

| ISLE OF ANGLESEY COUNTY COUNCIL | |
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| Report to | County Council |
| Date | 24.1.2013 |
| Subject | The Joint LDP Consultation draft Preferred Strategy Document |
| Portfolio Holder(s) | Cllr. Robert Ll. Hughes |
| Lead Officer(s) | Jim Woodcock |
| Contact Officer | Nia H Davies 01286 679890 |
| Nature and reason for reporting | |
| To request that the County Council approves the draft Preferred Strategy Document for public consultation as required by the Local Development Plan Regulations. | |

| A - Introduction / Background / Issues |
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| <ul style="list-style-type: none"> ➤ The Preferred Strategy is a vital stage in the long journey to prepare the Local Development Plan (LDP) with Gwynedd. The Strategy has been drawn-up following a number of opportunities for full participation by Ynys Mon Councillors ➤ At this stage the Council is being asked to adopt the Strategy for the purposes of public consultation. Views expressed during the public consultation period will help inform the preparation of a more detailed plan called the Deposit Plan which will set out the strategy, including strategic policies, as well as detailed planning policies. The Deposit Plan is due to be considered by Council later on in 2013. <p>Introduction</p> <p>The Planning and Compulsory Purchase Act 2004 requires the Council to prepare a Local Development Plan (LDP) for the development and use of land over the plan period and its policies to implement them. This Council has decided to work with Gwynedd Council to prepare a Joint LDP.</p> <p>Regulation 15 of the Local Development Plan Regulations requires that, before finally determining the content of its Local Development Plan (LDP) for deposit, a Council must publish its pre-deposit proposals for public inspection and comment.</p> <p>The pre-deposit proposals, included in a Preferred Strategy document, should include the vision, strategic options, preferred strategy, key policies and the initial</p> |

sustainability appraisal report, and must be publicized over a six week period.

In November 2011, both Councils agreed a Delivery Agreement for the Joint LDP with the Welsh Government. That Agreement identifies pre-deposit consultation being undertaken during September – October 2012. This proved unachievable for a range of reasons, including some that were identified as risks in the Risks Assessment section of the Delivery Agreement. The delay was considered by the Joint Planning Policy Committee in July 2012 and a revised timetable was approved. The Welsh Government has been informally advised of the slight slippage. Following publication of the Preferred Strategy Document, the Councils will revise the Delivery Agreement in negotiation with the Welsh Government.

The draft Preferred Strategy document was presented to the Executive Committee when it met on the 14th January 2013, which supported its release to the Council for consideration and decision when it meets on the 24th January 2013. The document will be presented to Gwynedd Council's Cabinet for its approval on the 22nd January 2013.

Appendix 1 includes a chart, which sets out the timetable agreed to by the Joint Planning Policy Committee for progressing through the key stages in the process of preparing the Joint LDP.

Background

The Joint LDP will be the Council's key land use planning document. It will set out policies and proposals for the future development and use of land in Anglesey and Gwynedd (excluding the Snowdonia National Park) up to 2026, in line with legislative requirements.. When adopted it will replace the existing structure and local plan for Anglesey as well as the stopped UDP, which is a material planning consideration. It will form the basis for decisions on individual planning applications. The Joint LDP will therefore provide a measure of certainty about what kinds of development will be permitted and where during the plan period.

The Joint LDP will support the vision for the Plan area, set out in the Single Integrated Plans Strategy. It will identify opportunities for continuing investment and regeneration including provision for the new homes, jobs, community facilities and infrastructure that will be needed over the next 15 years. The Plan will also identify land that needs to be protected for its conservation importance and other measures necessary if our environment is to be safeguarded.

To date, a number of key tasks have been undertaken which have contributed to the development of the Draft Preferred Strategy Document.

- Opened the Candidate Sites Register and commencement of first stages of the assessment process;

- Public engagement about, and approval of Joint LDP vision and objectives by both Councils - March & May 2012;
- Strategic Growth and Distribution Options public engagement and approval by both Councils – March & May 2012;
- Building up a robust evidence base to inform the plan - continuous;
- Undertaking numerous assessments to inform proposed Preferred Strategy document's content - continuous;
- Approval of draft Preferred Strategy Document by the Joint Planning Policy Committee subject to consideration of the wording of the policy regarding the Welsh language and delegated powers to make minor amendments and corrections – November 2012;
- Support for draft Preferred Strategy Document by the Environment and Technical Scrutiny Committee – December 2012;
- Reported to the Executive Committee – 14th January 2013

The process has also been supported by input from a series of Members' Seminars.

