

Committee	COMMUNITIES SCRUTINY COMMITTEE
Date	4 November 2021
Title	JOINT LOCAL DEVELOPMENT PLAN REVIEW REPORT
Cabinet Members	Councillor Gareth W Griffith
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Purpose	To present the Review Report and receive the Committee comments on its content.

1.0 Background

- 1.1 The Planning and Compulsory Purchase Act 2004 states that a Local Development Plan needs to be reviewed 4 years following adoption. The Joint Local Development Plan (JLDP) was adopted on 31 July 2017, therefore, in accordance with statutory requirement the date for initiating the review process was 31 July 2021.

Statutory Review		
1	PCPA 2004 (section 69) and Regulation 41	Statutory plan review at intervals of no longer than 4 years from the date of adoption. This may be triggered earlier if linked to plan end dates, plan preparation timescales or the LPA voluntarily reviewing a plan.

- 1.2 The Town and Country Planning (Local Development Plans) (Wales) Regulations 2005 and the Town and Country Planning (Local Development Plan) (Wales) (Amendment) Regulations set out the steps that must be followed in preparing a Local Development Plan or a Review of a Local Development Plan (namely the preparation of a Replacement Plan). The regulations set out different steps to undertake a short form review or a full review. Please note that the two procedures are quite different and it is not optional which one will have to be followed. Welsh Government guidance clearly outlines the circumstances in which either of the procedures will have to be followed and this is outlined in the report below.
- 1.3 Before starting on a review of the LDP, the current plan must be reviewed and a Review Report prepared. The purpose of this stage has been set out in 2.1 and 2.2 with 2.3 including a summary of the Draft Review Report which can be seen in Appendix 1.

2.0 The Review Report (see Appendix 1)

- 2.1 The purpose of the Review Report is to look at all the evidence relevant to the Joint LDP and to draw a conclusion about the type of review that will be followed. This may be a full form review which constitutes the preparation of a new Plan, or a short form review which amounts to modifying certain parts of the current Plan.

2.2 In accordance with the guidance contained in the Development Plan Manual (Edition 3, March 2020), a Review Report should be published within 6 months of the date of commencement of the review. In relation to the Joint Local Development Plan, this means that there is a need to prepare the Review Report by the end of January 2022. The Development Plan Manual states that the Review Report should be concise and include the following:

- What information is being considered to inform a review of the Plan and why
- How the findings impact on the vision, aims and objectives of the plan, including the implementation of the strategy
- A review of each subject area of the Plan, clearly identifying what needs to be changed and which parts of the evidence base need updating to support the changes.
- Implications for the parts of the Plan that are not intended to be amended in terms of the coherence and efficiency of the Plan as a whole.
- Reconsideration of the Sustainability/Strategic Environmental Assessment and Habitats Regulations Appraisal.
- Consider and demonstrate the opportunities to prepare Joint LDPs with neighbouring LPAs and increase cross-boundary working.
- Clear conclusions as to why the full procedure (which constitutes the preparation of a new Plan) or the short form review procedure (which amounts to modifying parts of the current Plan) needs to be followed.

2.3 The Review Report contains the following parts:

Part 1 - Introduction

Introduction and background, which sets out the laws that requires consideration whilst undertaking the Review and outlines the work that will need to be done, the evidence base that is key to the review process and sets out what a Review Report is. This part also outlines that the purpose of the review report is not to detail any changes that will be made to the Plan, and that only by following the process of preparing a Revised Plan will it be possible to identify the detailed modifications that will need to be made to the Plan.

Part 2 – Relevant information and issues

Part 2 sets out the main changes in legislation and national, regional and local policy since the adoption of the current Plan, such as:

- Environment (Wales) Act 2016, The Well-being of Future Generations (Wales) Act 2015.
- Future Wales: The National Plan 2040 (the national development framework).

- Latest editions of Governmental Guidance e.g. Planning Policy Wales (Edition 11), Technical Advice Notes etc.
- Present circumstances of the Wylfa Newydd Scheme.
- Impact and recovery following Brexit and Covid 19 throughout the Plan area
- The Strategic Development Plan that will be prepared for the North Wales Region over the next few years.
- North Wales Growth Bid.
- Research into managing the use of houses as holiday homes and second homes - Developing new policies in Wales (Dr Simon Brooks) and any other relevant research.
- Strategies already in place by the Councils' e.g. housing strategies, economic development strategies etc.

This part also sets out other issues that influence and require further consideration such as climate change, matters relating to phosphate and household and population projections. It is considered that there are changes that are highlighted in this part, which are very significant and important to consider when revising the Joint LDP. The main findings of the three Annual Monitoring Reports that have been prepared note and conclude that the Plan, based on the evidence, generally works well, in accordance with the assessment undertaken against the monitoring framework.

