consideration. Each Council will then be asked to approve the final DA, as required by regulation, before it is submitted to the Welsh Assembly Government for its agreement.

4 Recommendation

- 4.1 The Joint Planning Policy Committee is asked to approve the draft Delivery Agreement for consultation and discussion with relevant stakeholders.
- 4.2 Delegate powers to the Head of Regulatory Department (Gwynedd Council) and the Head of Planning and Public Protection Services (Anglesey) to make minor amendments before releasing the document for public consultation.