



Anglesey and Gwynedd Joint Local Development Plan 2011 - 2026

Review Report
March 2022



CYNGOR SIR
YNYS MÔN
ISLE OF ANGLESEY
COUNTY COUNCIL



Content

1.0	Introduction	1
	Background	1
	What is a Review Report	1
2.0	Relevant information and issues	3
	Significance of contextual changes	3
	Legislative Changes	3
	Revisions to National Planning Policy guidance	4
	The regional context	10
	The local context	11
	Findings of the Annual Monitoring Reports	21
3	LDP review and possible changes	24
	Strategic objectives and vision	24
	Strategy	24
	Plan Policies	25
	Proposals Maps, Inset Maps and Restrictions Maps	45
	Supplementary Planning Guidance	45
4	Evidence base review requirements	47
	Evidence gathering	47
	Impact Assessments	49
5	Joint working and preparation of a Joint Local Development Plan	50
6.	Conclusions and next steps	52

1.0 Introduction

Background

- 1.1 The Planning and Compulsory Purchase Act 2004 states that a Local Development Plan needs to be reviewed after a period of 4 years following its adoption. The Joint Local Development Plan (JLDP) was adopted on 31 July 2017 and therefore, the review of the Plan has commenced on 31 July, 2021.
- 1.2 The Town and Country Planning (Local Development Plans) (Wales) Regulations 2005 and the Town and Country Planning (Local Development Plan) (Wales) (Amendment) Regulations 2015 set out the statutory steps that must be undertaken in reviewing the Local Development Plan. The regulations set out different steps to undertake a short form review or a full review of a Local Development Plan. Welsh Government guidance clearly outlines the circumstances in which either of the procedures will be followed. Please note that the two regimes are quite different and it is not optional which one will have to be followed. Following attention to the relevant considerations in the following Report the Report will reach a conclusion as to what review procedure will need to be undertaken, i.e. whether it is a short form review or a full review. The replacement JLDP will cover the plan period to 2036, which is the end of a 15-year period starting in 2021.
- 1.3 The Annual Monitoring Reports (AMR) are a key part of the process of reflecting on the performance including the successes and failures of the current Plan. Furthermore, the AMR's findings contribute to informing the development of the Revised Plan. The published AMR (3 in number) identifies concerns about some policy areas where the policy target set within the indicator has been missed. These failures did not in themselves justify the need for an early review of the Plan as the plan was, on the whole performing well. However, they are issues that will need to be considered as part of the Replacement Plan. See part 2.89 for more details.

What is a Review Report

- 1.4 Preparing and receiving approval of the Review Report is the first step in the process of preparing a Replacement Plan. The Review Report will be a key part of the Councils' evidence base when the Replacement JLDP is submitted to the Welsh Government for examination.
- 1.5 This Review Report presents areas where the current LDP is achieving and performing well, as well as those areas where changes may be needed. **It is emphasised that the purpose of the Review Report is not to detail any changes that will be made to the Plan.** It will only be possible to identify the details of the changes that need to be made to the Plan in the process of preparing the Revised Plan and gathering the relevant information and evidence.
- 1.6 The Review Report will:

- summarise the findings of the Annual Monitoring Reports to date;
- review existing policies within the JLDP in accordance with the headings set out within the Plan;
- consider if there are contextual changes leading to the need to change aspects of the Plan;
- identify what further research/information gathering is required for the preparation of a Replacement Plan.
- assess relevant national, regional and local Plans/Strategies/Legislation that have come into force since the original Plan was adopted and consider the need to ensure that the Plan is aligned with current guidance;
- reach a conclusion on the appropriate procedure for undertaking the review and preparing a Replacement plan (full or short form review).

1.7 The Report contains the following parts:

Part 2

Part 2 sets out the main changes in legislation, national, regional and local policy that have come into force since the adoption of the current plan. It is considered that the changes highlighted in this part are important to consider when revising the JLDP. The main findings of the three Annual Monitoring Reports that have been prepared are identified along with other issues that may influence.

Part 3

This part sets out a review of the current Plan and sets out possible changes that will need to be made to the strategy, objectives and policies of the Joint Local Development Plan.

Part 4

This part sets out the requirements for reviewing or updating the evidence base to support or inform any changes to the JLDP.

Part 5

This part sets out the consideration that has been given to joint working and preparation of a Joint Local Development Plan.

Part 6

Part 6 sets out the conclusions and form of review that will need to be followed.

2.0 Relevant information and issues

Significance of contextual changes

- 2.1 In the period since the adoption of the JLDP (31 July 2017) a range of national, local and regional legislation/policies and strategies have been published. In order to ensure that the Plan and its content is up to date, it will be necessary to ensure that consideration is given to these contextual issues that influence the content of the Plan. The Revised Plan will need to take account of the various new Acts, policy frameworks, updated guidance and evidence that has emerged at national, regional and local level.
- 2.2 Although not exhaustive, the following sets out those elements that will have the most significant influence in preparing the Revised Plan.

Legislative Changes

The Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2019.

- 2.3 On 1 April 2019 an amendment to the General Permitted Development Order (GDPO) came into force relating specifically to energy, telecommunications and service developments. The most significant amendment is an amendment to Schedule 2, part 2 'Minor Operations' which introduces Classes D and E and establishes development rights for equipment and infrastructure for "recharging electric vehicles" provided that the proposals comply with the prescribed criteria.

Planning (Wales) Act 2015

- 2.4 The Planning (Wales) Act received Royal Assent in July 2015 and came into force in stages between October 2015 and January 2016. Although it was in force before the JLDP was adopted and before the public inquiry, it is considered useful to refer to it as it provides a basis for other contextual changes that need to be taken into account in the preparation of the Replacement Plan and subsequent monitoring. It presents a legal basis for the preparation of a National Development Framework (NDF) and Strategic Development Plans (SDPs).

Environment (Wales) Act 2016

- 2.5 The Act received Royal Assent on 21st March 2016, providing new legislation to proactively and sustainably manage Wales' natural resources. The Act includes a new biodiversity duty which aims to help reverse decline and ensure the resilience and future of long-term biodiversity in

Wales. The Act also gives Welsh Ministers the task of setting targets to reduce greenhouse emissions and set carbon budgets. It introduces new powers to increase the amount of materials to be recycled, as well as improving the quality of materials to be recycled. The act also places a duty on Natural Resources Wales (NRW) to prepare a State of Natural Resources Report and Area Statements.

Well-being of Future Generations (Wales) Act 2015

2.6 Although the date of this Act is 2015, it came into force after the JLDP was submitted for examination (April 2016). The Well-being of Future Generations (Wales) Act received Royal Assent in April 2015 and came into force on 1 April 2016. The Act strengthens the current governance arrangements for improving the well-being of Wales by ensuring that sustainable development is at the heart of decision made by government and public bodies. It aims to make a difference to the lives of people in Wales in relation to a number of well-being goals including improving health, culture, heritage and the sustainable use of resources. The Act provides the legislative framework for the preparation of Local Well-being Plans, which replace Single Integrated Plans.

2.7 The act's seven well-being goals are as follows:

1. A prosperous Wales
2. A resilient Wales
3. A healthier Wales
4. A more equal Wales
5. A Wales of cohesive communities
6. A Wales of Vibrant Culture & Thriving Welsh Language
7. A globally responsible Wales

2.8 During the examination of the Joint LDP, the implications of the Act were addressed to ensure that the Plan reflected the aims contained in the Act.

Revisions to National Planning Policy guidance

National Plans and Policies

Future Wales: The National Plan 2040 (2021)

2.9 "Future Wales: The National Plan 2040" is the national development framework, setting the direction for development in Wales up to 2040. It is a development plan with a strategy for addressing key national priorities through the planning system, including maintaining and developing a vibrant economy, achieving decarbonisation and climate resilience, developing strong ecosystems and improving the health and well-being of our communities.

2.10 The National Plan identifies four regions for the future development of policy in Wales - North Wales, Mid Wales, South West Wales and South East Wales. Each region must have a Strategic Development Plan (SDP) that recognises the strengths and challenges in that region, and also complements the plans and work taking place in other regions. This means that regions should work well together to deal with issues that are occurring across the regions and maximise the opportunities for growth. Broadly speaking, SDPs will be prepared in a similar way to Local Development Plans, but will not replace them. LDPs will continue to focus on local planning policies but may be more concise and more focused once the SDP has been adopted. Overall, the Plans (SDP and LDPs) are expected to be in line with the Future Wales Plan.

Planning Policy Wales Edition 11 (February 2021)

2.11 This document has significant implications for the planning system in Wales and identifies the planning system as one of the main mechanisms for creating sustainable places, and that the principles of place creation are a tool to achieve this through plan making and determining planning applications. Since the LDP was adopted in July 2017, the Welsh Government has published a revised version of Planning Policy Wales (Edition 10) in December 2018. The document has been re-drafted to ensure that the seven well-being goals and five ways of working of the Well-being of Future Generations Act 2015 are fully integrated into planning policy. It also ensures that the concept of creating space is at the heart of national planning policy. This change ensures that planning decisions take account of all aspects related to well-being and provide new development that is sustainable and caters for everyone's needs. A factual update of Planning Policy Wales was published in February 2021 (Edition 11) to align it with the publication of Future Wales and include wider legislative, policy and guidance updates since Edition 10 was published in December 2018.

2.12 In addition, the following new or revised Technical Advice Notes have been published as well as revoking some of them since the JLDP was adopted in July 2017.

Technical Advice Note (TAN 1): Joint Housing Land Availability Study (TAN1) (January 2015)

2.13 Technical Advice Note (TAN) 1 has been revoked in its entirety as a result of the policy change to PPW which now outlines that Local Planning Authorities are expected to use their housing trajectory as the basis for monitoring the process of delivering their housing requirement.

Technical Advice Note (TAN 8): Planning for Renewable Energy (July 2005)

2.14 Following the publication of Future Wales: The National Plan 2040 (2021) TAN 8 was revoked.

Technical Advice Note (TAN 15) Development, flooding and coastal erosion

- 2.15 A new version of TAN 15 was due to come into force on 1st December 2021. Flood zones are outlined within the document and there will be different zones for flood risk from rivers, sea and surface water. The TAN puts much more emphasis on climate change and how to ensure that issues associated with this are avoided, restricted or mitigated. The updates and changes to TAN 15 include a greater focus on the development plan, and details on how to prepare effective Strategic Flood Consequences Assessments. Development advice maps will be replaced with a new Flood Map of Wales. In November 2021 it was announced by the Welsh Minister that the coming into force of the new TAN15 and Flood Map for Planning would be delayed until 1st June 2023. The Minister also outlined the requirement for every LPA to complete work to review, within the next 12 months, the Strategic Flood Consequences Assessments (SFCA) for their area, either individually or on a regional basis. Once published the new TAN 15 and Flood Map for Planning will be used to inform the Replacement Plan and the reviewed SFCA will inform the LDP's strategy, policies and proposals.

Technical Advice Note (TAN 20): Planning and the Welsh Language (October 2017)

- 2.16 TAN 20 provides guidance when considering the Welsh language as part of the process of preparing local development plans. TAN 20 contains advice on incorporating the Welsh language into development plans through Sustainability Assessments. Unless the proposed development is a major unexpected development, individual applications are not expected to include an individual assessment as key issues and themes will have been considered at the time of plan preparation. It includes procedures for unexpected large developments in areas where the language is of particular significance, and includes guidance on signs and notices.
- 2.17 In line with the previous version of this TAN, consideration was given to the Welsh language in the ongoing Sustainability Assessment of the JLDP. Unlike the expectations of TAN 20 October 2017, JLDP Policy PS 1 places an appropriate expectation on individual applications that meet certain thresholds to include an individual assessment and submit it as a Welsh Language Statement with the planning application alongside criterion for submitting a language impact assessment. This was approved because of the need to ensure that the proposed development is in line with the key issues and themes considered in the Sustainability Assessment at the time of preparing the LDP. In addition, this approach ensures that the impact of the development on the Welsh language is considered, when it is relevant to the planning application. The guidance has no current direct impact on the JLDP as Policy PS1, based on existing evidence, ensures that the Welsh language is considered when making decisions, when it is relevant to the application.

