

MEETING:	Full Council
DATE:	3 March 2022
CABINET MEMBER:	Councillor Gareth Griffith
TITLE:	Review Report - Joint Local Development Plan
PURPOSE:	Seek the agreement of Full Council to publish the Review Report and send it to the Welsh Government, in order to move forward with the preparation of a Replacement Plan
AUTHOR:	Gareth Jones - Assistant Head of Department

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 its adoption. The Joint Local Development Plan (Joint LDP) was adopted on 31 July 2017 and therefore, in line with statutory requirement, the date for the start of the review process was 31 July 2021.

1.2 Before commencing the preparation of a revised LDP the current plan must be reviewed and a Review Report prepared. It is a statutory requirement for Full Council to agree to publish a Review Report for submission to the Welsh Government, before the process of preparing a revised LDP can begin.

1.3 The purpose of the Review Report is to look at all the evidence relevant to the LDP, and to reach a conclusion on the type of revision that will be undertaken. This may be a full revision, which constitutes the preparation of a replacement Plan, or a short form revision, which constitutes the modification of certain parts of the current Plan. **It is emphasised that the purpose of the Review Report is not to detail any changes that will be made to the Plan.**

1.4 The Development Plan Manual (Welsh Government) states that the Review Report should be concise and include the following:

- What information is considered to inform plan review and why
- How the findings impact on the vision, aims and objectives of the plan, including implementation of the strategy
- A review of each plan topic area clearly identifying what needs to change and which parts of the evidence base require updating to support the changes
- A reconsideration of the Sustainability Appraisal/Strategic Environmental Assessment and Habitats Regulations Assessment
- Explore and explain the opportunities to prepare JLDPs/JLDPLs with neighbouring LPAs and increase cross-boundary working
- Clear conclusions on why the full, or SFR procedure is to be followed

1.5 The Review Report at Appendix 1 consists of 6 parts which are:

Part 1 – Introduction and background, which includes the legislative context and sets out what the Review Report is for and what is in parts 2 to 6 of the Review Report

Part 2 - Includes the main changes in legislation, national, regional and local policy which have come into force since the adoption of the current plan, and other matters which influence and therefore require further consideration.

Part 3 – Includes 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.

Part 4 – Includes the requirements for reviewing or updating the evidence base to support or inform any changes to the Joint LDP.

Part 5 - Includes the consideration that has been given to joint working and the preparation of a Joint Local Development Plan, as this is required to be considered within the Review Report.

Part 6 - Sets out the conclusions about the form of the review of the Plan (short or full form review) that will need to be followed.

1.6 The evidence in the Review Report underlines the need for **a Full Revision of the Plan, and as outlined below in the overview of the responses to the public consultation there is consensus with this approach.**

2. Public Consultation

2.1 The Draft Review Report was published for a period of public consultation between 5th November and 20th December 2021, and awareness raising sessions were also held in November 2021 for all Elected Members to explain the process. The consultation letter is attached at Appendix 2 for information, which confirmed the purpose of the Report, which was to look at all the evidence relevant to the Joint LDP, and to reach a conclusion on the type of revision that will be followed. The consultation letter also emphasised that "**the purpose of the Review Report is not to detail any changes that will be made to the Plan**".

Overview of comments received

2.2 Following the public consultation 329 comments were received from 48 individuals/organisations. The comments received on the Review Report together with the Service's response are attached at Appendix 3. The comments can be categorised into 3 categories as set out below:

- i. Comments leading to a change
- ii. Comments not relevant to this stage of the process
- iii. Comments not relevant to the LDP (i.e. not land use planning issues)

2.3 Comments falling into category (i) have led to the changes which can be seen in the final Review Report in bold and double underlined text (see Appendix 1). The main changes are set out below.

1. Include reference in part 2 of the document to:
 - a. Active Travel Act Guidance (July 2021) (Welsh Government publication)
 - b. Welcome to Wales: Priorities for the Visitor Economy 2020-2025 (Welsh Government publication)
 - c. Marine Area Statement (Natural Resources Wales publication)
 - d. Welsh National Marine Plan
2. Include text providing an update on and delays in issuing the revised TAN 15 in Part 2
3. Include text referring to the consultations by the Welsh Government on possible changes to local taxes on second homes and self-catering accommodation, and amendments to the planning regulations and policy relating to second homes and self-catering accommodation
4. Minor changes to the text for accuracy.

