

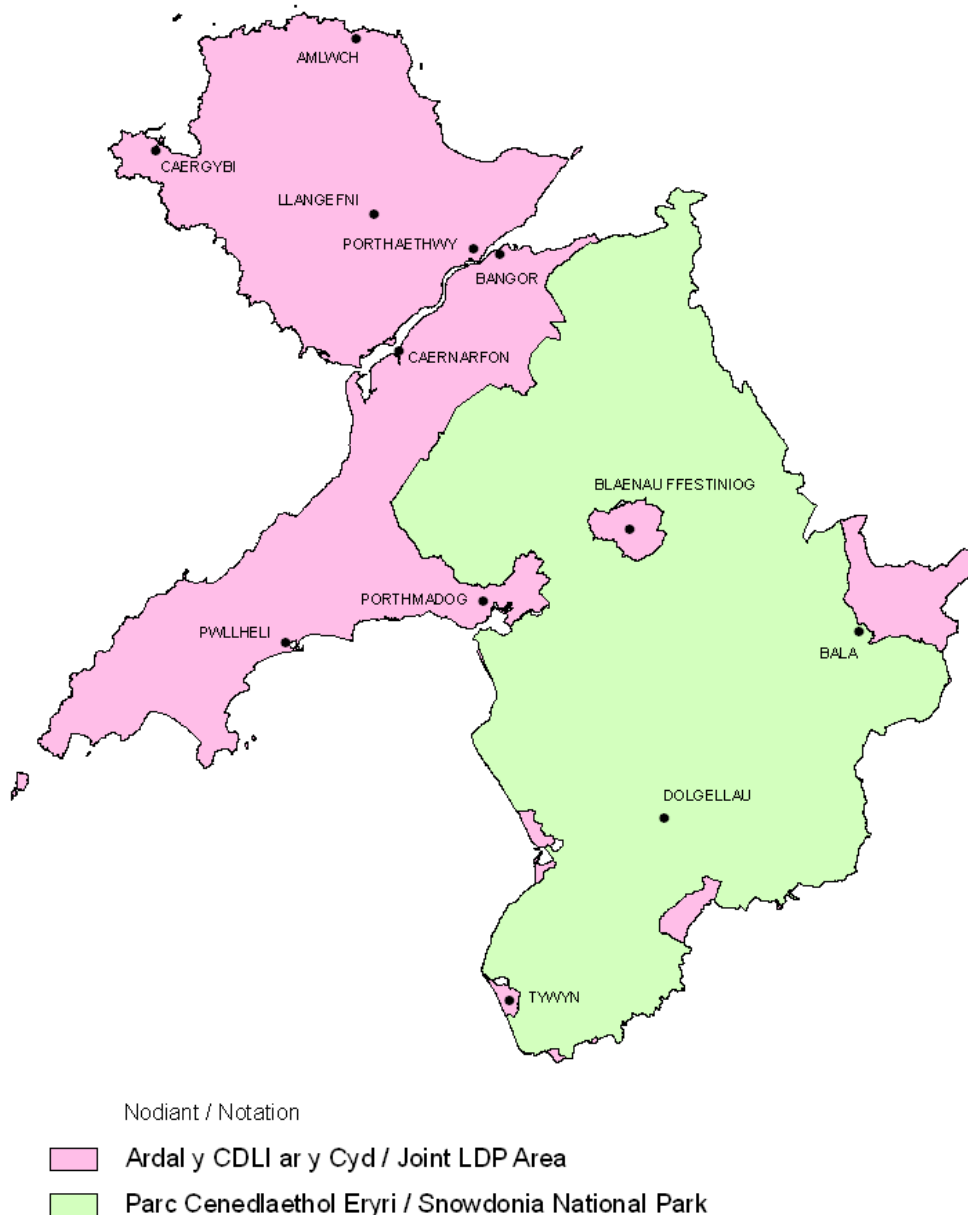
Introduction

- 1.1 The Planning and Compulsory Purchase Act 2004 makes it a requirement for local planning authorities in Wales to prepare a Local Development Plan (LDP) for their areas. The Isle of Anglesey County Council and Gwynedd Council have decided to prepare a single Plan (the Plan) for Anglesey and Gwynedd Planning Authority areas.
- 1.2 The Anglesey and Gwynedd Joint Local Development was formally adopted on **(insert date)** 2017 and the majority of decisions on planning applications in the two Planning Authority areas will be based on the contents of the Plan.

The benefit of joint working

- 1.3 The Plan deals with Anglesey and Gwynedd, but parts of Gwynedd within the Snowdonia National Park are not included. Map 1 shows the Plan area. It is neither a sub-regional nor a formal administrative area but whilst every area has its own special character, both Councils believe that there is a strong cross-boundary relationship between them in terms of function, economy, infrastructure and policy. This means that collaboration on a development plan made planning and economic sense.
- 1.4 Working together will enable both Councils to tackle complex issues together and it may provide a stronger voice for them when discussing issues with their partners. A review of information available has shown important cross-boundary issues which provide a robust base for preparing a Plan for the area in question. These are:
- Jobs - The demand for and supply of jobs create strong travelling patterns between Anglesey and north Gwynedd.
 - Jobs – decommissioning work at Trawsfynydd (over 650 workers) and the electricity generation and decommissioning work at Wylfa (over 600 workers) completed during the Plan period – projects that employ workers from across the Plan area.
 - [Wales Spatial Plan \(2008\)](#) – identifies 6 Zones, which were developed by the Area Groups following extensive collaboration and research. Each Zone approached the issue in different ways, which reflects their agreed regional priorities. The Plan area lies within 2 of the 6 Zones and further information can be seen in Chapter 2 of the Plan.
 - [Anglesey Energy Island Programme](#) - a collaborative approach between a number of stakeholders in the public and private sectors (including the UK Government and the Welsh Government) to place Anglesey at the forefront in terms of energy research and development, generating and servicing, which will be a means of influencing major infrastructure projects bringing economic and social benefits to the Island and north west Wales.
 - Road and Railway networks - Important elements of the road and railway networks cross the administrative boundaries of both areas.
 - Cross- boundary Housing Market Areas which have common influences.
 - Shopping – Bangor’s influence as a sub-regional shopping centre.
 - Infrastructure – the capacity of the road network, energy transmission network, the sewerage treatment network and works and water supply.
 - Landscape – the relationship across the Menai Strait.