B - Considerations

Appendix 2 includes a copy of the draft Preferred Strategy Document. It is understood that Members were advised to retain a copy of the document distributed in connection with the Executive Committee's meeting. The relevant link to the website is included. An executive summary is provided in Appendix 3 to facilitate discussion in this Committee only and should be read in conjunction with the draft Preferred Strategy Document.

The draft Preferred Strategy document is not the full draft plan but sets out the key issues and options and the Councils' broad proposals for addressing these. It includes the proposed vision, strategic options, preferred strategy and key policies. It shows how key current environmental, economic and social issues and trends affecting the Plan area will be addressed and how the development needs of the Plan area will be met for new housing, employment and other strategic requirements.

The following provides an overview of the structure of the draft Preferred Strategy document:

- introduction and background (Chapter 1)
- overview of assessments undertaken, e.g. SA (Chapter 2)
- the national, regional and local policy framework within which the Preferred Strategy has been prepared (Chapter 3);
- general review of baseline social, economic and environmental information and issues that the Joint LDP needs to address (Chapter 4);
- the vision for the future development of the Plan area and its objectives for delivering sustainable development and for addressing the key trends (Chapter 5);
- the key strategic growth and spatial options that the Councils and

stakeholders have considered in determining the Preferred Strategy (Chapter 6);

- the Preferred Strategy including Key Diagram and key strategic policies for implementing the strategy (Chapter 7);
- overview of the Deposit Draft Plan structure (Chapter 8).

Under the umbrella of a number of overarching Strategic Policies, the draft Preferred Strategy seeks to achieve the Joint LDP vision by delivering 4 outcomes:

- Maximizing Economic Development Opportunities - Meeting the future need for jobs, by providing a range and choice of land and opportunities on different types of sites relating to different types of jobs. Safeguarding existing employment sites which perform an important economic role in the Plan area and beyond its boundaries
- Houses to Meet Local Needs – Meeting the future need for homes by facilitating residential development that will provide 7,665 new housing units over the 15 year plan period. Facilitating a range and choice of new housing opportunities with different dwelling sizes, tenures and locations including provision for affordable housing together with providing for Gypsy and Traveller needs.
- Strengthening our Communities, both Rural and Urban - Ensuring that new homes and jobs form part of well planned communities which have the right range of facilities provided at the right time and in the right location.
- Enhancing the Area's Environmental Assets - The strategy has been developed to minimize impact upon the Plan area's environmental assets. The need to sustainably manage waste, reduce emissions and maximizing renewable solutions are also highlighted.

The overarching Strategic Policies set out the framework for promoting sustainable development, and alleviating and adapting to the effects of climate change, and expands on the Plan's Spatial Strategy.

The broad Spatial Strategy proposed in the draft Preferred Strategy document involves recognizing the role of the Plan area's main towns and strengthening them, acknowledging the important role that the more rural areas also have in terms of providing employment opportunities and homes for the Plan area's residents. With a higher proportion of the Plan area's residents living in the rural areas it was clear that improving the sustainability of these existing local communities is important. The best means of achieving the objectives of maintaining sustainable communities, the vitality of the Welsh language and improving access to services is to facilitate rural entrepreneurship and encouraging a range of basic services at locations close to the rural population. This basic principle underpins the Strategy.

The broad spatial strategy therefore aims to improve sustainability by:

- 1) focusing the main developments and regeneration in Primary Settlements and the

strategic sites there

ii) supporting development that reflects the size, functions and environmental and cultural capacity of the network of different Key Settlements and Key Villages

iii) supporting minor development, in Defined Small Villages and in rural areas, which helps to support services and facilities for local communities.

A Settlement Strategy has been prepared to assist the delivery of the broad Spatial Strategy. The Settlement Strategy sets out the overall approach for the provision of new homes, jobs, infrastructure and community facilities over the plan period for the Plan Area. It sets the context for the Strategic Policies in the draft Preferred Strategy document and outlines how the Vision and Objectives will be achieved.

