

<b>MEETING</b>	<b>Anglesey and Gwynedd Joint Planning Policy Committee</b>
<b>DATE</b>	<b>23 November 2012</b>
<b>TITLE</b>	<b>Anglesey and Gwynedd Joint Local Development Plan – Draft Preferred Strategy Document</b>
<b>PURPOSE</b>	<b>To present the Draft Preferred Strategy Document to be subject to consultation and engagement</b>
<b>RECOMMENDATION</b>	<b>To endorse the Preferred Strategy Document, to be subject to consultation and engagement, prior to its submission for approval by the Isle of Anglesey County Council and Gwynedd Council</b>
<b>AUTHOR</b>	<b>Planning Manager (Policy) Anglesey and Gwynedd Joint Planning Policy Unit</b>

## **1 Reason for this Report**

- 1.1 To enable the Joint Planning Policy Committee to consider a Preferred Strategy for the Anglesey and Gwynedd Joint Local Development Plan (LDP), as included in the Draft Preferred Strategy Document Appendix 1 of this report.

## **2 Background**

- 2.1 A Joint LDP is now being prepared in accordance with the process set out in the Delivery Agreement agreed with the Welsh Government, and in accordance with a revised timetable. To date, the following milestones have been passed which have contributed to the development of the Draft Preferred Strategy Document.

- Submission of candidate sites and commencement of assessment;
- Engagement and Approval of Joint LDP vision and objectives - March & May 2012;
- Strategic Growth and Distribution Options engagement and approval – March & May 2012;
- Building up a robust evidence base to inform the plan;
- Undertaking numerous assessments on proposed plan content;
- Preparation of the first 6 sections of the Preferred Strategy Document to the Joint LDP Panel – September 2012

- 2.2 The draft Preferred Strategy Document is programmed to be reported for the approval of both Councils by the end of January 2013. The Draft Preferred Strategy Document will then be subject of a consultation and engagement exercise between February and April 2013. A report setting out the

representations received about the draft Preferred Strategy Document will be presented to the Joint LDP Panel. The results of the consultation will help inform the preparation of the Draft Deposit Plan, which is due to be considered by both Councils in October 2013 and will be subject to further consultation.