Map 1: Plan Area



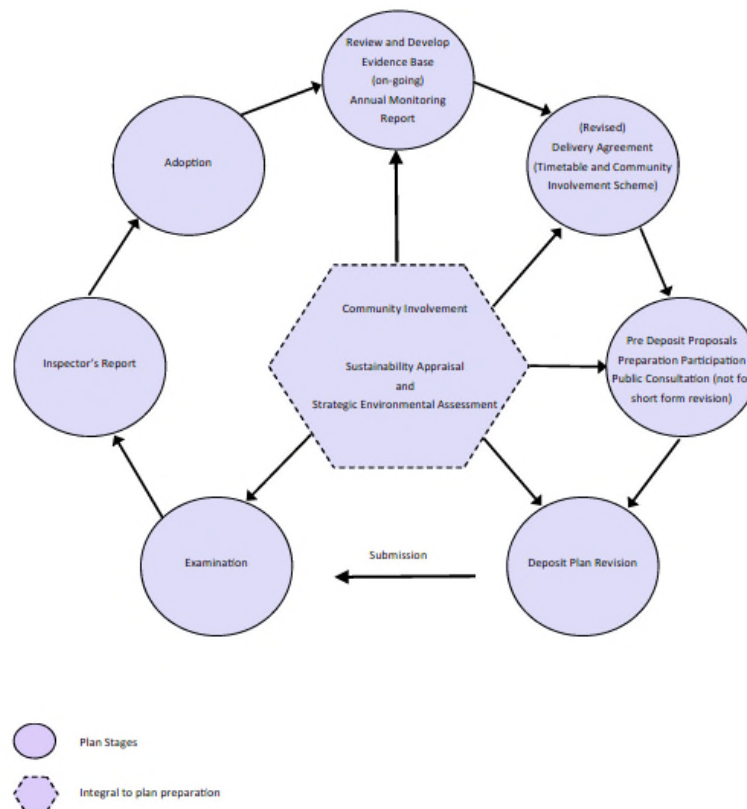
What is the purpose of the Plan?

- 1.5 The Plan sets out the strategy and aims for development and land use in the area covered by the Anglesey and Gwynedd Planning Authorities and includes policies to implement the strategy and aims over a period of 15 years (2011 to 2026). The Plan will have a significant influence on development of the whole area and individual communities. It provides guidance regarding the location of new houses, employment opportunities, leisure and community facilities and where these will be provided in the area. The Plan will be used to determine which developments will receive permission in the future by the Councils and where.

The process of preparing the Plan

- 1.6 The process of preparing the Plan is shown in Figure 1, which shows that the Plan preparation process has a number of distinct but interrelated stages. In addition to fulfilling each of the stages in the plan making process the Councils were also required to undertake a combined Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) of the Plan. This ensures that sustainability is at the heart of the plan preparation process and social, environmental and economic effects of policies and proposals are appraised to comply with the principles of sustainable development. A Welsh Language Impact Assessment informed the combined SA/ SEA, to ensure that the interests of the Welsh language were considered from the outset. The European Habitats Directive (92/43/EEC) also requires that a Habitat Regulation Assessment (HRA) is undertaken for the Plan. This ensures that the likely significant effects of the Plan on European sites of nature conservation value were considered.
- 1.7 The Plan has been assessed against the Tests of Soundness. These deal with the content of the Plan's policy, along with the processes for producing it. The Tests are reproduced in Appendix 1. Further information regarding the Plan preparation process can be found on the Councils' websites at www.gwynedd.llyw.cymru/ldp and www.ynysmon.gov.uk/ldp

Figure 1 Local Development Plan Preparation Process Diagram



- 1.8 The adoption of the Plan represents the final stage in the Plan preparation process. Monitoring and review will continue over the lifetime of the Plan, i.e. until 31st December 2026.

How to use this document

- 1.9 The Plan includes a Vision and Objectives for the Plan, a Strategy and a series of Strategic and Detailed Policies and provides a monitoring framework. The framework includes indicators, policy targets and triggers for further action in relation to relevant policies and will form the basis on which to measure the effectiveness of the Plan's policies. This section of the Plan therefore provides a basis for the production of the Annual Monitoring Report. The Plan includes a Proposals Map, which illustrates each of the Plan's policies and proposals that have a spatial component, other than spatial delineations determined by other mechanisms, e.g. AONBs. The latter information is included on a Constraints Map. Whilst the Constraints Map is not part of the Plan, where appropriate, policies refer to the designations shown on it.
- 1.10 The Plan must be read as a whole. All policies are interrelated and should be read together to understand their combined effect on a planning proposal. Decisions on proposals will have regard to the relevant policies in the Plan and the requirements of national planning policy and guidance, which is set out in a wide range of policy documents, statements and advice notes published by Welsh Government.