Part 3 – LDP Review and Possible Changes

This part sets out a review of the current Plan and sets out possible changes that will need to be made to the strategy, objectives and policies of the Joint Local Development Plan. This section has been set out in the order of the LDP below:

- Vision and strategic objectives.
- Strategy.
- Plan policies by LDP section:
 - Section 6.1 - 1 Managing Growth and Development - Safe, Healthy, Distinctive and Vibrant Communities
 - Section 6.2 - Managing Growth and Development - Sustainable Living
 - Section 6.3 - Managing Growth and Development - Economy and Regeneration
 - Section 6.4 - Managing Growth and Development - Supply and Quality of Housing
 - Section 6.5 - Managing Growth and Development - Natural and Built Environment.
- Proposals Map, Inset Plans and Constraints Map.

The preparation of the Replacement Plan (including a review of the relevant evidence base) will provide the opportunity to re-examine all the policies in the current Plan.

Part 4 – Evidence base review requirement

This part sets out the requirements for reviewing or updating the evidence base to support or inform any changes to the Joint LDP. A list of examples of the evidence base necessary to prepare a Revised Plan is set out below:

- Assessment of Potential Sites
- Relevant Strategies and Plans
- Population and Housing
- Description of Housing and Spatial Growth
- Developing the settlement strategy
- Urban Capacity Study
- Retail
- Tourism
- Welsh Language and Culture
- Local Need Housing Market
- Identifying Gypsies and Travelers Sites
- Affordable Housing Viability Study
- Employment Land Study
- Renewable Energy Opportunities Study

As noted in the Review Report, it is emphasised that this list is not an exhaustive list and the need/demand to amend the evidence base may emerge as the preparation of the Replacement Plan progresses. Further the review process may identify the need to prepare a new evidence base.

This section also sets out the impact assessments that will have to be prepared as the preparation of the Replacement Plan progresses. Again, it is noted that all of the evidence base will need to be re-examined, in addition to carrying out new impact assessments.

Part 5 – Joint working and preparation of a Joint Local Development Plan

This part sets out the consideration that has been given to the prospect of joint working to prepare a Joint Local Development Plan, this is a required within the Review Report. As noted in the Report, there is a joint working agreement between Gwynedd and Anglesey Local Planning Authorities to prepare a Joint Plan. It is also noted that the

Service works closely with neighbouring Planning Authorities (e.g. Snowdonia National Park, Conwy County Borough Council, Powys County Council).

Part 6 – Conclusions and next steps

Part 6 sets out the conclusions and the form of review that will need to be followed. It is noted that in line with the conclusions of the Annual Monitoring Reports that have been undertaken, the Plan is generally being implemented effectively and that the policies and targets in the monitoring framework are generally being achieved. However, as outlined in the Review Report, there have been significant changes in the national, regional and local context since the Plan was adopted, including issues beyond the Plan’s control, such as, the implications of the Covid pandemic, Brexit, population and household prospects, the uncertainty associated with Wylfa Newydd etc. At a regional level, it is important to highlight that the preparation of a Strategic Development Plan (SDP) will also have an impact on the development and content of the Replacement Plan.

The repercussions of these changes mean that there is a need to re-examine the policies of the current Plan as set out in Part 3 of the Review Report. As a result the evidence underlines the need for a **Full Form Review of the Plan**.

3.0 Next steps

3.1 The table below sets out the timetable for reporting the Review Report:

Awareness Raising Sessions with all members (virtual)	To submit the Review Report and the steps to prepare a Revised Plan.	Gwynedd Council 2-11-21 & 5-11-21 Isle of Anglesey Council 1-11-21 & 8-11-21
Joint Local Development Plan Panel	Report on comments received during the public consultation	To be confirmed
Joint Planning Policy Committee	Agree a final version of the Review Report	To be confirmed
Isle of Anglesey Full Council	Submit a Final Copy of the Review Report to submit to the Welsh Government.	Date to be confirmed in March 2022

Gwynedd Council	Council	Full	Submit a Final Copy of the Review Report to submit to the Welsh Government.	3 March 2022
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3.2 As noted above, the Review Report will be subject to public consultation This consultation will seek the views of stakeholders and the public on the issues set out in the Review Report, the possible changes suggested in the document (if agreeing the type of review that is recommended), and to highlight any issues that need to be considered that are not included in the Review Report.

4. Recommendations

4.1 The Communities Scrutiny Committee is asked to:

To consider the Draft Review Report and make representations about its content with particular regard to:

- (i) changes in the national and local context (whether there is any additional matter that should be included?) and the findings of the Annual Monitoring Reports in Part 2;
- (iii) issues that will need to be reviewed in the preparation of a Replacement Plan in Part 3;
- (iv) conclusions in part 6 of the Review Report

APPENDICES

Appendix 1 – Joint Local Development Plan Draft Review Report