Technical Advice Note (TAN) 21: Waste (February 2017)

- 2.18 TAN 21 has been amended to reflect changes to the waste policy context set out in the revised Waste Framework Directive (Directive 2008/98 /EC on waste) and the Welsh Government's policy 'Towards Zero Waste' and the Collection, Infrastructure and Markets Sector Plan (CIMS). These changes have been made to update the way in which the planning process facilitates the introduction of sustainable waste management infrastructure. It also considers specific principles central to sustainable waste management, including the waste hierarchy, self-sufficiency and the concept of the nearest appropriate organisation.

Technical Advice Note (TAN) 24: Historic Environment (October 2017)

- 2.19 TAN 24 provides guidance on how the planning system considers the historic environment when preparing a development plan and making decisions on planning applications and listed buildings. This includes the introduction of Heritage Impact Assessments, new advice on Historic Assets of Special Local Interest and the inclusion of advice previously obtained in a range of documents.

Sustainable Urban Drainage System (SuDS) Policy

- 2.20 Schedule 3 of the Flood and Water Management Act 2010 makes SuDS a mandatory requirement on all new developments involving more than one dwelling or building area greater than 100m. Since the 7th January 2019, all new developments of more than 1 dwellinghouse or where the construction area is 100 square metres or more will need to use SuDS for surface water disposal. The SuDS must be designed and built in accordance with the SuDS Statutory Standards (published by the Welsh Ministers) and SuDS schemes must be approved by the local authority acting in its SuDS Approval Body (SAB) role, before construction begins.

Energy: UK Government White Paper (December 2020)

- 2.21 The White Paper details how an overhaul to transport, energy and infrastructure will provide "massively decarbonised power in the 2030s" and on the road towards net zero by 2050. The White Paper seeks to bring together energy-related policy across a number of sectors (i.e. from energy and the built environment, to transport and the industrial sectors). In addition, it is considering governance issues and is beginning to consider how energy systems and markets need to adapt to achieve the UK's 2050 net zero target. The Paper reinforces the Government's commitment to nuclear energy making it clear that it remains a key part of the national energy strategy. The paper (including any final version) will be a consideration for any future Wylfa Newydd power station scheme.

Building Better Places (July 2020)

- 2.22 This document sets out the Welsh Government's planning policy priorities to assist in the recovery period following the Covid-19 pandemic crisis. The planning system should be a focus when considering built natural environment issues that have arisen from the pandemic. The document highlights the existing key planning policies and instruments that should be used by all sectors in the environmental, social, cultural and economic recovery of Wales, recognising the continuing need for Planners to operate within a wider context of priorities and action at all scales.

Natural Resources Policy (August 2017)

- 2.23 In accordance with the Environment (Wales) Act 2016 the Welsh Government published a Natural Resources Policy (NRP) in August 2017. The focus of the NRP is the sustainable

management of Wales' natural resources, to increase their contribution to achieving the aims of the Well-being of Future Generations Act. The NRP identifies three National Priorities: Finding nature-based solutions; increasing renewable energy and more efficient use of resources; and adopting a place-based approach. The NRP also sets the context for Area Statements (which will be produced by Natural Resources Wales), ensuring that the national priorities for the sustainable management of natural resources inform local delivery. Local Planning Authorities will need to have regard to the relevant area statement when preparing an LDP. Both the North West Area Statement and Marine Area Statement are of relevance to the JLDP area. The implications of the relevant NRP and Area Statement will be considered in the preparation of the Revised Plan.

Prosperity for All: A Low Carbon Wales (March 2019)

- 2.24 The document sets out Welsh Government's approach to cutting emissions and increasing efficiency in a way that delivers the wider benefits for Wales, ensuring a fairer and healthier society. It sets out policies and proposals aimed at reducing emissions and supporting the growth of the low carbon economy. Particularly important in relation to planning are the targets and policies introduced in the following sectors: power; buildings; transport; industry; land use, land use change and forestry; agriculture; and waste management. The implications of the Plan will be taken into account in the preparation of the Replacement Plan.

Welsh National Marine Plan (November 2019)

- 2.25 The Welsh Government published Wales' first marine plan in November 2019. It sets out a national policy for the next 20 years for the use of the Welsh marine plan regions inshore and offshore. It has been prepared and adopted under the Marine and Coastal Access Act (MCAA) 2009. It is noted that the Welsh National Marine Plan (WNMP) area and JLDP area overlap, with the WNMP having influence up to mean high water spring tides. Applicants should use the WNMP and supporting material to formulate proposals and license applications, and by public authorities and others to inform decision making and to understand the Welsh Government's policy for sustainable development in the Plan area.

National Strategy for Flood and Coastal Erosion Risk Management in Wales (October 2020)

- 2.26 This Strategy replaces the 2011 Strategy. It is prepared under the terms of the Flood and Water Management Act 2010. The Strategy sets out how flood and coastal erosion risks across Wales will be managed. It sets objectives and measures for all partners to work towards over the life of this Plan, which will be 10 years unless significant policy updates are required before that time.

Llwybr Newydd: The Wales Transport Strategy (2021)

2.27 It is the new transport strategy which sets out the vision for how the transport system can help to deliver the priorities for Wales, helping to put us on a pathway to creating a more prosperous, green and equal society. The vision is to create an accessible, sustainable and efficient transport system.

2.28 These are the three headline priorities for the next five years.

- Priority 1: Bring services to people in order to reduce the need to travel;
- Priority 2: Allow people and goods to move easily from door to door by accessible, sustainable and efficient transport services and infrastructure;
- Priority 3: Encourage people to make the change to more sustainable transport.

2.29 As well as setting a strategic direction it is developing nine mini-plans, explaining how delivery will be for different transport modes and sectors.

Active Travel Act Guidance 2021

2.30 This guidance provides important information with regards to how Local Planning Authorities should consider Active Travel Network Maps when preparing Local Development Plans. Active travel Network Maps which are produced by Local Authorities should be used to inform site allocations to ensure that priority is given to sites that can be connected to existing and future travel routes.

Community Infrastructure Levy (CIL)

2.31 In November 2015, the Westminster Government commissioned an independent national review of the Community Infrastructure Levy (CIL) to:

'To assess the extent to which CIL is or is able to provide an effective mechanism for funding infrastructure, and to recommend changes that would improve the way it works to support the Government's wider housing and growth objectives.'

2.32 The review looked at the amount of revenue CIL generates, the types of development that pay CIL, impacts on viability, and how the community aspect of CIL is implemented. The independent review group reported in October 2016 and it was published in February 2017. The report is entitled "A New Approach to Developer Contributions to Ministers". This recommended changes to the CIL system. As part of the Wales Act 2017, CIL became a devolved matter with powers transferred to the Welsh Government in April 2018.

2.33 In this respect, a Transfer of Functions Order is required to allow the Welsh Ministers to modify existing secondary legislation. Thereafter, if the Welsh Ministers consider it appropriate to rewrite the CIL Regulations, then additional legislation may be required to allow this to happen. However, to date this has not been confirmed.

2.34 Having regard to the above, it is not clear at this stage how the Welsh Government will wish to deal with CIL, and in particular whether they wish to continue with what is in the current CIL Regulations, or whether they wish to develop specific improvements or abandon it altogether. The Gwynedd and Anglesey Joint Planning Policy Committee decided in September 2018 to defer undertaking the work that would be necessary to implement CIL in the Plan area until there is a clear understanding of CIL's future in Wales. It is also noted in the context of work undertaken regionally for CIL that there is a likelihood that it would not be viable to implement in the Plan area.

Welcome to Wales: Priorities for the visitor economy 2020-2025

- 2.35 This plan provides clarity on the priorities for Visit Wales, which is the team within Welsh Government that is responsible for the development and promotion of the visitor economy in Wales, and outlines the vision for the future. It is noted that Visit Wales are one of a number of partners with a part to play in delivering these goals.
- 2.36 It is noted that the ambition is to grow tourism for the good of Wales. This means economic growth that delivers benefits for people and places, including environmental sustainability, social and cultural enrichment and health benefits. The primary goal of the plan is to harness the potential for tourism to improve the wider economic wellbeing of Wales.

The regional context

North Wales Growth Deal Bid

- 2.37 In December 2017 the North Wales Growth Board (a partnership of Local Authorities and wider partners e.g. Higher Education, Further Education and The North Wales Mersey Deeside Business Council) submitted a Growth Deal application to the Welsh and UK Governments for £383m project funding for North Wales.
- 2.38 The proposals will act as a catalyst for a total investment of £1.3 billion in the North Wales economy, a profit of £3.40 for every pound spent. It is expected that over 5,000 jobs could be created from the potential investments within the Growth Deal in the areas of technology and innovation, sites for business, digital connectivity, skills, transport and Business support.
- 2.39 The North Wales Economic Ambition Board has been successful in securing a commitment of £240m from the Welsh and UK Governments.
- 2.40 The Growth Deal agreement was signed in December 2020. Work will now begin on the five programmes that make up the £1bn Deal led by the North Wales Economic Ambition Board.
- 2.41 The JLDP includes provision in its policies and proposals for sustainable development, with the economy an important part of the strategy. The commitment to the Growth Deal and subsequent implications will need to be fully considered during the revision of the Plan to ensure that the potential opportunities arising from it are maximised.

North West Wales Area Statement and the Marine Area Statement - Natural Resources Wales

- 2.42 These Statements are two of a series of seven Area Statements that have been prepared for the whole of Wales to help solve a range of complex challenges that society, and the natural environment, now face. These are the two Area Statements that are relevant to the JLDP area.
- 2.43 These Area Statement outlines the key challenges facing the area and the marine area that surrounds it, what can be done to meet those challenges, how our natural resources can be better managed for the benefit of future generations. The Area Statements will be regularly updated and improved year on year in engaging with more people, gathering new evidence, presenting ideas, and working across boundaries to create opportunities.
- 2.44 These Area Statements, together with the other five statements are a collaborative response to what is known as the Natural Resources Policy, published by the Welsh Government in 2017, which sets out the main challenges and opportunities for the future sustainable management of Wales' natural resources. The content of the Area Statements is seen as an important source of evidence in the review of the Plan's policies.

The local context

Local Well-being Plans

- 2.45 The Well-being of Future Generations (Wales) Act 2015 requires Councils, as representatives of the Public Services Board, to prepare a Well-being Plan. In May 2017 a Local Well-being Assessment was published for Gwynedd and Anglesey. Having considered the data and the views of people locally, the Board came to a conclusion on the main messages in the assessment. There are 9 main messages.
1. The need to maintain a healthy community spirit.
 2. The importance of protecting the natural environment.
 3. Understand the impact of demographic changes.
 4. Protect and promote the Welsh language.
 5. Promote the use of natural resources to improve health and well-being in the long term.
 6. Improve transport links to enable access to services and facilities.
 7. The need for high quality jobs and affordable homes for local people.
 8. The impact of poverty on well-being.
 9. Ensure that all children have the opportunity to succeed.
- 2.46 The Gwynedd and Anglesey Well-being Plan was completed setting out the 9 main messages above. The plan sets out 2 well-being objectives of thriving and long-term prosperous Communities and Healthy and independent Residents with a good standard of life. Six priorities have been identified to achieve both well-being objectives. The Gwynedd and Anglesey Well-

being Plan, including any action plan will be monitored to ensure consistency of purpose and content with the JLDP. In this respect, the National Well-being Goals and the Council's Well-being Goals will need to be considered and discussed as part of a consistency analysis with the LDP aims.