The Settlement Strategy sets out those settlements where growth and investment will be focused. The following Hierarchy is proposed:

- Sub-Regional Centre – performs a cross boundary role in terms of employment, higher and further education and retailing. Good public transport links within and cross boundary.
- Urban Service Centres – fulfill the role of both a local centre for the basic range of services for settlements within their catchment area as well as a role for providing higher level services meeting the needs which cannot realistically be met within the lower order centres or villages. As such they serve large geographic areas..
- Local Service Centres – settlements have been identified, which, by reason of their relative size, range and quality of services and facilities, functional link with higher order centres lend themselves to being designated as Local Service Centres. By identifying these settlements and concentrating rural development within them the Joint LDP Strategy seeks to strengthen their role in the network of settlements to optimize the prospects for rural communities to meet their own basic needs
- Villages – have at least one community facility and sustainable link to a higher order centre. In order to manage development within this category the following sub categories are proposed: Service Villages, Local Villages and Coastal/ Rural Villages
- Clusters – cohesive groups of dwellings in the countryside with a functional link to a village or a higher order centre.
- Countryside – rest of the Plan area

The Joint LDP must be subject to a Sustainability Appraisal (SA) incorporating Strategic Environmental Assessment (SEA) as required by the Planning and Compulsory Purchase Act 2004 and the SEA Regulations The Initial Sustainability Appraisal Report, which must also be subject to public consultation, identifies the social, economic and environmental implications of the Preferred Strategy options and proposals.

The Councils must also undertake a Habitats Regulations Assessment (HRA) of the Joint LDP. The HRA must determine the likely significant effects of the plan on European Sites of nature conservation importance and, if applicable, scope what needs “appropriate assessment” (AA) and how it will be undertaken. A Scoping Report for Habitats Regulations Assessment of the Joint LDP will be available as a background document on request during the public consultation period as well as a number of other documents. This suite of background documents will include a document that sets out the first stage assessment of the “Candidate Sites Register”, which will provide a schedule of candidate Strategic Sites.

| C - Implications and Impacts | | |
|-------------------------------------|---|--|
| 1 | Finance / Section 151 | None |
| 2 | Legal / Monitoring Officer | Adoption of a Preferred Strategy is a milestone towards the preparation and adoption of a Local Development Plan as required of the Council by the 2004 Act. This report prepares the way to the adoption of such a Preferred Strategy |
| 3 | Human Resources | None |
| 4 | Property Services (see notes – separate document) | Property Services will take note of the approved Strategy Document in due course when considering developments affecting Council owned property |
| 5 | Information and Communications Technology (ICT) | None |
| 6 | Equality (see notes – separate document) | None |
| 7 | Anti-poverty and Social (see notes – separate document) | None |
| 8 | Communication (see notes – separate document) | None |
| 9 | Consultation (see notes – separate document) | Yes – the draft Preferred Strategy Document has been informed by engaging with stakeholders, including communities, as well as engagement |

| C - Implications and Impacts | | |
|-------------------------------------|--|----------------------------|
| | | with Members and officers. |
| 10 | Economic | None |
| 11 | Environmental (see notes – separate document) | None |
| 12 | Crime and Disorder (see notes – separate document) | None |
| 13 | Outcome Agreements | None |

| CH - Summary |
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| <p>The draft Preferred Strategy document shows how key current environmental, economic and social issues and trends affecting the Plan area will be addressed. It also looks at how the development needs of the area will be met, including the proposed broad locations for new housing, employment and other strategic requirements.</p> <p>Following approval by both Councils the document will be made available for public consultation. A six weeks period will be set aside during which interested parties will be given an opportunity to submit views about the Preferred Strategy and the Initial Sustainability Appraisal Report. Views expressed will help inform the preparation of a more detailed plan called the Deposit Plan which is due to be considered by Council later on in 2013.</p> |

| D - Recommendation |
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| <ul style="list-style-type: none"> ➤ That the County Council approves the draft Preferred Strategy document for public consultation ➤ That the County Council delegates the right to make minor corrections to the Preferred Strategy document before it is released for public consultation to the Head of Planning and Public Protection Services. |

Name of author of report:

Nia H Davies

Job Title:

Planning Manager (Policy)

Joint Planning Policy Unit

Date:

14th January 2013

Appendices:

