

# Appendix 2

**SUPPLEMENTARY PLANNING GUIDANCE –  
MAINTAINING AND CREATING DISTINCTIVE AND  
SUSTAINABLE COMMUNITIES**

**CONSULTATION REPORT AND OFFICER’S  
RECOMMENDATIONS**



**CYNGOR SIR  
YNYS MÔN  
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COUNTY COUNCIL**

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## **1.0 BACKGROUND**

### **Purpose of Supplementary Planning Guidance (SPG)**

- 1.1 The Purpose of SPGs are to:
- assist the applicants and their agents in preparing planning applications and in guiding them in discussions with officers about how to apply relevant policies in the Joint Local Development Plan before submitting planning applications,
  - assist officers to assess planning applications, and officers and councillors to make decisions about planning applications
  - help Planning Inspectors make decisions on appeals.
- 1.2 The general aim is to improve the quality of new developments and facilitate a consistent and transparent way of making decisions that align with relevant policies in the Joint Local Development Plan.

### **The Policy Context**

#### Local Development Plan

- 1.3 Under planning legislation, the planning policies for every area are contained within the 'development plan'. The Gwynedd and Anglesey Joint Local Development Plan (JLDP) was adopted on 31 July 2017. It relates to the Gwynedd and Anglesey Planning Authority areas.
- 1.4 The Plan provides wide-ranging policies along with allocations for the main land uses, such as housing, employment and retail; it will help shape the future of the Plan area physically and environmentally, and will also influence it economically, socially and culturally. The Plan, therefore:
- enables the Local Planning Authorities to make rational and consistent decisions on planning applications by providing a policy framework that is consistent with national policy; and
  - guides developments to suitable areas during the period up to 2026.

### **The need for Supplementary Planning Guidance**

- 1.5 Although the Plan contains policies that enable the Local Planning Authority to make consistent and transparent decisions on development applications, it cannot provide all the detailed advice required by officers and prospective applicants to steer proposals locally. In order to provide this detailed advice, the Councils are preparing a range of SPGs to support the Plan that will provide more detailed guidance on a variety of topics and matters to help interpret and implement the Plan's policies and proposals.

### **The Status of Supplementary Planning Guidance**

- 1.6 Supplementary Planning Guidance (SPG) will be material planning considerations during the process of assessing and determining planning applications. Welsh Government and the Planning Inspectorate will place considerable weight on supplementary planning guidance that stem from, and are consistent with, a development plan. The SPGs cannot introduce any new planning policies or amend existing policies.

1.7 Once they have been adopted SPGs should, therefore, be given substantial weight as a material planning consideration.

## **2.0 SPG MAINTAINING AND CREATING DISTINCTIVE AND SUSTAINABLE COMMUNITIES**

2.1 The main aim of this Supplementary Planning Guidance (SPG) (as well as other SPG) is the help applicants for planning consent to understand a series of relevant policies that will integrate 'sustainable development' into the development process, in order to maintain and sustain sustainable communities. It will ensure that legislative and policy requirements are satisfied and best practice is achieved. It provides a standard approach that all applicants should follow. The Guidance advises on the main principles set out in the relevant policies in the Local Development Plan. It should be used with specialist assessments of each specific case (when assessments are required).

2.2 The SPG published for public consultation is divided into three sections and it includes a series of 8 appendices. Section 1 and Section 3 deals in general with developing sustainable development. Section 2, as well as Appendix 2 – 3 and 5 – 8 focus on providing advice about the requirements of criterion 4 of Policy PS 5 'Sustainable Development' and the requirements of Policy PS 1 'The Welsh language and Welsh culture'.

### **Public Consultation**

2.3 A draft version of this Guidance was prepared in consultation with officers from the Development Management Sections of both Councils and both Councils' language development officers. Having considered recommendations made by the Communities Scrutiny Committee (Gwynedd Council), the Joint Planning Policy Committee in its meeting on the 26 April 2018 decided to commission external companies to undertake a critical evaluation of the preliminary consultation draft version of the SPG. Cwmni Iaith and Gwasanaethau Ymgynghorol Burum were appointed to work together to undertake this work. A consultation draft of this SPG (which incorporated amendments proposed by Cwmni Iaith and Gwasanaethau Ymgynghorol Burum) was approved for public consultation by the Joint Planning Policy Committee on the 16<sup>th</sup> November, 2018.

2.4 The SPG was the subject of a public consultation exercise between the 13<sup>th</sup> December, 2018 and the 31<sup>st</sup> January, 2019.

2.5 Details of the public consultation were placed on both Council's websites and emails/ letters were sent to all Councillors, Community Councils, planning agents, statutory consultees, environmental bodies, neighbouring authorities as well as a number of individuals, companies and organisations that are involved in promoting the Welsh language and culture and those who had expressed a specific interest in the development of guidance about how to apply Policy PS 1 Welsh language and Welsh culture. These include Welsh language Commissioner, members of the Anglesey Welsh Language Forum, Pwyllgor Ymgyrch Tai a Chynllunio Gwynedd a Mon, the Urdd, Bangor University, Hanfod, Arad, Trywydd (this isn't an exhaustive list). Hard copies of the SPG were also available to inspect in all public libraries, Anglesey County Council's main office in Llangefni, and in Siop Gwynedd (Caernarfon, Dolgellau and Pwllheli).

2.6 A number of platforms were available for interested parties to respond to the consultation which were:

- Online word and pdf response form - available on both websites and paper copies were made available in all libraries and Siop Gwynedd. Paper copies of the response form were also available on request from the JPPU
  - Email
  - Letter
- 2.7 9 specific questions were asked and 1 general question on a representation form – see Appendix 1A. 8 commentators submitted representations during the public consultation period. A total of 88 representations were received. Some used the representation form to submit their comments (i.e. they replied to the set questions), whilst the rest submitted comments in a letter format.
- 2.8 Detailed consideration was given to all the comments. Planning officers as well as the companies that undertook the critical evaluation were consulted before completing the recommendations included in the report. Appendix 1B records the representations received. It also records the response to them and where appropriate, recommends any changes required to the SPG in lieu of the comment. Since responding to one of the comments involves re-arranging some paragraphs those amendments can be seen in Appendix 1C. Any proposed change to the wording of the SPG is noted in a **bold font** or ~~text that has been deleted~~.