North Anglesey Economic Regeneration Plan (April 2019)

2.47 Following economic uncertainty associated with Wylfa and large employers such as Rehau coming to an end, the North Anglesey Regeneration Plan was drawn up. The Regeneration Plan sets out a vision for the North Anglesey area and identifies five priority themes for investment by the County Council, its partners and by the Welsh Government. The document sets out a wide range of proposed measures that could benefit the area in the short, medium and long term. The Plan states:-

- Key issues affecting North Anglesey as identified by the community;
- A vision for North Anglesey;
- Five Priority Themes for regeneration; and
- Range of locally identified regeneration projects

Corporate Biodiversity Plan 2021-2022 - Isle of Anglesey County Council

2.48 This Plan has been developed to ensure that environmental benefits arise from the way in which the County Council operates and makes decisions in ensuring compliance with the requirements of section 6 (s6) of the Environment (Wales) Act 2016, namely maintaining and enhancing biodiversity and, in doing so, promoting the resilience of ecosystems, in undertaking its day-to-day activities.

2.49 The aim of Plan is to help maintain and enhance Anglesey's unique Biodiversity features, setting out clear and concise objectives that will be achieved by the Council between 2021 and 2022.

2.50 The Plan follows guidance received from the Welsh Government and considers the objectives of the Nature Recovery Action Plan for Wales (which identifies actions it can dispose of in the short term) setting a direction to remove long-term commitments beyond 2020. The Area Statement for North West Wales has recently been published by Natural Resources Wales and that Area Statement has been taken into account in the preparation of this Plan.

Interim Housing Strategy 2021 – Isle of Anglesey County Council

2.51 The Interim Housing Strategy 2020-21 was approved by the Executive Committee 25/01/21. The Strategy replaces the previous Housing Strategy 2014-19 and seeks to respond to changes in circumstances. This Interim Strategy is a means of bridging the development of a Housing Strategy which will include the requirements of the Housing Support Grant and homelessness strategy from the Welsh Government. It will also provide information on how Housing Services and partners are responding to and continuing to respond to the coronavirus pandemic.

2.52 The Interim Strategy outlines 6 specific themes, namely:

Theme 1 - Development of the right homes for Anglesey's future

Theme 2 - Making best use of existing housing stock and improving homes and communities

Theme 3 - Preventing a housing crisis and increasing housing options

Theme 4 - Support to promote housing independence

Theme 5 - Homes for longer lives

Theme 6 - The links between housing and the wider economy are fully realised

Gwynedd Council Housing Strategy (2019)

2.53 Gwynedd Council's Housing Strategy was adopted in July 2019. The vision of the Housing Strategy is to:

"Ensure that the people of Gwynedd have access to a suitable, quality home, which is affordable and improves their quality of life."

2.54 The Strategy outlines five objectives that would need to be addressed if the Council is to achieve this vision:

1. No-one homeless in Gwynedd
2. Social housing available to all those who need one
3. Everyone's home in Gwynedd is affordable to them
4. Gwynedd Housing are environmentally friendly
5. Homes have a positive influence on the health and well-being of the people of Gwynedd.

Local Housing Market Assessment 2018-2023 Gwynedd Council (2019)

2.55 Gwynedd Council's Local Housing Market Assessment was published in May 2019. The main message of the assessment is that an additional supply of affordable housing is needed for Gwynedd communities to what is currently available. Other key findings show that there will be increased demand for affordable housing across Gwynedd in the private ownership, private rental and social rent sectors, which cannot be addressed with the current supply. The LMHA also found that:

- Houses of median value and in the lower quartile are unaffordable for households with a median income;
- The private rental sector has grown substantially in Gwynedd over the past decade;
- Private rental levels are unaffordable for many low income households;
- The demand for social housing continues to be high across the area;
- The demand for one-bedroom social housing is not being addressed through the current stock;

- It is anticipated that the number of households will increase, and their size will decrease over the next decade;
- Long-term empty properties and restricted development sites could provide additional supply for the market;
- Based on population projections, 303 new households will be established every year in Gwynedd for the next five years;
- 707 additional social housing units are needed every year for five years to meet the current demand and the anticipated demand;
- 104 additional intermediate houses are needed every year for five years to meet the current demand and the anticipated demand.

Gwynedd Council Housing Action Plan 2020/21 – 2026/27

2.56 The Action Plan was revised in December 2020. The purpose of the Action Plan is to outline how the Council will seek to address the objectives of Gwynedd Council's Housing Strategy (2019) now and up to 2026/27.

2.57 Over 30 schemes are outlined across the county which will enable the Council to:

- facilitate over 500 new affordable homes for sale or letting to Gwynedd residents including the construction of 100 new house;
- offering loans for 250 local first-time buyers;
- securing over 600 new social housing for Gwynedd including the purchase of 72 former social houses for rent to local people in line with the Council's new local lettings policy;
- extending a grant scheme to bring 250 empty homes back into use across the county;
- investing in environmentally friendly homes such as the innovative scheme currently in place in the Segontium area of Caernarfon;
- the development of 150 living units for homeless people in the county and the creation of 130 new units for vulnerable residents.

2.58 In order to deliver the plans, the Council will now reinvest £22.9 million of Council tax premium on second homes until 2026/27, along with other sources of funding including social housing grants and the funding raised through the Council's Asset Management Plan.

World Heritage Site – North West Wales Slate Landscape

2.59 The North West Wales Slate Landscape was designated a UNESCO World Heritage Site (WHS) in July 2021. The landscape is the 33rd site of UNESCO World Heritage Sites in the UK, and the fourth in Wales, following Pontcysyllte Aqueduct, Blaenavon Industrial Landscape and Edward I Castles and Town Walls in Gwynedd. An SPG has been prepared by Gwynedd Council and Snowdonia National Park Authority to provide further guidance for decision makers and developers on the important considerations related to the WHS.

- 2.60 A Replacement Plan will need to ensure that appropriate references are made to the WHS together with ensuring that any designations do not compromise the value and special qualities of the designation.

Upcoming plans

- 2.61 While updating the evidence base for the Replacement Plan it is anticipated that the following plans will be implemented or adopted and therefore it will necessary ensure that any matters within the documents are considered.
- Anglesey and Gwynedd Destination Management Plans
 - Climate Change Action Plan
 - Gwynedd Regeneration Framework which will include Area Regeneration Plans

Other issues that influence and need consideration

- 2.62 The far-reaching impacts of climate change and extreme weather events are already evident across the Plan area. With the expected impacts set to worsen and be more extreme over the years, the Authorities are committed to trying to respond to the climate change crisis.
- 2.63 In March 2019, Gwynedd Council declared a Climate Change Emergency, with the Isle of Anglesey County Council also declaring a climate change emergency in September 2020. The statements meant that the Councils were committed to trying to respond positively to the challenges facing them now and in the future, and committed to prepare a Climate Change Action Plan to achieve specific objectives. The Aim of the Councils is to ensure that the area remains a vibrant, viable and sustainable home for our children and our children's children for generations to come.
- 2.64 It will be essential to interweave the objectives highlighted in the Climate Change Action Plan within the Replacement Plan to ensure that the Plan is a facilitator in achieving those objectives.
- 2.65 Scottish Power is taking a leading role in delivering an innovative campaign, Carbon Zero Communities. The aim of the campaign is to support local communities to achieve the goal of being net zero. Anglesey is one of the rural communities involved in the campaign. This implications of the campaign will need to be taken into account when preparing the Replacement Plan.

Wylfa Newydd

- 2.66 During the process of drawing up the original Plan there was an intention to develop a new nuclear site (Wylfa Newydd) near the existing Wylfa site on the coastal edge of north Anglesey, after the UK Government declared that it was one of the options as a suitable site to generate nuclear energy. Due to the nature of the intention it would have been an Infrastructure Project

of National Importance, which meant the need to submit a Development Consent Order (DCO) in order to receive a planning permission.

- 2.67 In light of the need to plan for a major infrastructure project that was anticipated to be realised during the lifetime of the Plan, there was a requirement to provide a local policy framework that would enable the Authority to respond to the challenges that would arise from the project together and take advantage of the economic and social opportunities.
- 2.68 On the 27th January 2021 the DCO was withdrawn by Horizon Nuclear Power. The application was withdrawn due to the lack of an investor to the project and the lack of a new funding policy from the Government.
- 2.69 In light of the lack of investment/certainty associated with Wylfa Newydd, it is considered that this will be a significant contextual change in the preparation of the Replacement Plan and could have a significant impact on the Plan's growth strategy and instruments compared to the original Plan.
- 2.70 Policy 24 – 'North West Wales and Energy', Future Wales notes that the Government supports North West Wales as a location for new energy developments and investment. Proposed developments associated with the Anglesey Energy Island Programme and Wylfa Newydd are supported in principle as a means of generating significant economic benefits for the area as well as generating renewable or low carbon energy.

National Grid

- 2.71 Associated with the Wylfa Newydd development for a new nuclear power station, the National Grid submitted a DCO on 7 September 2018. This application was part of the North Wales Connections Project to install a 400kV electric connection from the proposed Wylfa Newydd development.
- 2.72 Due to Hitachi's decision to delay with the proposal of developing the new Nuclear Power Station, on 20 February 2019, the National Grid formally withdrew its application for a DCO. Consequently, neither the Examining Authority nor the Planning Inspectorate considered the application.

Covid Pandemic

- 2.73 At the beginning of 2020, the Covid-19 pandemic struck the world. The spread of the virus and the need to protect lives led to restrictions being placed on the lives of Welsh residents. These restrictions meant that there was an order for people to stay at home and only to travel where there was a real need (that is, to work where it was not possible to work from home and to shop

for food). Since the strict restrictions came into force in March 2020, there has been a relaxation of the rules over a period of time which has meant that some of the normal (pre-Covid) life activities have been able to continue. The pandemic continues to affect all parts of the world and its aftereffects will inform public discussions and decisions for years to come.

- 2.74 In the wake of the pandemic the ability for people to be working from home has emerged, there has been an increased demand for people to be spending their holidays in Wales (due to travel restrictions) and there is a greater general demand for space outside for people to enjoy, whether it is street space or space around their home that allows people to socialise outdoors safely. The importance of the quality and accessibility of our local areas to people's health and well-being has been highlighted even more during the worst periods of the pandemic.
- 2.75 The pandemic is likely to affect aspects of everyone's lives for years to come and is likely to be leading to a demand for change in the way we live and work. Considering the impact of the pandemic and planning for a future will be an essential part of the process of preparing the Replacement Plan.
- 2.76 The Welsh Government published a document 'COVID-19 Reconstruction: Challenges and Priorities' which sets out the issues that must be responded to as a result of the pandemic. The approach to responding to these challenges has implications for the planning system as people use places differently, travel less and spend more time working from home. The planning system must respond to current and future changes and contribute to sustainable recovery.

Brexit (Port)

- 2.77 Although the short-term effects associated with Brexit are well-known, there is in fact little baseline information/data about the long-term impacts.
- 2.78 As part of the preparation of the Replacement Plan it is likely that it would be beneficial to undertake detailed research to look at the effects of Brexit on the local economy.
- 2.79 One of the obvious effects of Brexit in the short term is the impact on Holyhead Port. The fact that the United Kingdom has left the European Union without an agreement requires additional checks to be carried out on goods that will travel out of the UK before they are allowed into the EU. That meant the need to carry out additional checks on heavy goods that are being transferred from Holyhead to Dublin. It is likely that this procedure will lead to delays, which means that plans are needed in place to tackle the heavy goods vehicles that will wait their turn to travel to Ireland.
- 2.80 The Port of Holyhead is recognised as the Strategic Gateway that facilitates international connectivity in Policy 10 of Futures Wales and Welsh Government are committed to works *with operators, investors and local authorities to support Strategic Gateways and maintain their*

international connectivity roles. In accordance with Future Wales in order to maximise the benefit locally, to the region and for Wales, the Revised Plan will have to ensure that it supports the Port of Holyhead.

