

ITEM 5

MEETING	Joint Local Development Plan Committee
DATE	22 March 2019
NAME	Supplementary Planning Guidance: Housing mix (final draft)
PURPOSE	Consider and approve the proposed response to comments received about the Local Market Housing and Open Spaces in New Residential Development Supplementary Planning Guidance and adopt these Guidance
RECOMMENDATION	That the Committee approves the proposed response to the comments received about the following Supplementary Planning Guidance and adopt these Guidance: (i) Local Market Housing; (ii) Open Spaces in New Residential Development
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1. Background

- 1.1 The Planning Authorities are committed to prepare a range of Supplementary Planning Guidance to support the Joint Local Development Plan. This report presents:
- i. A consultation report on the Local Market Housing Supplementary Planning Guidance (Appendix 1) and the final draft version of the Local Market Housing Supplementary Planning Guidance (Appendix 2);
 - ii. A consultation report on the Open Spaces in New Residential Development Supplementary Planning Guidance (Appendix 3) and the final draft version of the Open Spaces in New Residential Development Housing Supplementary Planning Guidance (Appendix 4).

2. The public consultation and the final draft Guidance

- 2.1 The Local Market Housing and Open Spaces in New Residential Development Supplementary Planning Guidance consultation drafts were compiled last year on the basis of consultation with relevant officers in the two Councils and the Joint Local Development Plan Panel. Approval was received by the Joint Planning Policy Committee on the 21 September 2018 for public consultation on these draft Guidance.

2.2 There was a public consultation on the content of the draft documents between 11 October and 22 November, 2018. The Public Consultation Reports shown in Appendices 1 and 3 record the comments received and the response to them. The Guidance in Appendices 2 and 4 have been amended as a result of the consultation, taking some of the issues raised into consideration.

3. Strategic Environmental Assessment and the Habitat Regulations Assessment

3.1 Screening assessments were conducted to determine if these Guidance should be subject to a Strategic Environmental Assessment (SEA) in accordance with European Directive 2001/42/EC and the Environmental Assessment of Plans and Programmes Regulations 2004. Habitats Regulations Assessment (HRA) of plans and programmes that may affect sites of international importance is one of the requirements of the Habitats Directive (92/42/EEC). These Guidance were therefore assessed to determine whether there was a requirement for a full appropriate assessment under the Habitats Regulations.

3.2 The Regulations set out a process for Authorities to undertake a screening opinion. Primarily because these SPGs support policies that have been subject to SEA, the conclusion was that there was no need for these Guidance to be subject to SEA. The Plan's policies were assessed under the Habitats Regulations and the conclusion was that there was no need for an appropriate assessment of the Plan. Because these Guidance support some of those policies, the screening assessment referred to in paragraph 3.1 above came to a conclusion that there was no need for an appropriate assessment of these Guidance.

3.3 In accordance with the processes set out in the Regulations referred to above, a copy of the screening assessments were sent to Natural Resources Wales and CADW, which are the specific environmental bodies. These organisations were required to respond within 5 weeks.

3.4 This process has determined that the Councils' screening assessments are correct, and, therefore, a SEA and an Appropriate Assessment of both these Guidance are not required. Screening Statements will be published to reflect this decision.

4. Next steps

4.1 After these Guidance are adopted they will be a material planning consideration.

4.2 A copy of the final SPGs will be available on the websites of the two Councils and hard copy can be found in the offices of the two Planning Services and the Office of the Joint Planning Policy Unit.

4.3 A copy of the Public Consultation Reports can be found on the websites of the two Councils and hard copy can be found in the offices of the two Planning Service and the Office of the Joint Planning Policy Unit.

4.4 A copy of the Strategic Environmental Assessment and the Habitat Regulations Assessment Screening Statements will be available to view on the Councils' websites and a paper copy will be available to view in the offices of the two Planning Service and the office of the Joint Planning Policy Unit.

4.5 We shall inform the individuals that took part on the public consultation that these Guidance have been adopted.

5. Recommendation

5.1 The Joint Planning Policy Committee is asked to approve the proposed response to comments about the following Supplementary Planning Guidance and adopt these Guidance:

- (i) Local Market Housing (See Appendix 2);
- (ii) Open Spaces in New Residential Development (See Appendix 4).

APPENDICES:

Appendix 1: Public consultation report for the Local Market Housing Supplementary Planning Guidance

Appendix 2: Local Market Housing Supplementary Planning Guidance Final draft

Appendix 3: Public consultation report for the Open Spaces in New Residential Development Supplementary Planning Guidance

Appendix 4: Open Spaces in New Residential Development Supplementary Planning Guidance Final draft