2.3 Figure 1 sets out the timetable for progressing through key stages in the process.

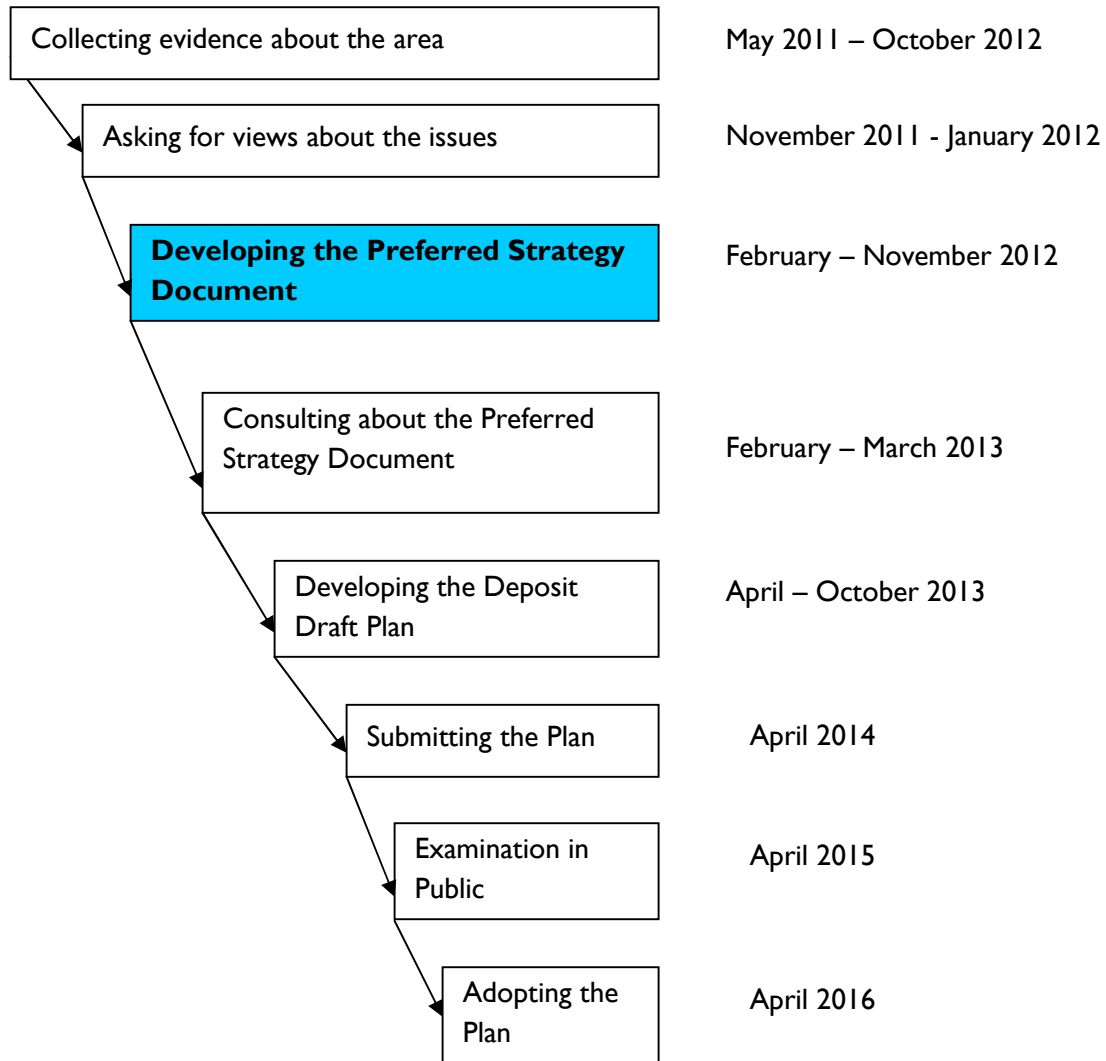


Fig 1 Process and timetable

2.4 A report presented to the Joint LDP Panel in September 2012, advised the Members about the role and scope of the Preferred Strategy Document, and the type of information that it would and would not contain

2.5 The Members have been advised that the Draft Deposit Plan will contain far more detail than the Preferred Strategy Document, in relation to both policies and proposed sites. Importantly, it will reflect significant work to be undertaken in the

coming months on the masterplanning of development areas. The Draft Deposit Plan will itself be subject to a formal 6 week consultation process.

### **3 Draft Preferred Strategy Document contents (Appendix 1)**

- 3.1 A report presented to the Joint LDP Panel on the 7th September set out the first six sections of the draft Preferred Strategy Document. Appendix 1 to this report reproduces those sections *and also includes Sections 7 and 8*. Section 7 sets out how the Preferred Strategy proposes to meet the Joint LDP's vision. It focuses on the outcomes required to achieve the vision and sets out a set of Strategic Policies. Section 8 describes the proposed structure of the Deposit Draft Plan. The Members are respectively asked to focus on these new additions to the Draft Preferred Strategy Document, as sections 1 to 6 are already agreed and are included to provide the context
- 3.2 Under the umbrella of a number of overarching Strategic Policies, the draft Preferred Strategy seeks to deliver 4 outcomes:
- Maximising Economic Development Opportunities - Meeting the future need for jobs, by providing a range and choice of land and opportunities on different types of sites relating to different types of jobs. Safeguarding existing employment sites which perform an important economic role in the Plan area and beyond its boundaries
  - Houses to Meet Local Needs – Meeting the future need for homes by facilitating residential development that will provide 7,665 new housing units over the 15 year plan period. Facilitating a range and choice of new housing opportunities with different dwelling sizes, tenures and locations including provision for affordable housing together with providing for Gypsy and Traveller needs.
  - Strengthening our Communities, both Rural and Urban - Ensuring that new homes and jobs form part of well planned communities which have the right range of facilities provided at the right time and in the right location. The direction of travel in terms of a draft Settlement Strategy is set out, which will be finalized prior to discussion within the Committees referred to in section 4 below (The Committee Route and Timetable)
  - Enhancing the Area's Environmental Assets - The strategy has been developed to minimise impact upon the Plan area's environmental assets. The need to sustainably manage waste, reduce emissions and maximising renewable solutions are also highlighted.
- 3.3 The chart included at the end of this report provides an 'at a glance' picture of the Draft Preferred Strategy Document.
- 3.4 The Joint LDP must be subject to Sustainability Appraisal (SA) incorporating Strategic Environmental Assessment (SEA) as required by the Planning and Compulsory Purchase Act 2004 and the SEA Regulations. These are tools to

ensure that policies in the Joint LDP reflect sustainable development principles and take into account any significant effects of the plan on the environment. An integrated approach to the appraisal and assessment has been undertaken, in which economic and social issues are considered alongside environmental elements. The Draft Preferred Strategy Document has been informed by the SA/SEA objectives. An Initial Sustainability Appraisal Report is being prepared and will be available as a background document to the Draft Preferred Strategy Document

- 3.5 The Councils are also required to undertake a Habitats Regulations Assessment (HRA) of the LDP under Part IVa of the Conservation (Natural Habitats, &c.) Amendment) (England and Wales) Regulations 2007. The HRA will determine any likely significant effects of the plan on European Sites of nature conservation importance and, if applicable, scope what needs to be subject to “appropriate assessment” (AA) and how it will be undertaken. A Scoping Report for Habitats Regulations Assessment of the Joint LDP will be available as a background document to the Draft Preferred Strategy Document.
- 3.6 In addition to these assessments, a Welsh Language Impact Assessment, Health Impact Assessments and Equalities Impact Assessments are also being undertaken to assess potential impacts. Reports from these assessments will also be available as a background documents to the Draft Preferred Strategy Document.

#### **4 The Committee route and timetable**

- 4.1 Isle of Anglesey County Council Environment and Technical Services Committee – 12 December 2012
- 4.2 Isle of Anglesey County Council’s Executive Committee – January 2013
- 4.3 Gwynedd Council Cabinet – January 2013
- 4.4 Isle of Anglesey County Council – 24 January 2014

#### **5 Recommendation**

5. That the Joint Planning Policy Committee endorses the draft Preferred Strategy Document, which will be subject to consultation and engagement, prior to its submission for approval by the Isle of Anglesey County Council and Gwynedd Council.

**PLANS DEVELOPMENT UP TO THE PREFERRED STRATEGY**