Phosphate

- 2.81 The JLDP area is characterised by its rich environmental qualities and is home to a number of areas and features designated because of their environmental importance, including Afon Gwyrfai and Afon Glaslyn Special Areas of Conservation (SACs).
- 2.82 Following new evidence on the environmental impacts of phosphate in watercourses, Natural Resources Wales (NRW) has assessed the 9 River SACs in Wales. This assessment based on tighter targets for the water quality of watercourses showed that phosphorus spread was widespread in Welsh SAC rivers with over 60% of water bodies missing the challenging targets.
- 2.83 As a result of this failure, NRW has issued 'planning advice to ensure that environmental capacity does not deteriorate further. This 'advice' relates to all River SACs to which its catchment area extends in the Joint Local Development Plan area including Afon Glaslyn and Afon Gwyrfai.
- 2.84 Consideration of the implications of the guidance received from Natural Resources Wales will be an essential part in formulating the policies in the Replacement Plan together with considering the implications of the guidance on the proposed allocations within the Plan.

Biodiversity

- 2.85 Biodiversity underpins our lives and livelihoods and supports the functioning and resilience of ecosystems in seas, wetlands, lakes, rivers, mountains, forests and agricultural landscapes. Our economy, health and well-being depends on healthy, resilient ecosystems, which provide us with food, clean water and air, the raw materials and energy for our industries and protect us against hazards, such as flooding and climate change.
- 2.86 Environmental pressures are causing global biodiversity decline at rates not previously encountered in human history and the rate of species extinction is accelerating. Following the industrial revolution the UK has become one of the most nature-depleted countries in the world.
- 2.87 Within the Replacement Plan, due consideration will need to be given to enhancing the resilience of our ecosystems and the benefit that they provide. The National Plan seeks to ensure that the planning system will ensure wildlife is able to thrive in healthy, diverse habitats, both in urban and rural areas, recognising and valuing the multiple benefits to people and nature.

2.88 Enhancement of biodiversity, the resilience of ecosystems and the provision of green infrastructure is a key aim of the National Plan, with the introduction of The National Forest of Wales and creating more woodland cover being a means of achieving a resilient ecosystem. Further, the enhancement and resilience of marine ecosystems is an objective of the Welsh National Marine Plan which stipulates the requirement to maintain and enhance the resilience of marine ecosystems and the benefits they provide in order to meet the needs of present and future generations.

Household and population projections

2.89 In referring to a Housing Requirement within a Development Plan paragraph 4.2.6 of Planning Policy Wales states:

"The latest Welsh Government local authority level Household Projections for Wales, alongside the latest Local Housing Market Assessment (LHMA), and the Well-being Plan for a plan area, will form a fundamental part of the evidence base for development plans. These should be considered together with other key evidence in relation to issues such as what the plan is seeking to achieve, links between homes and jobs, the need for affordable housing, Welsh language considerations, and the deliverability of the plan, in order to identify an appropriate strategy for the delivery of housing in the plan area. Appropriate consideration must also be given to the wider social, economic, environmental and cultural factors in a plan area in order to ensure the creation of sustainable places and cohesive communities."

2.90 It must be remembered that household projections estimate the number of households in the future and are based on population projections and assumptions relating to household members and characteristics. Planning authorities will need to assess whether the different elements of the projections are appropriate to their area, and if not, should undertake modelling, based on robust evidence, to identify alternatives.

2.91 Since adopting the Plan the Welsh Government has released population and household projections for 2014 (published in March 2017) and for 2018 (published in August 2020). The key changes to Gwynedd and Anglesey are as follows:

2014-base Projections

- The 2014 population projections show that Gwynedd's population levels will increase from 124,835 to 131,416 between 2021 and 2036, this is an increase of 5.3%. For Anglesey there is a population decline from 70,162 to 68,803 between 2021 and 2036, this is a reduction of 1.9%.
- The 2014 household projections show an increase in Gwynedd from 55,078 to 58,831 between 2021 and 2036 an increase of 6.8%. For Anglesey there is an increase from 31,376 to 31,456, an increase of 0.2%.

2018-base projections

- The 2018 population projections show that Gwynedd's population levels will increase from 124,936 to 130,219 between 2021 and 2036, this is an increase of 4.2%. For Anglesey there is a population decline from 69,879 to 69,468 between 2021 and 2036, this is a reduction of 0.6%.
- The 2018 household projections show an increase in Gwynedd from 55,006 to 58,340 between 2021 and 2036 of an increase of 6.1%. For Anglesey there is an increase from 31,314 to 31,856 an increase of 1.7%.

2.92 The Joint Local Development Plan Preferred Strategy (May 2013) took account of the Welsh Government's 2008-base projections (as well as other growth scenarios). Going forward to the Deposit Plan (2015) the Welsh Government's 2011-base projections were available. The findings of the 2011-base projections for Gwynedd and Anglesey were as follows:

2011-base projections

- The 2011 population projections show that Gwynedd's population levels will increase from 121,523 to 127,557 between 2011 and 2026 this is an increase of 5%. For Anglesey there is a population decline from 69,913 to 69,877 between 2011 and 2026 this is a reduction of 0.1%.
- The 2011 household projections show an increase in Gwynedd from 52,411 to 56,711 between 2011 and 2026 of an increase of 8.2%. For Anglesey there is an increase from 30,655 to 31,541 which is an increase of 2.9%.

2.93 It should be noted that the 2011-base changes is for the period 2011 to 2026 while the latest 2014-and-2018-base figures, highlighted above, are for the period 2021 to 2036. In addition, the above figures are for the whole of Gwynedd, consideration will have to be given to the impact of the part of Gwynedd's population and households that fall within the National Park and therefore not part of the Gwynedd Local Planning Authority Area.

2.94 In line with Planning Policy Wales the Welsh Government's projections will be an important source of evidence when considering the level of growth over the period of the Replacement Plan.

Second homes and short-term holiday accommodation

2.95 Due to the increased demand and provision of holiday accommodation across the Plan area and the impact it is having on the housing market, the Joint Planning Policy Service has led on a piece of work relating to 'Managing the use of Housing as Holiday Homes'. The aim of the research paper was to consider possible options for managing the use of housing as holiday accommodation. This work was brought to the Welsh Government's attention and implored on them to consider and take forward some of the recommendations arising from the work. Following the presentation of the work, further work on the subject has been prepared on behalf of the Government, with a promise that the Government will give further consideration to an ambitious three pronged control mechanism that could be implemented in the future.

2.96 The three-pronged approach will focus on the following:

1. Support – addressing affordability and availability of housing
2. Regulatory framework and system – looking at planning law and introducing a statutory registration scheme for holiday accommodation
3. Fairer contribution - using local and national tax systems to ensure that second home owners make a fair and effective contribution to the communities in which they buy.

2.97 In autumn 2021 the Government consulted on possible changes to local taxes on second homes and self-catering accommodation. Further following this consultation, a consultation was launched which relates to amendments to the planning system in relation to second homes and self-catering accommodation. It will be necessary to ensure that any developments in this area are considered during the preparation of the Replacement Plan and that consideration is given to how any control mechanism which may be implemented or is intended to be implemented could influence the policies contained within the Replacement Plan.

2.98 Along with the possible changes in relation to the planning and local taxation system, the Government have confirmed that Dwyfor has been chosen as a pilot area. The first phase of the pilot will build on the practical support Welsh Government is already providing to address affordability and availability of housing and will be tailored to suit the needs of people in the area. More details regarding the pilot scheme is expected following the Budget, however in accordance with the Ministers wishes it is expected to look at shared equity schemes, rental solutions and empty homes.

Findings of the Annual Monitoring Reports

2.99 In the period since the original Plan was adopted, three Annual Monitoring Reports have been published and submitted to the Government. Annual Monitoring Reports are the main mechanism for assessing the delivery and implementation of the Plan's strategy. The conclusions of the Annual Monitoring Reports set out the Performance of the Plan in accordance with a set of specific indicators which have included in the monitoring framework. Furthermore, any challenges and failures will be highlighted.

2.100 Overall the results of the three AMRs indicate that the Plan's policies are performing effectively. However, it is highlighted that significant contextual changes, such as the publication of Future Wales, the global pandemic, Brexit and the withdrawal of Wylfa Newydd Development Consent Order, have occurred since the Plan was adopted and it is therefore recognised that the implications of these issues need to be responded to as part of the preparation of the Replacement Plan. Despite the contextual changes, it is considered that the JLDP policies remain relevant and provide a robust planning framework for determining planning applications across the Plan area. Some of the main conclusions arising from the Annual Monitoring Reports are as follows:-

Overall performance of the Plan

- No policies have been identified as failing to meet the plan's objectives;
- Some of the indicators reported relate to decisions made prior to the adoption of the Plan;
- Since adoption, the Councils have adopted 9 Supplementary Planning Guidance;
- Appeals decisions that have been made since the Plan was adopted have generally supported the Plan's policies and strategy. Appeals decisions do not undermine JLDP policies.

Housing Issues

- Permission has been granted for 1325 new residential units (including applications to reconsider or extend the expiry date of existing permissions) since the Plan was adopted. There were 511 units (38.6%) for affordable housing;
- 476 affordable housing units have been completed since the Plan was adopted;
- The land bank for housing (sites with existing permission) in 2021 in Gwynedd and Anglesey excluding units the LDP identifies as unlikely to be developed during the Plan period was 1,994 units (1451 not started and 543 under construction) of which 512 were for affordable units (397 units not started and 115 units under construction);
- It is noted that 3924 units were completed in the Plan area between the start date 2011 and 2021, while the trajectory in the Plan indicates a figure of 4475 units up to this period. Therefore, this is 12.3% (551 units) lower than the figure in the trajectory. Part of this shortfall arises from the delay in implementing major infrastructure projects in the Plan area. A revised trajectory has been prepared for the remainder of the Plan period on the basis of information to the end of AMR 3 period together with input from the Housing Stakeholder Group;
- Since the Plan was adopted permission has been granted for 5 local market houses, being the only example in Wales of implementing a Local Market Housing Policy;
- 47% of the housing units^[1] granted since the adoption of the Plan are within the Subregional Centre and the Urban Service Centres. 23% of units permitted were within the Local Service Centres with a further 30% permitted in Villages, Clusters and in the Open Countryside;
- In the period since the Plan was adopted, 34.4% of housing units completed in the Joint Local Development Plan area are located on sites allocated for housing;
- The average density of new housing consents in the Plan area (since the Plan was adopted) is 29.5 units per hectare;
- Out of the units granted permission and completed since the adoption of the Plan the percentage of affordable housing is just below 50%.

Other Issues

- 3 Linguistic assessments have been submitted together with 81 linguistic statements. Since the Adoption of the Plan no application contrary to policy PS 1 has been granted;

[1] New permission for housing or permission to reassess and extend the date on which prior permission expires

- One of the strategic objectives of the JLDP is to facilitate diversity in the rural economy, that objective has been successful, with permissions granted for a range of employment uses;
- Planning Permission has been granted for renewable schemes which have the potential to contribute a total of 52.4GWh within the JLDP area.

