

MEETING	JOINT PLANNING POLICY COMMITTEE
DATE	22 June 2012
TITLE	Joint Local Development Plan – Progress Report
PURPOSE	Update the Committee of the progress so far; To provide information about the procedure for reporting to committees during 2012 – 2013; To provide information about the work programme and timetable
RECOMMENDATION	Members are requested to support the amended work programme and timetable
AUTHOR	Nia Davies, Planning Manager (Policy), Joint Planning Policy Unit

I Background and purpose

- 1.1 The Councils' programme to prepare the Joint Local Development Plan (LDP) has been included in the Delivery Agreement approved by the two Councils by November 2011. The Agreement was supported by the Government in November 2011
- 1.2 The report updates the Committee of the progress made so far in the process of preparing the Joint LDP. It provides information about the technical studies being carried out as well as work on associated topic papers. The report also seeks support for the amended timetable.

2 Progress so far

- 2.1 Table 1 in Appendix 1 sets out the statutory milestones in the process of preparing the Joint LDP. This is what is included in the Delivery Agreement.
- 2.2 We are currently in the middle of stages 2 and 3 namely reviewing and developing the evidence base, which includes input from the public and other stakeholders. This is the period when a great deal of evidence is collected that will influence the contents of the Joint LDP.
- 2.3 Table 2 in Appendix 1 shows the lower tier milestones that allow us to achieve the statutory steps noted in Table 1.
- 2.4 Table 3 in Appendix 2 provides information regarding technical studies and topic papers.

3 Diary of reports to committees in 2012

- 3.1 Table 4 in Appendix 3 shows the proposed order of reporting and the relationship between the Joint Planning Policy Committee and other relevant committees.

- 3.2 We will aim to submit part of the Pre-deposit Plan to the Joint Planning Policy Committee in September and the full Pre-deposit Plan to it in November 2012. Table 4 indicates that the Pre-deposit Plan will not be ready for public consultation until the end of December 2012.
- 3.3 Although significant progress has been made in the work of collecting and analysing evidence, a number of matters have affected the timetable, leading to a slight slippage of 3 months. These matters include:
- the significant response to the call for sites period with a very high percentage of the information being submitted during the last fortnight of the period. Each of the sites had to be processed and each one had to be assessed too;
 - having to divert resources to other fields of work, e.ge. preparation of SPG regarding land-based Renewable Energy and response to the public consultation;
 - periods of long-term sickness in the Joint Planning Policy Unit
- 3.4 Table 5 in Appendix 4 notes the amended timetable for the process of preparing the Joint LDP. Note that every effort will be made to adhere to this amended timetable for 2012 - 2013 and to look for opportunities to reduce the slippage from April 2013 onwards. The Welsh Government has already been informed of the slight slippage, the reasons for it and the steps being taken to remedy the situation.

4 Recommendation

- 4.1 Members are requested to support the work programme and amended timetable

APPENDIX I

Table I: the timetable for preparing the Joint LDP as included in the Delivery Agreement (2011)

Steps in the preparation process		Timetable
Final timetable		
1.	Preparation and publication of the final Delivery Agreement (<i>Regulation 5 – 10</i>)	January – November 2011
2.	Review and development of the evidence base	July 2010 – July 2012
3.	Pre-deposit participation – preparation of the pre-deposit documents outlining the main objectives and preferred strategy (<i>Regulation 14</i>). This will not be a full draft of the Joint LDP	January 2011 – July 2012
4.	Pre-deposit consultation – period of 6 weeks (<i>Regulation 15</i>). Formal consultation on the pre-deposit documents and the sustainability assessment report	September 2012 – October 2012
5.	Participation – further develop the evidence base and prepare Deposit Joint LDP (full draft plan) that will be based on the evidence, including the response received to the pre-deposit documents	November 2012 – September 2013
6.	Place the Joint LDP and associated documents on deposit – consultation period of 6 weeks (<i>Regulation 17</i>)	October 2013 – November 2013
Indicative timetable¹		
7.	Consider comments about the Deposit Joint LDP (<i>Regulations 18 & 19</i>)	December 2013 – June 2014
8.	Publish comments regarding alternative sites, consult on them – period of 6 weeks (<i>Regulations 20 & 21</i>)	January 2014 – February 2014
9.	Submit the Joint LDP to the Welsh Government for Inspection (<i>Regulation 22</i>)	November 2014
10.	Independent Public Inquiry (<i>Regulation 23</i>)	April 2015
11.	Publication of Inspector's Report (<i>Regulation 24</i>)	January 2016
12.	Adoption of the Joint LDP (<i>Regulation 25</i>)	April 2016

¹ The timetable for taking steps 7 – 12 will depend on external factors and influences not currently known to the Council

13.	Monitoring and Review	Annual report
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Table 2: Key milestones 2011 - 2012

Milestone	Target date	Progress
Delivery Agreement in place	November 2011	Completed
Call for possible sites	October 2011	Completed. A period of 4 months was earmarked to submit information about sites.
Publication of the Possible Sites Register	April 2012	Completed. Currently 800 sites have been registered.
Develop the Draft Sustainability Evaluation Scoping Report (SE)	June 2011	Completed. Discussion held with the Sustainability Task Group and support from Enfusion
Seek the opinions of the public and others on the Draft SE Scoping Report	August 2011	Completed. A 5 week consultation period was held. The Draft Scoping Report has been amended and developed into the form of a draft Environmental Report
Note the vision and objectives and identify and test strategic options	March 2012	Completed. A 12 week consultation period was held, which included holding a seminar with councillors and attending meetings with various groups. The sustainability framework was applied. Both Councils have approved a vision, objectives, housing growth levels and distribution patterns.