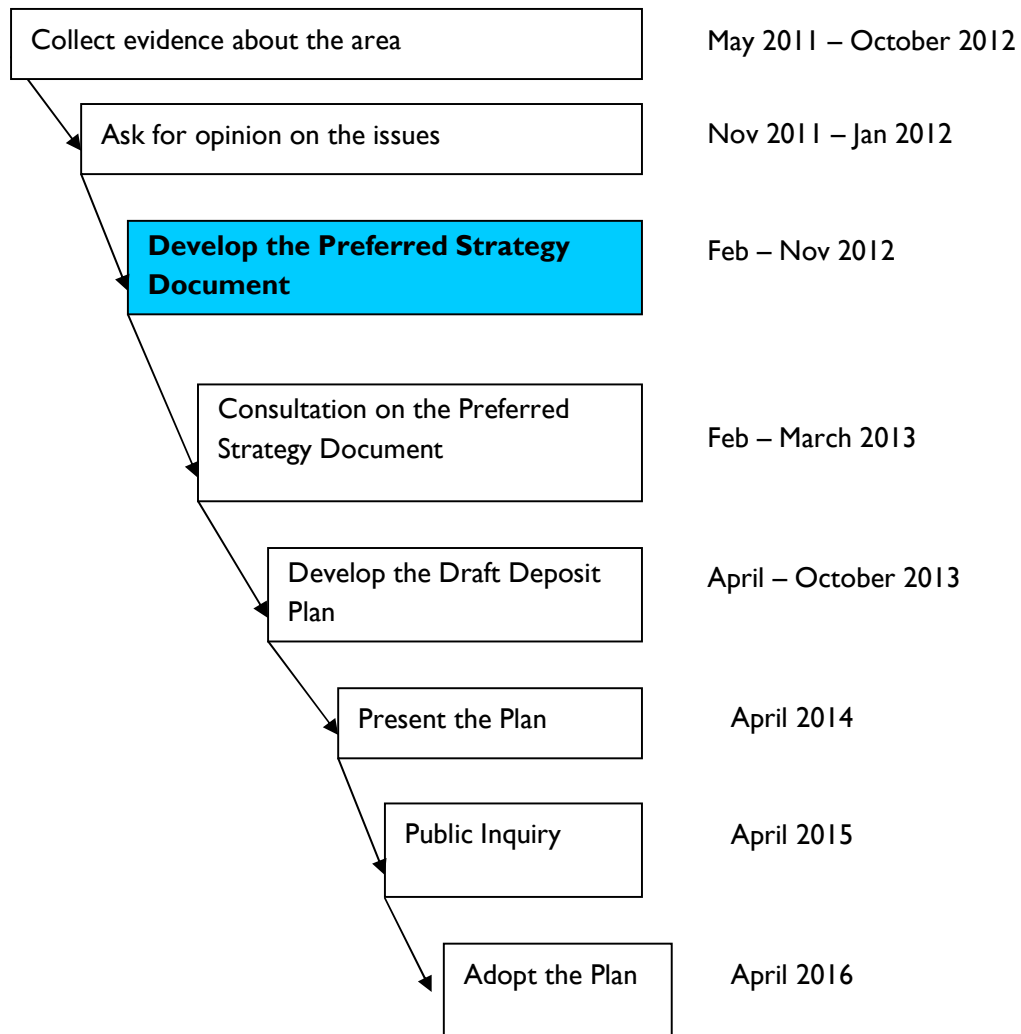
Appendix 1: Joint LDP preparation stages and timetable

Appendix 2: draft Preferred Strategy document

<http://democracy.anglesey.gov.uk/documents/s1478/Local%20Government%20Plan%20Preferred%20Strategy.pdf?LLL=0>

Appendix 3: Executive Summary of the Joint LDP draft Preferred Strategy document

APPENDIX 1: JOINT LDP PREPARATION STAGES AND TIMETABLE





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ISLE OF ANGLESEY
COUNTY COUNCIL

Anglesey and Gwynedd Joint Local Development Plan 2011 – 2026

Summary of Draft Public Consultation Preferred Strategy

January 2013

Introduction

The Isle of Anglesey County Council working with Gwynedd Council is drawing up a new planning framework - '**the Anglesey and Gwynedd Local Development Plan**' - to guide future growth and development in Anglesey and Gwynedd (excluding the Snowdonia National Park) up to 2026. We need to plan for where people will live, work, play and how they'll get around. Once adopted, the Council will use the Plan to decide whether planning permission should be granted or refused.

The Plan will be prepared in two stages.