3 LDP review and possible changes

Strategic objectives and vision

- 3.1 When the vision for the original Plan was drawn up, it was considered to convey the type of place that the Plan area seeks to be. Together with the strategic objectives the overall context for the Plan is set and shows how economic, social and environmental considerations can be balanced to facilitate sustainable development. The Plan's vision is set out as follows: -

"By 2026, Anglesey and Gwynedd will be recognized for their vibrant and lively communities that celebrate their unique culture, heritage and environment and for being places where people choose to live, work and visit."

- 3.2 The strategic objectives and vision of the Plan were formulated taking account of national, regional and local policies, plans and programmes together with the evidence base prepared in drawing up the Plan.
- 3.3 As well as having a vision, there was also a need to develop a number of objectives that list actions that were required to achieve that vision. The strategic spatial objectives define what was desired to be achieved. They show how future developments could help us to realise the spatial vision and address the key issues. They respond to the economic, social and environmental elements of the vision and have informed the development of strategic and detailed policies in the Plan.
- 3.4 The vision and objectives will need to be re-visited as part of the preparation of the Replacement Plan ensuring that they remain relevant and up-to-date and respond to the challenges and opportunities in the Plan area.

Strategy

- 3.5 In general the Plan Strategy responds to the evidenced need to make provision for new homes and jobs as well as to protect the unique social, cultural and environmental character of the area. It provides for land uses required for a specified period of time, facilitating alternative policy-compliant legacy uses in the long term. It sets a level of growth that is considered to represent the most robust, balanced and appropriate approach, given all relevant factors, including work undertaken by housing forecasts and economic forecasts.
- 3.6 The Plan area has a dispersed settlement pattern of towns, villages and other groups of buildings, and high levels of private car use, so the need to reduce greenhouse gas and carbon emissions is challenging. The evidence refers to five broad categories of settlements within the Plan area, as reflected in the spatial element of the Plan Vision. These are;
- i. Subregional Centre
 - ii. Urban Service Centres

- iii. Local Service Centres
- iv. Villages
- v. Clusters

- 3.7 In order to respond to the opportunities and challenges of the area and to achieve the overall Vision and Objectives of the Plan, the above spatial strategy for the distribution of development across the Plan area has been adopted. It ensures that development is directed to locations that are sustainable in terms of size, function, character, facilities, transport links, social and environmental capacity. It supports the use of policies that encourage the most appropriate level of development for all settlements.
- 3.8 There is an emphasis and duty to ensure that the Spatial Strategy of the Plan achieves sustainable development objectives. When preparing the Replacement Plan, it will be essential to ensure that the growth strategy caters for the needs of the area, whilst achieving the aim of promoting development in the most sustainable locations for alternative transport services and links and protecting the Welsh heritage values of the area.

Plan Policies

Section 6.1 - Growth Management and Development – Safe, Healthy, Distinctive and Vibrant Communities

Welsh language and culture

- 3.9 Policy PS 1 (Welsh Language and Culture) provides guidance on the requirement for planning applications in the area to give consideration to promoting and supporting the Welsh language.
- 3.10 PPW (2021) states that planning authorities must consider the likely effects of its development plans on the use of the Welsh language as part of the Sustainability Appraisal. It highlights that policies and decisions should not introduce any element of discrimination between individuals based on their linguistic ability, and should not seek to control housing tenure on linguistic grounds. Paragraph 3.29 states that language impact assessments may be carried out in relation to major developments not identified in a development plan proposed in areas of particular sensitivity or importance to the language.
- 3.11 The Plan recognises that the Welsh language is part of the social and cultural fabric of the whole Plan area. Where there is an intention to develop, consideration must be given to improving and protecting the language and culture and maintaining existing communities is key to this. A Welsh Language Impact Assessment informing the Sustainability Appraisal was prepared for the Plan. This linguistic assessment considered the suitability of the indicative housing supply to individual Centres and Villages. Policy PS 1 states that a Statement may be requested where a development individually or cumulatively provides more than the indicative housing provision for the settlement. The review will need to re-consider the Strategy and/or the distribution of

housing growth within the Plan, and this will also require a review of the current suitability and form of policy PS 1.

- 3.12 Supplementary Planning Guidance has been adopted: Maintaining and creating distinctive and sustainable communities that provide a specific methodology on preparing a Welsh Language Assessment or Statement. The AMRs have monitored how many Welsh Language Statements and Assessments have been submitted since the Plan was adopted. In this period 3 Welsh Language Impact Assessments have been presented together with 81 Welsh Language Statements. The AMR reports on the number of planning permissions where Welsh language mitigation measures are required with a trigger level being when one application is granted contrary to Policy PS 1. To date no application contrary to policy PS 1 has been granted. Any changes to Policy PS1 following the review will also result in the need to review the SPG.

Infrastructure and Developer Contributions

- 3.13 Strategic Policy PS 2 (Infrastructure and Developer Contributions) aims to ensure sufficient provision of essential infrastructure is either already available or provided in a timely manner. This overarching policy is supported by more detailed policies relating to infrastructure provision.
- 3.14 The policies relating to infrastructure and developer contributions in the JLDP are generally consistent with the latest edition of Planning Policy Wales (Ed. 11, 2021). It is considered that the existing policies in the Plan reflect the requirements outlined in the updated PPW as well as the Welsh Government Guidance set out in the "Building Better Places" guidance. Both the updated PPW and Future Wales place a focus on new types of infrastructure, including electric vehicle charging infrastructure, digital infrastructure, and mobile telecommunications. While the JLDP includes guidance on digital infrastructure and mobile telecommunications, the inclusion of guidance/policies relating to electric vehicle charging infrastructure will need to be considered during the review.
- 3.15 Overall, the performance of the indicators that relate to the Plan's infrastructure policies are performing well, meaning that it is considered that the relevant policies are continuing to be implemented effectively. No planning applications have been approved where they are contrary to the policies relating to infrastructure since the Plan's adoption. The target to prevent developments from being approved where there is insufficient infrastructure in any one year is therefore being met. In addition, no developments have been approved contrary to Plan policies which led to a loss of viable community facilities. Supplementary Planning guidance on Planning Obligations was adopted in September 2019 and aims to ensure that developments contribute toward the provision of the necessary infrastructure and measures required to mitigate their impact. It also aims to provide clarity to developers, agents and other stakeholders regarding the basis on which planning obligations will be secured.
- 3.16 The evidence base which informed the formulation of these policies will be re-assessed as part of the review process. As part of the review, an assessment of infrastructure provision and needs will be undertaken to identify the capacity and availability of existing and planned infrastructure.

The need for further clarification and guidance around the infrastructure policies (ISA 1, ISA2, and ISA3) to assist in the decision making process has been identified.

Open Spaces

- 3.17 The JLDP has adopted the Fields in Trust standard of 2.4 hectares of recreational open space per 1000 population to meet the objective of increasing opportunities for people to participate in active and healthy communities.
- 3.18 Future Wales, Planning Policy Wales and Building Better Places recognise the importance of creating places and the value of public open spaces in our cities, towns and villages.
- 3.19 The AMR has not identified any issues with the implementation of the open space policy in relation to the protection of existing public open spaces, in securing the provision of new open spaces or a financial contribution in relation to new residential developments.
- 3.20 It is foreseen that the Open Space Assessment will need to be updated during the preparation of the Replacement Plan to ensure that it is correct and includes updated information in relation to the provision.

Information and Communication Technology

- 3.21 Presently there is a strategic policy (PS 3) which states support for information and communications technology developments subject to appropriate protection measures and that new overhead wires are placed underground if it does not have an impact on other interests. In line with the guidance in Planning Policy Wales (PPW) at the time of the preparation of the JLDP the national development management policy on telecommunications systems was not repeated within the plan rather there was a cross-reference to them.
- 3.22 PPW (Edition 11 February 2021) outlines the Government's support for electronic communications infrastructure particularly given an increase in working from home. There should be proactive but thoughtful planning to protect the character of particular areas. Development plans should outline policies based on criteria to guide development to suitable locations. Policy 14 in Future Wales supports increased mobile phone provision. The Government will identify Mobile Telecommunications Operating Zones where there is a poor service presently with a commitment for government, planning authorities and telecommunications operators to work together to improve the service in such locations.
- 3.23 In light of the change within PPW and the publication of Future Wales it will be necessary to amend this part of the Plan taking into account future needs within the Plan area and to prepare a criteria based policy for guiding developments to suitable locations.

Sustainable transport, development and accessibility

- 3.24 Policy PS 4 (Sustainable Transport, Development and Accessibility) supports transport improvements that maximise accessibility particularly by foot, bike and public transport; policy TRA 1 (Transport Network Developments) which includes criteria for improvements to the transport network, highlights the type of developments that will be supported for transfer

between different modes of transport, when transport assessments will be required with applications and highlighting transport plans for protection; policy TRA 2 (Parking standards) stating that parking provision should be in accordance with the Council Parking Standards; TRA 3 (Protection of Disused Railways) a policy rejecting proposals which prevents the possibility of re-opening the infrastructure of old or disused railways for rail or alternative transport purposes; policy TRA 4 (Transport Impact Management) is the most sustainable means of transport.

- 3.25 PPW (2021), as the PPW in existence when the Plan was prepared, continues to support the reduction of private car travel by promoting more journeys by foot, bike and public transport. There is a sustainable transport hierarchy which now includes a reference to very low emission vehicles and it is known that they have an important role to play in decarbonising transport especially in rural areas that lack public transport services. The planning system is encouraged to support the development of charging points as part of new developments. Future Wales sets out the requirements for the provision of electric vehicle charging points for non-residential developments. Parking spaces within new developments should reflect the local context. A Transport Assessment must be carried out with planning applications for developments falling within the categories set out in TAN 18. Future Wales includes International, National and Regional Connectivity policies (Policies 10 to 12) this complements the guidance in PPW (2021) and also refers to the development of the North Wales metro which is a new integrated transport system that provides a more frequent and faster unified service using trains, buses and light rail. In 2021 the Welsh Government has published 'A New Route: The Wales Transport Strategy' and 'Electric vehicle charging strategy for Wales'. The Government announced in June 2021 that they are freezing new road projects while a review takes place.
- 3.26 The Replacement Plan should take account of the contextual changes within National policy and guidance highlighted above to ensure that these will be in compliance with transport policies in the Plan.

Section 6.2 - Growth Management and Development - Sustainable living

Sustainable Development and Climate Change

- 3.27 Strategic Policy PS 5 (Sustainable Development) is an overarching policy that aims to ensure that development is consistent with the principles of sustainable development. The aim of Strategic Policy PS 6 (Alleviating and Adapting to the Effects of Climate Change) is to ensure that all development considers the impact on climate change. Climate change continues to be an ever pressing issue since the adoption of the JLDP with effects and implications becoming more evident as time passes.
- 3.28 Future Wales re-affirms the importance of climate change, stating that both the FW and PPW aim to ensure that the planning system focus on delivering a decarbonised and resilient Wales

by "driving sustainable growth and combating climate change by guiding strategic development over the next 20 years".