APPENDIX 2

Table 3: Current technical studies and topic papers

Technical study	Description and purpose	Who carries out the work	Progress so far
Sustainability Assessment (including Strategic Environmental Assessment)	Statutory requirement. An assessment process to ensure that environmental, social and Economic factors are considered in developing the Joint LDP. European Regulations must be followed.	Joint Planning Policy Unit in consultation with the Sustainability Task Group. Enfusion has been appointed.	Draft Environmental Report completed. The work has influenced the process of preparing the joint LDP so far.
Employment Land Study	Review the need for additional employment land based on an assessment of the current supply and local, regional and national economic strategies.	URS Scott Wilson Ltd	Study completed and final report due at the end of June 2012
Retail Need Study	Review the need for retail designations based on an assessment of retail performance, retail forecasts and an assessment of current town centres.	Applied Planning	Initial meeting has taken place and field work taking place in June and July 2012. Final report by the beginning of September 2012
Affordable Housing Viability Study	Review the current evidence to identify a viable level of affordable housing in the Joint LDP. Set affordable housing targets	Three Dragons AG Ltd	Initial meeting held. Final report by September 2012

Technical study	Description and purpose	Who carries out the work	Progress so far
	that can be attained and identify appropriate thresholds where there is a need to negotiate the level of affordable housing.		
Renewable Energy Capacity Assessment	Identify opportunities and restrictions on the use of various land-based renewable energy technologies	Joint Planning Policy Unit and Arup	Assessment of the Gwynedd area capacity by the end of June 2012 and an assessment of the Anglesey area capacity by the end of August 2012
Landscape Character Assessment	Review of Landscape Character Areas and Special Landscape Areas based on the latest LANDMAP information	LUC	Initial meeting held. Final report by September 2012
Biodiversity Sensitivity Assessment	Use local information to reach a conclusion regarding the biodiversity value of land within and outside key settlements	COFNOD – the local recording centre	The final maps will be completed at the end of June 2012
Urban Capacity Study	Look for development opportunities within the built form of key settlements	Joint Planning Policy Unit	Final report by the end of July 2012
Strategic Flood Risk Assessment Level 1	Review of current data	Joint Planning Policy Unit	Final report by the end of June 2012

Technical study	Description and purpose	Who carries out the work	Progress so far
Infrastructure Capacity Study	Review of information about the needs and plans of infrastructure providers (utility providers), emergency services, community and public services, including education, social services and health.	Joint Planning Policy Unit	Final report by the end of July 2012
Study of open and recreational spaces	Audit of open and recreational spaces and need	Joint Planning Policy Unit	Final report by the end of July 2012
Housing Land Availability Study	Provide evidence of 5 years' supply of land for housing annually	Joint Planning Policy Unit	Final report by the end of March (annually)
Topic papers	Description and purpose	Who carries out the work	Progress so far
Welsh language and culture	Review current data and information and identify matters that need to be tackled in the Joint LDP	Joint Planning Policy Unit	Final papers by the end of July 2012
Population and Housing			
Retail			
Tourism			
Transport			

APPENDIX 3

Table 4: Proposed order for reporting in 2012

	Joint	Gwynedd	Anglesey	Joint	Gwynedd	Anglesey	Joint	Gwynedd	Anglesey	Anglesey
Scrutiny			10/09/2012			Special (TBA)		05/02/13		
Joint Planning Policy	22/06/2012			07/09/2012			23/11/2012			
Cabinet/Commissioners								18/12/2012	Special (TBA)	
Anglesey Council										06/12/2012

APPENDIX 4

Table 5: Amended Timetable to prepare the Joint LDP

Step in the preparation process		Timetable
Final timetable		
1.	Preparation and publication of the final Delivery Agreement (<i>Regulation 5 – 10</i>)	January – November 2011
2.	Review and develop the evidence base	July 2010 – November 2012
3.	Pre-deposit participation – preparation of pre-deposit documents outlining main objectives and preferred strategy (<i>Regulation 14</i>). This will not be a full draft of the Joint LDP	January 2011 – November 2012
4.	Pre-deposit consultation – period of 6 weeks (<i>Regulation 15</i>). Formal consultation about the pre-deposit documents and the sustainability assessment report	January – February 2013
5.	Participation – further develop the evidence base and preparation of the Deposit Joint LDP (full draft plan) based on the evidence base, including the response received to the pre-deposit documents	November 2012 – September 2013
6.	Place the Joint LDP and related documents on deposit – consultation period of 6 weeks (<i>Regulation 17</i>)	October 2013 – November 2013
Indicative timetable²		
7.	Consider observations about the Deposit Joint LDP (<i>Regulations 18 & 19</i>)	December 2013 – June 2014
8.	Publish observations on alternative sites, consult on them – period of 6 weeks (<i>Regulations 20 & 21</i>)	January 2014 – February 2014
9.	Submit the Joint LDP to the Welsh Government for Inspection (<i>Regulation 22</i>)	November 2014
10.	Independent Public Inquiry (<i>Regulation 23</i>)	April 2015
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13.	Monitoring and Review	Annual report

² The timetable for taking steps 7 – 12 will depend on external factors and influences that are not currently known to the Council