

MEETING	Joint Planning Policy Committee
DATE	18 December 2014
NAME	Joint Local Development Plan – Deposit Plan
PURPOSE	To introduce the Deposit Plan prior to public consultation
RECOMMENDATION	<p>A) The Planning Policy Committee delegates the right to make minor amendments to the Deposit Plan to ensure correctness and consistency between both languages to the Head of the Planning Service (Gwynedd Council) and the Head of the Planning Service and Public Protection (Anglesey County Council)</p> <p>B) The Planning Policy Committee is asked to approve the draft Deposit Plan, subject to minor amendments, prior to public consultation in order to conform with legislative requirements.</p> <p>C) The Planning Policy Committee is asked to delegate the right to the Head of the Planning Service (Gwynedd Council) and the Head of the Planning Service and Public Protection (Anglesey County Council) to take appropriate steps with regards to the public consultation on the Deposit Plan and associated documents in order to conform with legislative requirements.</p>
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Introduction

1. Section 6 of the Planning and Compulsory Purchase Act 2004 places a duty on all local authorities in Wales to prepare a Local Development Plan (LDP). The form and contents of the LDP was prescribed by the Town and Country Planning Regulations (Local Development Plan) (Wales) 2005, and

the procedure to be followed while preparing the plan is noted. Anglesey County Council and Gwynedd Council have decided to collaborate in order to prepare a Joint Local Development Plan for Anglesey and Gwynedd (excluding Snowdonia National Park) (the Plan Area).

2. The Joint Planning Policy Committee will recall that the Joint LDP's Preferred Strategy was published for public consultation in May and June 2013. The next step involves preparing and publishing a Deposit version of the Joint LDP for public consultation. It is the Deposit Plan that needs to be addressed by the Joint Planning Policy Committee today.
3. Appendix 1 of this report summarises what the Deposit Plan means to the Plan area. Appendix 2 contains a copy of the Written Statement of the Deposit Plan and Appendix 3A to 3Ch contain a copy of the inset maps which will form part of the Plan's Proposals Maps.
4. The amended timetable for the preparation of the Joint Local Development Plan shows that the Deposit Plan will be subject to public consultation for a statutory period of six weeks in February/March 2015, and the adoption date around December 2016. It was decided to consult with the Isle of Anglesey Executive Committee and the Gwynedd Council Cabinet prior to requesting approval from the Joint Planning Policy Committee about the Deposit Plan before beginning the public consultation.
5. The Isle of Anglesey Executive Committee supported the release of the Draft Deposit Plan for public consultation in its meeting on 2 December 2014, including an additional policy about purpose built accommodation for temporary construction workers.
6. Gwynedd Council's Cabinet will be consulted on the draft Deposit Plan on 16 December 2014, which is after the publication of this report. A report regarding the Cabinet's response will be presented verbally to the Joint Planning Policy Committee.

The Deposit Plan – its development with stakeholders

7. The Deposit Plan provides a land use planning framework to promote and lead the economic, social and environmental requirements of both Authorities during the fifteen years period between 2011 and 2026.

Following its adoption (anticipated in December 2016), the Plan will be used to guide and manage developments and investments in the Plan area, by providing the basis for making consistent and appropriate decisions on planning applications. When adopted, it will replace: the Gwynedd Unitary Development Plan, the Gwynedd Structure Plan, the Anglesey Local Plan, the Anglesey Unitary Development Plan (which was stopped) and a series of Interim Policies that are operational in Anglesey.