- 3.29 Consideration should also be given to the implications of the Sustainable Urban Drainage System Policy (January 2019), where all new developments of more than 1 dwelling house or where the construction area is 100 square metres or more will require sustainable drainage systems (SuDS) for surface water. In addition, Low Carbon Wales (March 2019) sets out the Welsh Government's approach to cut emissions and increase efficiency in a way that maximises wider benefits for Wales, ensuring a fairer and healthier society. It sets out policies and proposals that are intended to reduce emissions and support the growth of the low carbon economy. Consideration should be given to modifying relevant policies so that they are aligned with the above documents.
- 3.30 Overall, the performance of the Plan's indicators that relate to Policy PS 6 are performing well meaning that it is considered that the relevant policies are being implemented effectively. The main issue identified in the AMRs relates to indicator D21 where the targets of 50% renewable energy potential being delivered by 2021 have not been achieved. A review of the Plan could identify barriers in certain renewable sectors and provide a more feasible potential target in any amended Plan. Monitoring for the flood risk policies shows that only one application for highly vulnerable development has been permitted in flood zone C2 since the Plan's adoption (conversion of a chapel into a dwelling). This planning application was granted by the Planning Committee is contrary to official recommendation. It is also noted that full planning applications were permitted on sites that were wholly/partly within a C1 flood zone; as part of the process of assessing the planning applications information was collected regarding the compliance of the planning applications with the tests contained in Technical Guidance Note 15 (Flooding); it was determined that they complied with the requirement of the tests set out in TAN 15. It is noted that the emerging revised TAN 15 will need to be considered as part of the Plan process.
- 3.31 Policy PCYFF 1 (Development Boundaries) sets out the difference between dealing with applications within the development boundary and those outside; PCYFF 2 (Development Criteria) a policy highlighting priority criteria that are not greeted elsewhere in the Plan; PCYFF 3 (Site Design and Shaping) and PCYFF 4 (Design and Landscaping) highlight design considerations that should be met with development; policy PCYFF 5 (Carbon Management) which expects developments to demonstrate how a contribution of renewable or low carbon energy technology has been addressed to meet the requirements of the electricity and heat proposal; policy PCYFF 6 (Water Conservation) which ensures that proposals include water conservation measures where practicable.
- 3.32 These are general issues that are considered for the vast majority of planning applications. Any changes within national and local policy and guidance in these areas as well as the suitability of existing policies will have to be reviewed in a Replacement Plan.

Renewable Technology

- 3.33 The Strategic Policy (PS 1) and Policies ADN 1 (Onshore Wind Energy), ADN 2 (Solar PV Energy) and ADN 3 (Other Renewable and Low Carbon Energy Technology) seek to ensure that the area fulfils its potential as a lead area for initiatives based on renewable or low carbon technologies as well as balancing the impact of renewable energy developments on the environment and communities.
- 3.34 The wind turbine typology supported within policy ADN 1 is based on the findings of the Landscape Capacity and Sensitivity Study in the Plan area. In line with the Welsh Government's Planning for Renewable and Low Carbon Energy - A Handbook for Planners (2015) the Plan identified potential opportunity sites for solar PV farms of 5MW or more.
- 3.35 In the Welsh Government's National Development Framework (NDF) (Draft) (2019) there were priority Areas for solar and wind identified within the Plan area. When Future Wales (2021) was published these had been taken out. The NDF Consultation Report (September 2020) explains that some of the wind priority areas have been refined following concerns from the Ministry of Defence that it wanted to protect its estate and strategic training areas. For solar priority areas the solar industry identified the need for flexibility in the policy position because in their opinion, solar is more agile in responding to grid capacity and because applications for solar farms do not have as much impact on the wider landscape as wind turbines. The Welsh Government accepted this and decided to remove the areas identified for solar development from the NDF.
- 3.36 With the adoption of Future Wales in 2021 and the publication of a revised PPW to reflect this, TAN 8 'Planning for Renewable Energy' has been replaced.
- 3.37 PPW (2021) includes an energy hierarchy and targets for renewable energy generation. The planning system is expected to make an active contribution to help secure the delivery of these targets in terms of new renewable energy generation capacity and promote energy efficiency measures in buildings. All onshore wind applications of 10MW or more and all other energy generating sites of between 10 and 350MW are major developments and are submitted directly to the Welsh Ministers under the Development of National Significance (DNS) process and are considered under Future Wales policies.
- 3.38 Paragraph 5.9.14 of PPW (2021) states that planning authorities should assess the opportunities for renewable and low carbon energy in their area and use the evidence to establish spatial policies in their development plan, which identify the most appropriate locations for energy development below 10MW.
- 3.39 Indicator D21 sets targets for greening the potential renewable energy resources identified in the Plan. It was expected that 50% of this of 1,113.35 GWh for electricity and 23.65 GWh for heat would have been covered by 2021. However, up to 2021, only 52.4 GWh for electricity and no GWh for heat has been prepared.

- 3.40 In terms of onshore wind there have been no significant new sites proposed since the Plan was adopted. There is an existing application to extend permission on an existing windfarm on Anglesey. For solar farms potential opportunity sites have been identified, however applications that have been granted permission such as Rhyd y Groes Rhosgoch (49.99MW) and recent pre-application enquiries have all been located outside these potential opportunity sites. The evidence with these intentions highlights the importance of access to capacity on the national grid as a key factor for site selection and that an element of these sites contains high quality agricultural land. High quality agricultural land was one reason why some areas were not identified as potential sites of opportunity in the Plan.
- 3.41 Existing policies relating to renewable energy will have to be amended to reflect the National contextual changes that have taken place since the Plan was adopted.

Managing coastal change

- 3.42 Following the publication of revised versions of Planning Policy Wales (Edition 10 in 2018 and then Edition 11 in 2021), there is now national planning policy guidance included in relation to the relevance of Shoreline Management Plans to Local Development Plans.
- 3.43 Planning Policy Wales (Edition 11, 2021) states that Shoreline Management Plans set out long-term local policy frameworks for coastal risk management. It is highlighted that the priorities contained in the Shoreline Management Plan should influence and inform the preparation of development plans. In those circumstances where it is clearly stated that coastal defences will no longer be maintained, development plans should include clear and specific policies to manage development in such areas, including where they feel that development would be unsuitable or that specific features should be taken into account.
- 3.44 Furthermore, in October 2019 the Welsh Government consulted on a revised version of Technical Advice Note (TAN) 15: Development, flooding and coastal erosion. The revised version of the TAN covers guidance on coastal erosion and flooding in the same document. The draft TAN 15 of the guidance supports the guidance included in Planning Policy Wales and emphasises the need to use the evidence contained in the Shoreline Management Plan when formulating, considering spatial strategy and potential development sites in the relevant Development Plan.
- 3.45 In October 2020 the Welsh Government published the new National Strategy for Flood and Coastal Erosion Risk Management in Wales. The Strategy sets out the long-term policies for flood management, as well as the measures that organisations such as Natural Resources Wales, local authorities and water companies will implement over the next decade to improve the way they plan, prepare and adapt to climate change over the century, including taking account of the guidance contained within the Shoreline Management Plan.
- 3.46 No review of the Shoreline Management Plan (SMP) 2 has taken place in the period since the adoption of the JLDP but a refresh project and health check is currently being undertaken. Any changes to the SMP following the refresh project will be an important part of the Replacement Plan's evidence base to inform any future policies. However, as noted above, there is now a

greater emphasis on Local Authorities to be incorporating and acting on the guidance contained in the Shoreline Management Plan, it will therefore be appropriate to ensure that the relevant Policy contained in the JLDP (Policy ARNA 1: Coastal Change Management Area) is aligned with the National Planning Policy guidance.

Section 6.3 - Growth Management and Development – Economy and Regeneration

Infrastructure projects of national importance and related developments

3.47 During the preparation and adoption of the JLDP there were two Nationally Significant Infrastructure Projects (NSIPs) underway, namely: -

- Construction of a new nuclear power station near Wylfa (Wylfa Newydd);
- Proposal by National Grid to undertake improvements / new works to the National Grid Connection Lines which would link the Wylfa Newydd site to a headland substation and beyond.

3.48 It was considered important to ensure that the Plan set a clear policy framework to assist the Councils in addressing and responding to the NSIP proposals. Therefore, a range of policies relating to the NSIP were included together with policies for related developments within the Plan.

3.49 Section 43 of the Wales Act 2017 published on 1st April 2018 now allows related development to be included within the Development Consent Order (DCO). As a result of the legislative change since the preparation and adoption of the JLDP the LPA would no longer be the determining authority in relation to relevant applications. As a result of this legislative change, some of the policies contained within the Plan are either partially or wholly unnecessary (Strategic Policy 9 to Strategic Policy 12).

3.50 Horizon submitted a Development Consent Order (DCO) application for the development of a nuclear power station (Wylfa Newydd) on the 1st of June, 2018. The application was subject to examination by a Panel of Planning Inspectors, appointed by the Secretary of State for the Ministry of Housing, Communities and Local Government. The Public Inspection ended (closed) on 23rd April 2019. At the end of the inspection, the Panel had 3 months to report to the Secretary of State for Business, Energy and Industrial Strategy outlining their conclusions and recommendation on whether to grant permission for the intention, with the final decision to be made by the Secretary of State on or before 23 October 2019 (6 months after the examination deadline).

3.51 The decision-making date was re-set to 31 March 2020 to allow further information on environmental impacts and other outstanding issues to be received.

3.52 Following the restrictions relating to the Covid-19 pandemic it was decided by the Secretary of State to reassign the statutory deadline for this application to 30 September 2020, as parliament

was not sitting. It was intended that a statement confirming the new deadline for a decision would be made to the House of Commons and the House of Lords in accordance with section 107(7) of the Planning Act 2008 as soon as possible after the resumption of Parliament.

- 3.53 On the 22nd September, 28th September and 18th December 2020 Horizon sent correspondence to the Secretary of State requesting a postponement to the decision of Wylfa Newydd Development Consent Order (DCO). It was noted that the reason for asking to postpone the decision was due to ongoing discussions with a third party who had expressed an interest in proceeding with the development of a new nuclear power station following Hitachi's withdrawal. On the 27th January 2021 the Development Consent Order was withdrawn by Horizon Nuclear Power. The application was withdrawn due to the lack of an investor to the project and the lack of a new funding policy from the Government. As such it meant that Hitachi had decided to wind up Horizon as an operational development entity by 31 March 2021.
- 3.54 Linked to the Wylfa Newydd development for a new nuclear power station, National Grid submitted a Development Consent Order application on 7 September, 2018. This application was part of the Connecting North Wales Project for the installation of a 400kV electrical connection from the proposed Wylfa Newydd development.
- 3.55 Due to Hitachi's decision to delay the proposed development of the New Nuclear Power Station, on February 20, 2019 National Grid formally withdrew its application for an DCO. As a result, neither the Examining Authority nor the Planning Inspectorate gave further consideration to the application.
- 3.56 Due to the circumstances set out above, there is now uncertainty about the future of Wylfa Newydd due to the lack of developer and investment. It is considered appropriate to undertake a full review of the policies within the Plan relating to an Nationally Significant Infrastructure Projects. Further, there is also a need to re-visit the Plan Strategy which partly responded to the opportunities and demand that would result from the realisation of developments of national significance.
- 3.57 In line with the guidance contained in Future Wales: The National Plan 2040, the Welsh Government supports the North West Nuclear Arc initiative which is a shared vision (with the UK Government, universities and the National Nuclear Laboratory) to deliver the positive impacts that the nuclear sector could have in terms of investment, skills and training. It is noted that the 'Anglesey Energy Island' programme also seeks to co-ordinate action in relation to new energy developments to ensure maximum benefits for the area. It will be necessary to ensure that the Replacement Plan includes policies that will facilitate the vision within Future Wales and the Energy Island Projects.
- 3.58 During the preparation of the Replacement Plan, it will be necessary to take into consideration any changes associated with Wylfa Newydd, ensuring that the Plan is able to respond to those changes as necessary. The Replacement Plan will need to reflect the objectives and vision of

Future Wales, the Energy Island Programme and the Isle of Anglesey County Council in relation to energy developments in order to influence and maximise the benefit to the area.