2.4 A large number of the comments received fell into category (ii) as they required specific changes to the Joint Local Development Plan, or required further work/evidence on specific areas. As set out in "The Service's response to the comments", there will be an opportunity to consider these issues as part of the process of preparing a replacement plan which is the next step. Below are issues raised as part of the Public Consultation, all are issues which have been addressed in the Review Report, but will be fully considered during the preparation of the replacement Plan.

- Welsh Language and Policy PS1
- Affordable Housing for local people
- Local Market Housing and Policy TAI5
- Second homes and Short-term holiday lets
- Tourism, the visitor economy and overtourism
- Well-being Act

2.5 As noted in para 4.2 of the Review Report: "***the revision or replacement of the evidence base will provide an opportunity to gain a better understanding of the land use requirements of both counties during the lifetime of the Replacement Plan as well as considering the implications of the Covid pandemic and any contextual or policy changes that have taken place since the adoption of the current plan.***" It is also emphasised that this will include taking full account of all the issues that have arisen in response to the Review Report.

2.6 The representations falling into category (iii) are not relevant to the LDP preparation process or are not matters relevant to the planning system. Although these are not matters which are relevant to planning, these may be relevant to areas of work of other Council Departments / Services.

2.7 As the main purpose of the Review Report is to reach a conclusion as to what type of revision should be followed (short form revision or full revision), the supporting evidence and comments received during the public consultation period support a need to **undertake a full revision** of the Plan. Appendix 4 shows the steps that will need to be followed for a full revision – the preparation of a replacement Plan.

3. Joint Planning Policy Committee

3.1 At a meeting of the Joint Planning Policy Committee held on the 22nd October 2021 Committee members considered and then approved the draft Review Report, for a period of public consultation referred to in part 2 of this report.

3.2 The comments received from the public consultation as well as the Joint Planning Policy Service response together with the Review Report which included changes following the public consultation, were submitted to a meeting of the Joint Planning Policy Committee on the 4th February 2022. The Joint Planning Policy Committee's decision was to:

- i) Accept the proposed changes to the Review Report as shown in Appendix 1.
- ii) Approve the Review Report as the final report which will be published and submitted to the Welsh Government subject to the approval of The Full Council of Gwynedd Council and the Isle of Anglesey County Council

3.3 As previously noted, it is a statutory requirement to obtain full Council's agreement to publish the Review Report in order to submit it to the Welsh Government, before the process of preparing a Replacement LDP can begin.

4. Next Steps

4.1 Subject to the agreement of the Councils, the next stage will be the preparation of a Delivery Agreement and a Community Involvement Plan, which will set out the steps and timetable for the preparation of a replacement plan, together with how the Council will involve Communities in the preparation of the Replacement Plan. Once the Delivery Agreement has been agreed with the Welsh Government, work formally begins on the process of preparing a Replacement Plan. Pre-preparation work is underway within the Service and this work will continue until the Delivery Agreement is agreed.

5.. Recommendation

5.1 That the Full Council:

- Agree to publish the Review Report (see Appendix 1) and to present the report to the Welsh Government, so that the preparation of the Replacement Plan can commence.

VIEWS OF STATUTORY OFFICERS

Monitoring Officer

The report underlines that there is a statutory requirement and timetable to prepare a Local Development Plan Review Report as a necessary first step to undertake a review of the Plan. The work has involved holding a public consultation exercise and the conclusions and responses have been set out in detail in the report. There is a clear recommendation by the Joint Committee that the Report be adopted in order to take the process forward, It is the Councils' role to approve these steps in order to meet the statutory requirement.

Head of Finance

I have no objection to the recommendation from the perspective of financial propriety

APPENDICIES AU

Appendix 1: Review Report

Appendix 2: Consultation Letter

Appendix 3: Comments following consultation and the Service response

Appendix 4: Steps for the preparation of a Replacement Plan