8. The process of developing the Plan must acknowledge and be consistent with the corporate objectives of both Councils, and try to create the appropriate circumstances to facilitate and fulfil those objectives that have land use consequences. The Plan plays an integral part of promoting the works that will realise Strategic/ Corporate Plans and has a close relationship with the Single Integrated Plan for Gwynedd and Anglesey. In order to ensure that the Plan's strategy is consistent with the strategic objectives of the Plan, input was received from the Plan's Strategic Groups during the period leading up to the agreement on the strategic direction of the Plan.
9. Since the consultation period about the Preferred Strategy the Joint Planning Policy Unit has been discussing the submitted comments with the Joint LDP Panel. In accordance with the Delivery Agreement the Panel has been operating like a sounding board, considering and presenting views about relevant documents.
10. The Unit has also been using the following techniques to obtain information and ideas:
 - Series of seminars with Councillors;
 - Seminar with representatives of Community Councils;
 - Meetings, or round table discussions with officers, e.g. Economy, Strategic Housing, Schools, or external stakeholders, e.g. Welsh Water, Natural Resources Wales;
 - Exchange of emails with officers and external stakeholders.
11. The 4th edition of the Joint LDP's Newsletter was published to raise awareness about the ongoing process and work. The newsletters can be viewed on the Council's website:

http://www.gwynedd.gov.uk/gwy_doc.asp?cat=7982&doc=29553&Language=2&p=1&c=1

It is distributed the specific and general consultation bodies and individuals and organisations that have shown an interest in the Plan (about 2,000 addresses).

The Deposit Plan – influence of the assessments

12. The development of the Plan was influenced by a number of assessments:

Habitats Regulation Assessment (HRA) of the LDP Deposit Plan

13. In accordance with the EC Habitats Directive, a screening exercise is being undertaken to establish whether the Plan is likely to have a significant effect on European sites of nature conservation importance. Appendix 4 presents the conclusions of the HRA work. The full report will be published alongside the Deposit Plan at the public consultation stage.

Sustainability Appraisal (SA) Report

14. Although the SA/Strategic Environmental Assessment (SEA) and LDP preparation are separate processes, it is essential that they are well integrated. The SA/SEA process needs to inform the Joint LDP process to ensure that the adopted Joint LDP is one that promotes sustainable development. Guidance states that the SA/SEA process is an iterative one that needs to guide the development of the Joint LDP. In accordance with the guidance, a Sustainability Appraisal Report, which tests the Joint LDP Deposit Plan against the Sustainability Appraisal framework and which built upon the previous assessment work of the 2013 Preferred Strategy. Appendix 4 presents a summary of the SA/ SEA work. The full report will be published alongside the Deposit Plan at the public consultation stage.

Language Impact Assessment

15. The planning system could contribute to creating the social and economic circumstances that provide opportunities for people to speak Welsh. The Language Impact Assessment similar to the Sustainability Appraisal is an iterative one, which starts at the beginning of the process of preparing the Plan. The Assessment involves analysing data about the Welsh language and communities from various sources and considering the implications in order to verify the Strategy and then the policies and the allocations. In accordance with TAN 20 the Assessment informs the Sustainability Appraisal. The report of the Language Impact Assessment records the results of this work including any amendments suggested in order to enrich the policies. Appendix 4 presents a summary of the work. The full report will be published alongside the Deposit Plan at the public consultation stage.

Equality impact Assessment

16. The purpose of this assessment is to assess the likely or actual effects of policies on people in terms of, for example, disability and sex. It includes looking for opportunities to promote equality as well as identifying negative or damaging impacts and removing or mitigating them. Appendix 4 includes the conclusions of this work. The full report will be published alongside the Deposit Plan during the public consultation period.

Health Impact Assessment

17. This assessment is a tool to assess the strategy's and policies' impacts on health in the Plan area. Appendix 4 includes the conclusions of this work. The full report will be published alongside the Deposit Plan during the public consultation period.