Stage 1: The current stage in the Plan preparation process is the '**Preferred Strategy**', which provides a basis for meeting the economic, social and environmental needs of the area. It sets out for public consultation purposes:

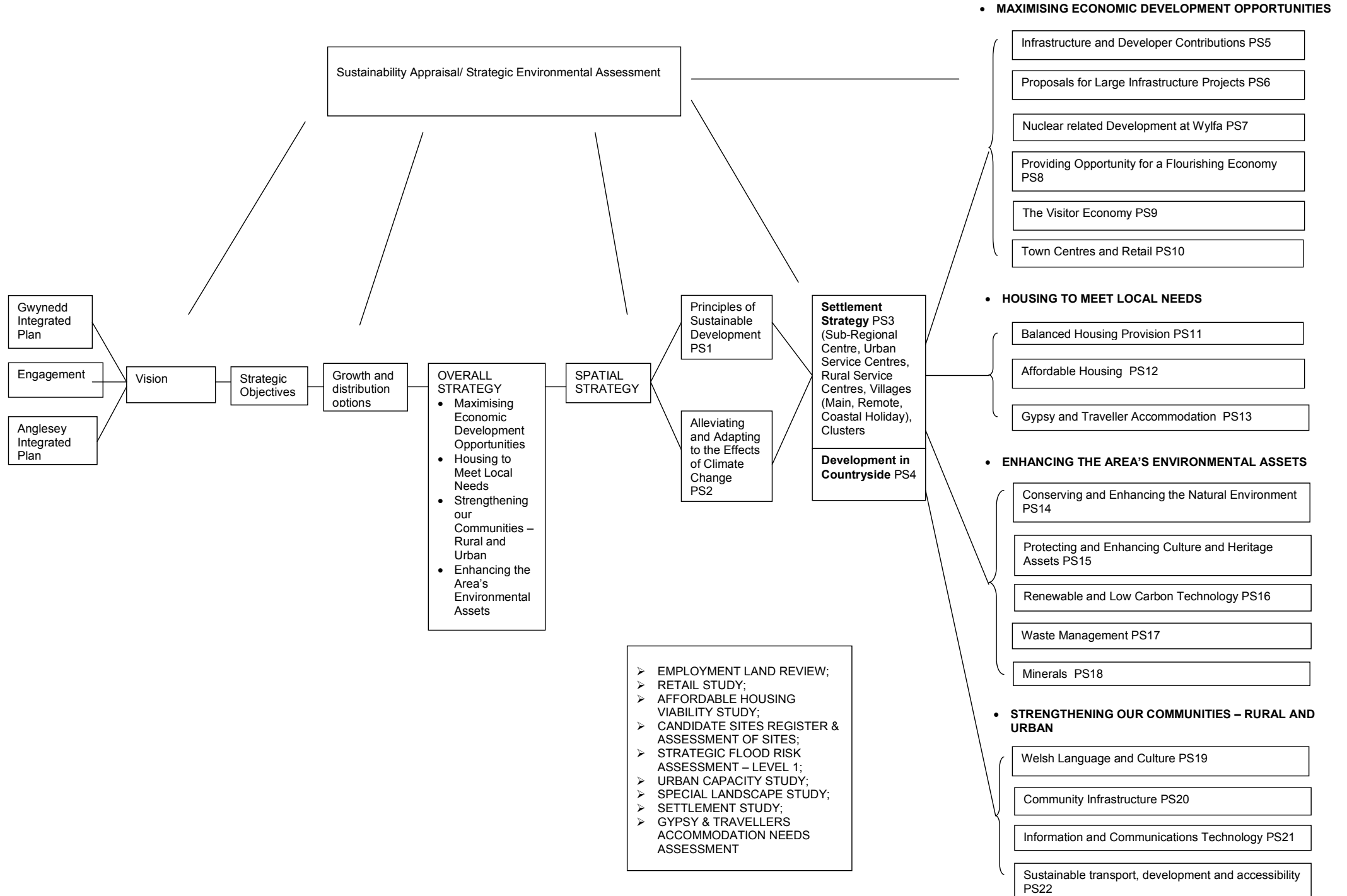
- the key issues;
- the vision and key objectives for the Joint Local Development Plan;
- how much housing and employment development is needed;
- which towns and villages will grow and which will stay the same;
- the strategic policies, which are the most important planning policies to address the key issues; and
- the key diagram, showing the areas in the Plan area that will be affected.