Providing Opportunities for a prosperous Economy

- 3.59 One of the main objectives of the Plan was to facilitate the strategies of both Councils to grow and diversify the economy of the Plan area. The policy framework was informed by the Employment Land Review (2014) undertaken to assess current employment sites located in local authorities and project the future requirement for employment land during the plan period.
- 3.60 Performance indicators in the AMR have assessed the effectiveness of the safeguarded and allocated employment land. In terms of safeguarded employment sites, the indicators showed that although the policies were effective in protecting the sites from non-B1 (Business), B2 (General industrial) and B8 (Storage and Distribution), the rate of planning permission for new employment use was lower than expected. Similarly, the performance indicator in relation to allocated sites showed that the total allowable employment land fell below the cumulative requirement set out in the policy target. The Plan is a facilitator in the provision of employment site. Further, the Plan's policies ensure that employment developments are located in the most appropriate/suitable locations. It must be emphasised that the economic climate (i.e. impact of Wylfa Newydd, Brexit, Covid pandemic) is significantly different from when the Plan was adopted and this is considered to have had a significant impact on the number of employment land that has been taken up.
- 3.61 The effectiveness of the Plan's policy in relation to rural diversification (CYF 6) was also monitored in the AMR. This indicator suggests that the policy has been effectively implemented to approve new small-scale business applications and, therefore, contribute to ensuring economic prosperity and employment opportunities in rural areas.
- 3.62 As part of the preparation of the Replacement Plan, a new Employment Land Review study will be required and this will need to consider the impact of Brexit, Covid and the current situation (at the time) relating to the future of Wylfa Newydd. The Employment Land Review will also need to take account of Future Wales objectives for the Plan area.

Visitor Economy

- 3.63 The tourism policies in the plan seek to support the development of an all year-round tourism industry, whilst balancing its impact on local communities (including language and culture) and the economy and ensuring that the natural, built and historic environment is protected.
- 3.64 PPW recognises that the role of tourism is vital to economic prosperity and job creation in many places in Wales, and requires plans to provide a framework to maintain and develop high quality, well-located tourism facilities. Future Wales recognises the importance of the tourism sector to the north Wales economy, and the importance of opportunities to support coastal destinations, former industrial sites such as quarries and attractions, and new outdoor and

active

facilities.

- 3.65 The AMR has not identified any issues related to the implementation of tourism policies, and no action has been identified. However, general concerns were raised about issues that do not form part of any specific indicators relating to the provision of self-catering holiday accommodation and temporary/permanent caravan sites.
- 3.66 The Covid-19 pandemic and Brexit have seen an increase in the number of people choosing to stay for holidays in their own country ('staycation') rather than travelling abroad. As a result, there has been an increase in demand for self-catering holiday accommodation in the plan area, which has also put a strain on the local housing market, with a number of houses in the traditional tourist areas having been bought as second homes. This has led to tensions between the tourism sector and the local community as a result of the huge increase in the number of tourists visiting parts of the plan area.
- 3.67 Policy TWR 2 (Holiday Accommodation) addresses the issue of overprovision of self-contained holiday accommodation in some communities and the adopted Tourism Facilities and Accommodation SPG sets a threshold for overprovision, and has offered further guidance on the issue.
- 3.68 The Joint Planning Policy Service has recently undertaken research "Managing the use of a dwelling as holiday homes" to gain a better understanding of the issue. This research along with other relevant research will need to be used as evidence in reviewing the policies to help address the changes and impacts on the sector.
- 3.69 Alternative camping accommodation ('glamping') is an evolving industry, with new forms of accommodation available on the market. Camping without travelling long distances is seen as a cheaper option than other types of holiday accommodation, and many existing sites can be in prominent locations along the coast and in the open countryside. Policies TWR 3 (Static Caravan, Chalets and Permanent Alternative Camping Accommodation Sites) and TWR 5 (Touring Caravan, Camping and Temporary Camping Accommodation Sites) allow improvements to existing sites, and seek to encourage new development of high quality in terms of scale, design, layout and appearance in the landscape.
- 3.70 The camping policies in the Plan will need to be reviewed, and give consideration to community (including language and culture) and environmental issues and the requirements of the camping sector. The Landscape Sensitivity and Capacity Study (2014) may need to be reviewed to inform the policies in the new plan.
- 3.71 During the preparation of the Replacement Plan, it is considered necessary to review the policies in the JLDP relating to tourism to ensure that they remain relevant and comply with the relevant planning policy context and contextual changes, along with considering the content of Destination Management Plans (Anglesey and Gwynedd) and any other related strategies.

Town Centres and Retail Developments

- 3.72 Strategic policy PS12 (Town Centres and Retail) and MAN 1 (Proposed Town Centre Developments), MAN 2 (Principal Retail Areas) and MAN 3 (Retail Outside Defined Town Centres but within Development Boundaries) seek to protect, enhance and support town centres/retail centres across the plan area, and policies MAN 4 (Protection of Shops and Pubs in Villages), MAN 5 (New Village Retail Developments) and MAN 6 (Rural Retail) seek to provide small scale retail opportunities in rural areas.
- 3.73 Future Wales contains policies that seek to support urban centres and ensure that significant developments are located within town and city centres, and PPW promotes retail and commercial centres as the most suitable location for a range of activities additional to retail services. The emphasis on place-making in PPW is also significant in change management and in the development of retail and commercial centres.
- 3.74 The evidence base that contributes to the development of the plan's policies includes the Retail Study and the Retail Topic Paper. In the years since these documents were prepared (2013/14), the retail climate has changed significantly with the increasing growth in online shopping and the Covid-19 pandemic which has contributed to the closure of a significant number of major national and local retail and commercial businesses. Building Better Places – Creating Places and the Covid-19 Recovery (July 2020) calls on the planning system to respond to this situation by ensuring our retail and commercial centres can operate as flexibly as possible.
- 3.75 The JLDP establishes a retail hierarchy and the Retail Study identifies an additional need for:
- 7913m² of the floor area of comparison goods in Bangor
 - 200m² of convenient goods floor area and 176m² of comparison goods area in Caernarfon
 - 172m² of convenient goods floor area and 772m² of comparison goods area in Pwllheli
 - 492m² of convenient goods floor area in Llangefni.
- 3.76 Although the Annual Monitoring Reports (AMR) have not identified any specific issues with the implementation of retail policy, since the adoption of the JLDP, the number of planning applications for new retail use (A1 - Shops) in Bangor, Llangefni and Pwllheli has been relatively low; indeed, it is applications to change of use from A1 (Shops) use to other uses, such as A2 (Financial and Professional Services), A3 (Food and Drink) or C3 (Housing) that are submitted. Due to a lack of progress and pressure for A1 developments in these particular retail centres, the demand for retail developments appears not to be in line with the conclusions of the Retail Study. As a result of the contextual changes, during the progression of the Plan review, it is likely that a new Retail Study will be required to determine whether the conclusions of the previous study (2013) remain relevant.
- 3.77 In developing a revised evidence base other issues should be considered, such as changing the overall focus of the subject to focus on retail and commercial developments and the notion of place making, in line with more recent national policy and guidance.

Section 6.4 - Growth Management and Development – Housing Supply and Quality

Housing Scale

- 3.78 The Plan has identified a growth level of 7,184 residential units in the period 2011-26. The basis for this figure was set out in Topic Paper 4 'Describing Housing Growth'. The figure is based on demographic, social, environmental and economic considerations alongside factors in relation to the requirements of national policies and practical aspects such as the capacity of settlements to accommodate the growth.
- 3.79 Information from the Annual Monitoring Reports shows that annual and cumulative housing provision has consistently fallen below the target figures set out in the Joint Local Development Plan. By the end of the AMR 3 period (2020/21) there were 551 fewer units completed compared to the figure projected in the adopted Plan housing trajectory (-12.3%) or 866 fewer units if compared to the average annual development rate (-18.0%).
- 3.80 The annual development level has not met the corresponding figure in the housing trajectory in any year since the Plan was adopted and has only met the average development figure once (in 2018/19). Consideration should be given to whether the rationale and the different elements involved in the establishment of the growth figure remain suitable and also assess if there are new aspects that also need to be considered. It is important to undertake this work in the context of the requirements of the Development Plan Manual (Edition 3, March 2020) and PPW (ed 11, Feb 2021), in terms of considering matters such as, for example, the latest population and household projections, past development rates, migration patterns and considerations in relation to the Welsh language. It will also be important to consider the influence of the Strategic Development Plan for the North Wales region as a hub in Future Wales.
- 3.81 The process of revising the plan provides an opportunity to re-look at the most appropriate levels of growth therefore taking into account the associated factors. The level of growth is a vital core element of the Plan's overall strategy. In reviewing the growth figure and housing strategy it will be vital to consider the impact of Brexit and the Covid-19 pandemic. Another aspect that will have to be considered is the uncertainty in relation to the future of Wylfa Newydd following the withdrawal of the Development Consent Order Application.

Housing Location

- 3.82 The Annual Monitoring Reports have not highlighted problems relating to the distribution of growth between the different tiers of the Plan. However, the Replacement Plan will need to consider how the proposed growth can be effectively distributed on the basis of the settlement strategy. The proposed growth in all relevant settlements will need to be considered on the basis of any revision to the Plan's growth figure and also in terms of the Plan's strategy. Some settlements have already reached their level of growth and the Replacement Plan needs to take account of the apportionment of housing between the different settlements. It is believed in this regard that the way in which different settlements have been categorised should also be re-looked at to ensure that the housing growth there fits effectively with the Plan's strategy. It is likely that the position within some individual settlements has changed since the Plan was adopted in terms of the facilities and services that are evident in them. It will therefore be

necessary to re-consider the information highlighted in Topic Paper 5, 'Developing the Settlement Strategy' to ensure that specific settlements receive sustainable housing growth.

- 3.83 As well as considering the distribution of housing by settlement, it is considered that the Replacement Plan also needs to consider the delivery of new housing. It will be necessary to ensure that the growth is achieved in a sustainable way that is in line with the Plan's strategy. This would mean greater certainty in terms of delivering the growth in a way that would maintain and promote linguistic, social, economic and environmental aspects.
- 3.84 One aspect that the Replacement Plan will have to consider is the suitability of housing allocations to meet a proportion of the growth figure. Information for the period up to the end of 2020/21 highlights that 655 fewer units (-44.6%) were completed on housing designations than were expected in line with the housing trajectory while 300 more units (+21.5%) were developed on large windfall sites (5+ units) compared to the figure in the trajectory. Please also note that by the end of AMR 3 planning permission did not exist for 30 of the 69 housing allocations in the Plan. Work in relation to the housing trajectory in Annual Monitoring Report 3 envisages that 930 units on designated sites would be developed following the end of the Plan period (i.e. after 2026). Whilst a delay is expected between site designation and development, consideration must be given to the suitability of existing housing allocations. As set out in the Development Plan Manual (Edition 3, March 2020) careful justification will be required to include designations carried forward from a previous plan in a revised plan. It is noted that a significant change in circumstances will be required to demonstrate that sites can be achieved and justify their inclusion again. Robust evidence will be required that such sites can be achieved.
- 3.85 It will be important to consider the best possible locations for the housing allocations in terms of availability, viability and also ensuring that they comply with the Plan's strategy and other planning considerations. Designations in the Plan should not be retained if there isn't evidence which shows that they are considered suitable in terms of meeting an element of the growth figure. Updating the Urban Capacity Assessment will be important when considering the windfall provision to accompany the housing allocations.

Local Market Housing

- 3.86 Permission has been granted for 5 local market units with 1 such unit completed during 2019/20 (information to end of AMR period 3). Please note that Policy TAI 5 in relation to Local Market Housing introduced an entirely new policy principle which was not evident in previous development plans. On this basis it is believed that a time delay continues between the adoption of the JLDP, the acceptance of a policy principle that is completely new in the relevant settlements and then the construction of such housing. Whilst it is considered important to maintain the policy in order to meet the needs of the relevant communities, consideration will need to be given to whether any detail in the policy needs to be changed to promote consents and further development.