Structure and Contents of the Deposit Plan

18. The consultation version of the Deposit Plan will have three parts – the Written Statement, Proposal Maps and Constraints Maps.
19. The Written Statement will be divided into 8 chapters (see Appendix 2):

Chapter	
1.	Executive Summary (to be completed for the public consultation)
2.	Introduction
3.	Policy Context (national, regional and local)
4.	Spatial profile and main issues
5.	Vision and strategic objectives
6.	The strategy
7.	Managing growth and development
8.	Monitoring and implementation

20. The appendices contain supporting information to the main body of the Deposit Plan and are referenced throughout the main document as appropriate. There is a useful Glossary of Terms and also a full list of supporting/ background papers that have been prepared as part of the Joint LDP process. These supporting/ background papers include topics such as developing the housing growth option, population and household issues, employment land, affordable housing, retail, landscape capacity, minerals, waste and flooding (this list is not exhaustive). In addition to these, other appendices will provide a list of sites with planning permission which exist for housing units on 1st April 2014 as well as a list of Supplementary Planning Guidance.
21. The Proposals Maps will include a map for each settlement that is recognised in the Plan as well as any site outside the individual settlement that is protected for a particular purpose e.g. waste management site. Appendices 3A to 3Ch show these maps.
22. The Constraints Map shows the geographical location and extent of constraints to development that are created by legislation or process outside the development plan process. For example, it identifies the Areas of Outstanding Natural Beauty, Sites of Special Scientific Interest and areas at risk of flooding. The Constraints Maps will collate information that already exists in documents and /or other websites.

THE NEXT STEPS

23. The Unit will undertake the following administrative tasks before sending the document to be printed and preparing an interactive version which will be available on both Council's websites: proof reading the Written Statement to ensure correctness and consistency between both languages; adding the factual appendices; preparing an executive summary; and preparing an easy to read version of the Plan
24. When the Councils consult on the Deposit Plan, it must advertise the consultation in accordance with the LDP Regulations and notify those parties identified in the Community Involvement Strategy (including statutory consultees), allowing six weeks for representations to be made. The consultation will include communication with all those individuals and organisations that are included within the Joint LDP data base, placing copies of the Deposit Plan on the Council's web site and at Deposit locations and issuing press releases relating to the same. In addition it is proposed to undertake various staffed exhibitions at strategic locations across the Plan area.
25. Those making representations on the Deposit Plan will be encouraged to do so using a standard form, setting out clearly any supporting representation or objection. Objectors will also be required to indicate what test(s) of soundness the Plan is considered to fail, and indicate what changes to the Plan are sought. This information will inform the Inspector's consideration of the soundness of the Joint LDP, including implications for the sustainability appraisal. An online interactive version of the standard form will be available to encourage the submission of any supporting representation or objection directly into the register of representations or objections. This will enable the Council's to analyse the representations efficiently.
26. All representations received by the Councils that seek to change the Deposit Plan by adding a new site, or by altering or deleting a proposed site, must be advertised by the Councils as soon as reasonably practicable after the end of the six week consultation period, allowing a further six week period for representations to be made on them. It is envisaged that this

consultation on the "alternative sites" stage will be undertaken during 2015, with the specific date being confirmed nearer the time.

Recommendation

27. That the Joint Planning Policy Committee delegates the right to make minor amendments to the Deposit Plan to ensure correctness and consistency between both languages to the Head of the Planning Service (Gwynedd Council) and the Head of the Planning Service and Public Protection (Anglesey County Council).
28. The Joint Planning Policy Committee is asked to approve the draft Deposit Plan, subject to minor amendments, prior to public consultation in order to conform to legislative requirements.
29. The Joint Planning Policy Committee is asked to delegate the right to the Head of the Planning Service (Gwynedd Council) and the Head of the Planning Service and Public Protection (Anglesey County Council) to take appropriate steps with regards to the public consultation on the Deposit Plan and associated documents in order to conform with legislative requirements.

Appendices

Appendix 1:	Draft Deposit Plan – what it means to the Plan area
Appendix 2:	The Written Statement of the draft Deposit Plan
Appendix 3A:	The Proposal Maps of the draft Deposit Plan (Subregional Centre and the Urban Service Centres)
Appendix 3B:	The Proposal Maps of the draft Deposit Plan (Local Service Centres and Service Villages)
Appendix 3C:	The Proposal Maps of the draft Deposit Plan (Local/ Coastal/ Rural Villages)
Appendix 3Ch:	The Proposal Maps of the draft Deposit Plan (Clusters)
Appendix 4:	Summary of various assessments