This is the first stage of formal public dialogue to **test** whether the draft Preferred Strategy is right.

Stage 2: we shall use the comments we receive during the public consultation about the Preferred Strategy and any other evidence to prepare the full Plan, - the **Deposit Plan**. This version of the Plan will include land allocations and detailed planning policies. The Joint Planning Committee and the individual Councils will advise and decide on the Deposit Plan, before submitting it to the Welsh Government.

This leaflet summarises the key elements of the draft public consultation Preferred Strategy.

APPENDIX 3: OVERVIEW OF THE JOINT LDP DRAFT PREFERRED STRATEGY DOCUMENT



Developing the Preferred Strategy

| | | |
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| <p>Key issues – set of 38 (see Chapter 4 in the draft Preferred Strategy Document)</p> | ✓ | |
| <p style="text-align: center;"><u>Vision</u></p> <p>By 2026, Anglesey and Gwynedd will be recognised for their vibrant and prosperous communities that celebrate their unique culture, heritage and environment and will be a place of choice. This means that the Joint Local Development Plan area will be one:</p> <ul style="list-style-type: none"> • where the housing needs of local communities in the area are better addressed in terms of supply, type, quality, energy efficiency, location and affordability • where its residents and businesses are able to grasp new economic opportunities in order to thrive and prosper • which boasts an appropriately skilled workforce and has a varied, well connected, sustainable and broad economic base that makes the best use of local strengths and opportunities where the benefits deriving from them are kept local • that is home to vibrant networks of inclusive communities where residents enjoy good health and well-being • where the Welsh language is an integral part of communities • which adapts and responds positively to the challenges of climate change • where the unique character of its built and cultural heritage, its countryside and landscape, and its environment is valued, protected and enhanced • where people want to live, work and visit | ✓ | |
| <p>Strategic objectives – set of 26 (see Chapter 5 in the draft Preferred Strategy Document and pages 5 – 9) in this leaflet</p> | ✓ | |
| <p>How much housing development?</p> <p>7,665 housing units in the Plan area between 2011 and 2026 (could equate to about 3,375 housing units in Anglesey)</p> | ✓ | |
| <p>Where will development go?</p> <p>i) the main developments and regeneration will be focussed in the Sub-Regional Centre and the Urban Service Centres and the strategic sites there;</p> <p>ii) development that reflects the size, functions and environmental and cultural capacity of the network of different Local Service Centres and Service Villages will be supported;</p> <p>iii) minor development, in Local Villages, Rural/ Coastal Villages, Clusters and the Countryside, which helps to support services and facilities for local communities will be supported.</p> | ✓ | |

AGREED TO BY THE COUNCIL IN MAY 2012

Developing the Preferred Strategy

THE OVERALL STRATEGY

To deliver the Vision we need to deliver four outcomes:

Outcome I: Maximising economic development opportunities: an overview

- providing a land use planning policy framework to address the strengths and opportunities in the Plan area related to a number of key sectors: environmental goods and services, marine technology, tourism, public sector, manufacturing, renewable and low carbon energy, retailing, health and care.
- safeguarding 168ha of land in the Plan area (84ha in Anglesey) in business parks and industrial estates.
- facilitate a range of initiatives to achieve higher skills.
- support appropriate small scale employment opportunities in and around Villages, Clusters and the Countryside.
- secure delivery on the Council's key priorities in relation to Major Infrastructure Projects, including a proposed new nuclear power station at Wylfa.
- facilitate an all year tourism offer.
- facilitate development that creates vibrant town centres for shopping, leisure and entertainment.

| Some of the strategic objectives linked to this outcome: | Strategic Policies |
|---|--|
| <p><u>SO7</u> - ensure that an adequate supply of land and premises is safeguarded and allocated in sustainable locations to attract investment, retain and increase the number of indigenous jobs, support the development of economic activity in higher value sectors, secure opportunities for improving the skills and education of the workforce, and promoting working from home where appropriate</p> <p><u>SO8</u> - diversify the rural and urban economic base of the JLDP area to enable a prosperous mixed economy that builds on opportunities, including those presented by the low-carbon and renewable energy sectors and knowledge-based industries</p> <p><u>SO9</u> - ensure appropriate infrastructure is in place or can be provided (e.g. through developer contributions) to accommodate all new development</p> <p><u>SO10</u> - promote vital and vibrant town centres that have rediscovered their purpose as centres for work and services, and that are vibrant and attractive places for residents and visitors</p> <p><u>SO11</u> - manage the area as an alternative and sustainable destination for tourists</p> | <p>PS8 Providing opportunity for a flourishing economy</p> <p>PS6 Proposals for large infrastructure projects</p> <p>PS7 Nuclear Related Development at Wylfa</p> <p>PS5 Infrastructure and developer contributions</p> <p>PS10 Town Centres and retail</p> <p>PS9 The Visitor Economy</p> |

Developing the Preferred Strategy

Outcome 2: Housing to meet local needs: an overview

- providing a land use planning policy framework to facilitate development that delivers 7,665 housing units in the Plan area, which equates to an average of 511 housing units per annum. This could mean about 225 housing units per annum in Anglesey.
- facilitating the right type of housing (i.e. in terms of price, tenure, size) in the right location (e.g. accessible to work opportunities, educational facilities, digital hot spots).
- requiring a proportion of new homes will be 'affordable housing', either intermediate or social rented homes, subject to an assessment of viability issues.
- addressing the needs of specific households, e.g. the elderly, students, Gypsies and Travellers.

| Some of the strategic objectives linked to this outcome: | Strategic Policies |
|---|--|
| <p><u>SO1</u> - ensure an adequate and appropriate range of housing sites is available in sustainable locations,</p> <p><u>SO2</u> - enable a balanced housing supply ensuring that all housing is of good quality, affordable, covers a range of types and tenures to meet the housing requirements of all sections of the population</p> <p><u>SO3</u> - secure a stable and balanced population within communities</p> | <p>PS11 Balanced housing provision</p> <p>PS12 Affordable housing</p> <p>PS13 Gypsy and Traveller Accommodation</p> |

Developing the Preferred Strategy

Outcome 3: Strengthening our communities – rural and urban: an overview

- distributing development to strengthen the network of different types of settlements in the Plan area.
- maintaining the Plan area’s special mixed urban/ rural character.
- maintaining a distinctive linguistic and cultural character.
- if a community is going to be able to survive and grow into the future, it needs a wide range of services and facilities such as education, health and social care, open space, leisure and shopping facilities.

| Some of the strategic objectives linked to this outcome: | Strategic Policies |
|---|---|
| <p><u>SO5</u> - ensure that settlements are sustainable, accessible and meet the range of needs of their communities</p> <p><u>SO6</u> - ensure that all new development is well designed and has regard for its surroundings in order to reduce the opportunity for crime to occur</p> <p><u>SO24</u> - safeguard and strengthen the Welsh language and culture and promote its use as an essential part of community life</p> <p><u>SO21</u> - improve and maintain safe, efficient, high quality, modern and integrated transport networks to employment, services and education/ training facilities particularly by foot, bicycle and public transport, thus reducing where possible the number of journeys in private cars</p> <p><u>SO22</u> - ensure that new development is supported by an adequate or planned supply of digital and mobile phone infrastructure</p> <p><u>SO23</u> - maximise the opportunities of Holyhead as a major international gateway and the A55, E22 Trans European network route and A487/ A470 as key transportation corridors.</p> | <p>PS20 Community infrastructure</p> <p>PS19 Welsh language and culture</p> <p>PS22 Sustainable transport, development and accessibility</p> <p>PS21 Information and communications technology</p> |

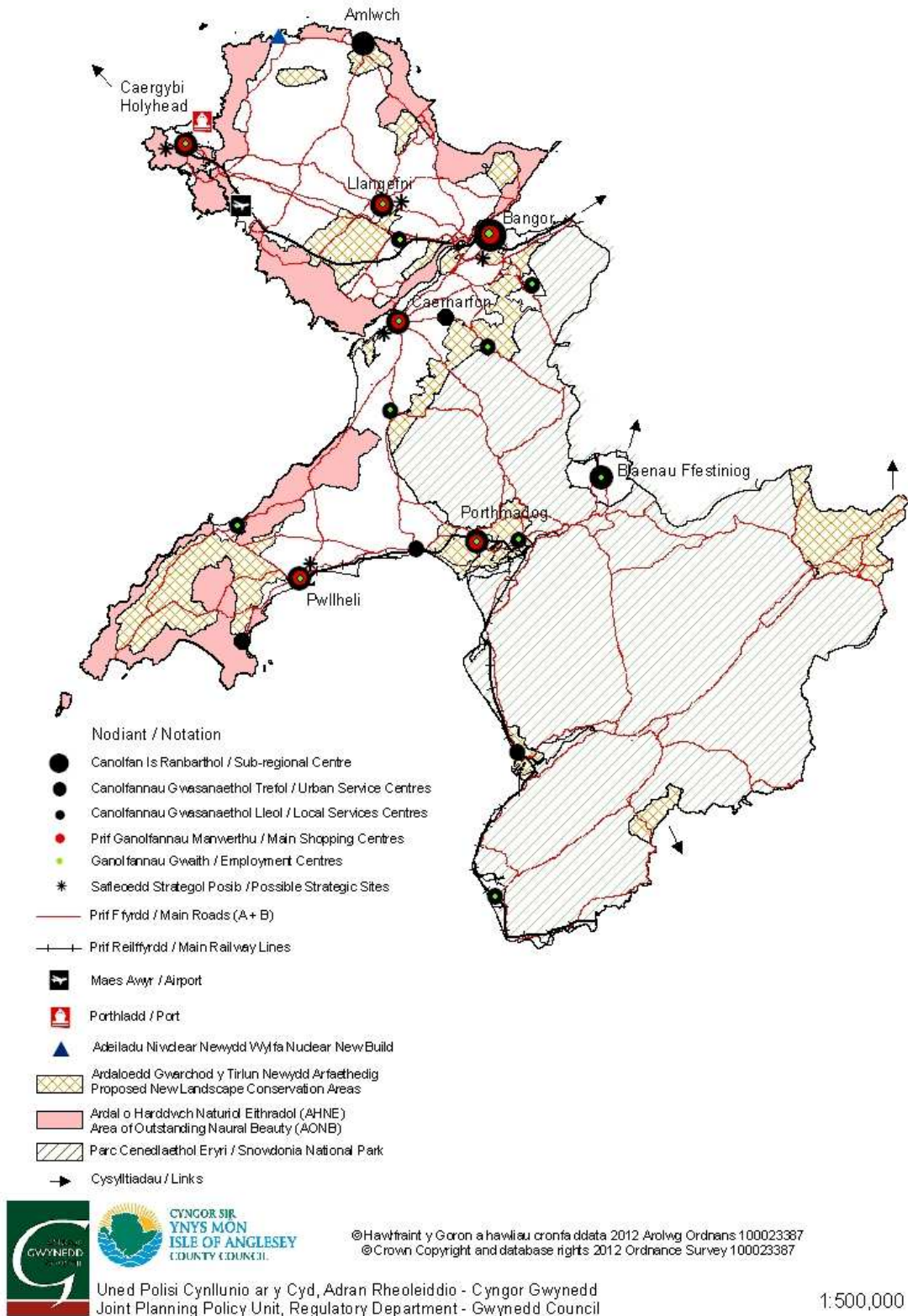
Developing the Preferred Strategy

Outcome 4: Enhancing the area’s environmental assets: an overview

- valuing our countryside and coastlines as a valuable resource, supporting local recreation and leisure activities and the agricultural economy.
- meeting local and national objectives or statutory duties in terms of designated landscapes and biodiversity
- duty to conserve and enhance the significance, character and appearance of the Plan area’s cultural and historic environment

| Some of the strategic objectives linked to this outcome: | Strategic Policies |
|---|---|
| <p><u>SO12</u> - meet the needs of minerals locally and regionally in a sustainable manner</p> <p><u>SO16</u> reduce the need for energy and other resources in developments</p> <p><u>SO17</u> - encourage waste management based on the hierarchy of re-use, recovery and safe disposal</p> <p><u>SO18</u> - promote renewable and low carbon energy production within the area</p> <p><u>SO20</u> - conserve and enhance biodiversity, strengthening and improving the connectivity throughout the area, and improving communities’ ability to enjoy and appreciate biodiversity</p> <p><u>SO25</u> - identify, protect and where possible enhance places, landscapes and buildings of historical, cultural and archaeological importance and their settings</p> | <p>PS18 Minerals</p> <p>PS17 Waste management</p> <p>PS16 Renewable energy technology</p> <p>PS14 Conserving and enhancing the natural environment</p> <p>PS15 Protecting and enhancing cultural and heritage assets</p> |

Developing the Preferred Strategy



Key Diagram