3.87 In terms of specific housing policies it will be important to re-examine the evidence underlying Policy TAI 5 (Local Market Housing) to consider the breadth of the area for which the policy relates. This evidence will include, for example, affordability ratio, percentage of people priced out of the market, percentage of second homes, migration trends, council tax bands in the area. Other sources of evidence may also have to be considered. Research is also needed to understand the reasons for the low number of local market units that have received planning permission and developed. Aspects such as the lack of potential opportunities to provide such units and lack of knowledge of the policy can therefore be considered. Whilst not many have been allowed and developed since the Plan was adopted, the principle and purpose of the Policy in promoting more sustainable housing markets in those areas where profound problems are evident, is something that certainly needs further consideration.

Type of Housing

3.88 The Type of Housing section of the Plan includes Policy TAI 8 (Appropriate Mix of Housing) which is a policy to ensure that all new residential development contributes to improving the balance of housing and meets the needs identified for the community as a whole; TAI 9 (Subdivision of Existing Properties into Self-Contained Flats & Houses in Multiple Occupation (HMOs)) a policy which ensures that buildings are suitable for division without adversely affecting neighbouring amenities and gives a threshold at a level of houses in multiple occupation within Wards; TAI 10 (Campus Style Accommodation for Construction Workers) a policy that applies to temporary accommodation provided to construction workers required in connection with large-scale construction projects (other than the Wylfa Newydd Project); TAI 11 (Residential Care Homes, Extra Care Housing or Specialist Care Accommodation for the Elderly) a policy that highlights sustainable placement considerations and need with such developments; TAI 12 (Purpose Built Student Accommodation) policy highlighting considerations to be met for supporting additional purpose-built student accommodation; TAI 13 (Replacement Dwellings) a policy which highlights considerations to be met for supporting housing re-building within and outside development boundaries; TAI 14 (Residential Use of Caravans, Mobile Homes and other forms of Non-Permanent Accommodation) a policy which as an exception permits the use of non-permanent accommodation as temporary residence for temporary workers during the construction of a particular construction project or for the establishment of a new rural enterprise.

3.89 Policy TAI 8 and the Supplementary Planning Guidance 'Housing Mix' ensure that material consideration is given to ensuring that an intention provides residential units that improve the balance of housing and help to meet the needs of the community as a whole. An application was rejected at Morfa Nefyn on the grounds that it did not provide units for the needs of the local community and the Council's decision was supported by an Inspector in its decision of the Appeal in April 2021. The policy criteria should be reviewed to ensure that they are still suitable for such a policy in the Replacement Plan.

- 3.90 Policy TAI 9 distinguishes between sites within a development boundary and properties in the countryside. Within the development boundary with applications for houses in multiple occupation there is a threshold at which the number of units should not exceed 25% within 2 Bangor Wards and 10% remaining Wards of the Plan area. A Planning Inspector in an appeal in 2017 supported this threshold figure in the policy and rejected an application for a change of dwelling to a HMO. There has been no significant reduction in the number of units licensed as houses in multiple occupation in Bangor however this evidence base will have to be reviewed when amending the Plan. For unit criteria in the open countryside the suitability of these should be considered given the emphasis of sustainable placements in PPW.
- 3.91 No applications have been submitted for consideration under Policy TAI 10, this may be due to delays in some large-scale construction projects. The evidence base for major projects should be reviewed to assess the need for a policy type in the revised Plan.
- 3.92 Some applications have been dealt with under Policy TAI 11 and no problem appears to have been highlighted with the policy. The preparation of the Revised Plan will provide an opportunity to obtain the input of the care sector into the suitability of the current policy.
- 3.93 Policy TAI 12 was prepared as there was pressure with a number of applications for dedicated student accommodation in Bangor. In recent years there has been a significant reduction in the number of applications for this type of development. Evidence will need to be gathered from the University for expected changes in student numbers on a need for more bespoke accommodation to update the Plan. If a similar policy is prepared in a revised Plan the reference within criterion (1) should be changed to obtain support for the intention from a higher education institution as the University has stated that they were not willing to comment with private developments.
- 3.94 A large number of applications have been submitted under Policy TAI 13 for house reconstruction. A great deal of detail needs to be reviewed within the policy criteria to ensure consistency with other housing policies in the Plan. National policy for sustainable development should be reviewed and development justified within development boundaries to ensure that suitable residential units are not demolished in order to build larger units.
- 3.95 Few applications have been considered against policy TAI 14 to date. The preparation of a revised Plan will enable consideration to be given to the need for this type of policy in the revised Plan.

Affordable Housing

- 3.96 Policy PS 18 (Affordable Housing) sets a target for the minimum number of affordable housing to be provided through the Plan; TAI 15 (Affordable Housing Threshold and Classification) is a policy that sets a threshold at which affordable units need to be prepared and a percentage of affordable housing expected in different house price areas; TAI 16 (Exception Sites) is a policy

that supports the intention for 100% affordable housing on sites immediately adjacent to the development boundary.

- 3.97 PPW (2021) supports that community need for affordable housing is a material planning consideration. A target should be included in the Plan for a number of affordable units ensuring that this can be addressed and is viable. The new 'Development Quality Requirements for Wales' standards were published in July 2021 and all publicly funded affordable units should meet these standards through condition / Agreement 106 and satisfy the "space requirement" in appendix A and B. Paragraph 4.2.32 states that authorities must provide for affordable housing led sites i.e. sites with at least 50% affordable housing.
- 3.98 Indicator D47 sets targets every 2 years for meeting the target of 1,572 affordable units by 2026. In the period 2015 to 2021 a total of 626 affordable units have been completed. In order to meet the target set out for 2022, 201 affordable units will need to be built by the end of March 2022. The Plan's housing growth level is 866 units below the expected figure by 2020/21. The majority of this slippage has occurred on sites designated for housing in the Plan. These sites would have been expected to prepare a percentage of affordable housing and therefore this is partly responsible for the lower than expected level of affordable units that has been completed since 2015.
- 3.99 The thresholds and percentage of affordable housing expected within different housing price areas in Policy TAI 15 are based on evidence from the Affordable Housing Viability Assessment. Indicator D50 monitors changes in residual values across the house price areas. Due to the limited number and types of developments in some of the House Price Areas monitoring has been looking at the overall picture in the Plan area. The growth in house prices in the Plan area between 2016 and 2020 was around 10% which is a modest growth of 2% per annum. For the period 2020 to 2021 there was also a significant increase of 15.5% in Gwynedd and Anglesey seeing a significant increase of 15% in the same period. In relation to construction costs (based on a change in tender prices) these show an increase of 1.1% between 2019 and 2020, however there is a 1% reduction between 2020 and 2021. Overall there has been a 12.6% increase in construction costs since 2016. The dramatic increase seen this year is seen as a departure from the long-term practice and on this basis, this needs careful consideration going forward into 2022. This has been a time of economic and political change that may traditionally have created viability problems and challenges. The situation on paper therefore is that the Council can maintain its existing policies in site-specific discussions, however, the long-term picture is less certain. Prices may be increasing as a result of a unique set of factors including the Covid-induced trend for moving and strengthening the job market through furlough. An update to the Affordable Housing Viability Assessment will enable a review of policy TAI 15 to ensure that the thresholds and percentage of affordable housing sought are viable to prepare.
- 3.100 Policy TAI 16 supports the intentions for 100% affordable housing on sites that are outside but immediately adjacent to the development boundary if the criteria within the policy are met. Indicator D49 monitors a number of permitted planning applications on rural exception sites

since the Plan was adopted; permission has been granted for 79 affordable units on 13 exception sites. Recent discussions have taken place relating to the size of development which can be considered under, the policy states that the proposal should be small scale and commensurate with the size of the settlement. The question is whether small scale should be more clearly defined for this type of development and the preparation of evidence for a revised Plan will provide an opportunity to look at this issue.

- 3.101 The 'Anglesey Housing Strategy 2022-27' consultation document states that in the next 3 years there will be an increase in the Council's stock of approximately 175 units and RSL homes of approximately 150 units. Gwynedd Council's 'Housing Action Plan' states that 100 Council houses will be built in the period 2020 to 2027 and around 265 RSL homes in the next two years. Discussions with the Housing Services of the two Councils together with RSLs will consider identifying opportunities for identifying affordable housing-led housing sites.

Accommodation for gypsies and travellers

- 3.102 TAI 17 (Protection of Existing Gypsy and Traveller Sites) is a policy that protects the Gypsy site in Llandygai and any new site that has been granted and implemented; TAI 18 (Gypsy and Traveller Site Designations) a policy that recognises an increase in the number of pitches on the Llandygai site and the development of a new site at Penhesgyn to meet the need from the Gypsy and Traveller Accommodation Needs Assessment 2016; TAI 19 (Sites for Permanent or Mobile or Temporary Gypsy and Traveller Pitches) a policy setting out the criteria to be met for the provision of permanent, touring or temporary additional sites.
- 3.103 PPW (2021) supports the need to undertake a Gypsy and Traveller Accommodation Needs Assessment with sufficient sites allocated in the Plan for any residential and/or transient need that has not been met at present. In Future Wales policy 19 'Strategic Policies for Regional Planning' lists what Strategic Development Plans should include and the list includes the needs of gypsies and travellers.
- 3.104 Indicators D56 to D59 monitor the preparation of a permanent site at Penhesgyn (D56), an extension to Llandygai (D57), temporary sites (D58) and unauthorised encampments (D59). To note that there are delays in the development of the Penhesgyn site due to a change of circumstances on the tolerated site on Pentraeth Lane whilst an extension of 5 units and an improvement to the existing plots have taken place on the Llandygai site. Permission has been granted for the development of a temporary site in the centre of Anglesey however due to cost increases there are delays in the site development timetable. Further work is needed on identifying a temporary site in the Holyhead area while Gwynedd Council uses part of a car park in Caernarfon when a temporary site is required there. Monitoring of unauthorised sites has not highlighted a significant problem within any part of the Plan area.
- 3.105 Both Councils are committed to undertaking an assessment of the needs of Gypsies and Travellers during 2021 with a final report to be submitted to the Welsh Government in 2022.

3.106 The Replacement Plan will take account of the findings of this assessment, however in the light of future guidance in Future Wales consideration should be given to what detail is expected to be included in a Local Development Plan for Gypsy and Traveller issues given Policy 19 in Future Wales.

Section 6.5 - Growth Management and Development – Natural and Built Environment

Protecting and enhancing the natural environment

3.107 The policies contained in the 'Protecting and Enhancing the Natural Environment' section of the Plan dealt with nature and landscape conservation and recognised the key role of the planning system in protecting and enhancing the natural environment. These policies recognise the statutory protection afforded to internationally and nationally designated landscapes, sites / habitats and biodiversity species.

3.108 In terms of landscape policies only a major development within an AONB has been monitored within the AMR and it is concluded that Policy PS 19 and Policy AMG 1 are being implemented effectively.

3.109 The relevant performance indicator monitored by the AMR concluded that any planning permission granted did not adversely impact the biodiversity or geodiversity value of international / national designations. As a result, all consents are considered to be in compliance with policy PS 19, and the policy continues to be implemented effectively. This was also the case for the performance indicator relating to locally important biodiversity or geodiversity value.

3.110 The evidence base that informs the development of landscape-based policies includes the LANDMAP database, the Snowdonia and Anglesey Seascape Character Assessment Study, the LUC Report 'Review of Special Landscape Areas in Gwynedd and Anglesey and the Landscape Sensitivity and Capacity Study (2014). It is unlikely that this evidence has changed significantly since they were prepared/updated.

3.111 In addition to statutory responsibilities, the biodiversity policies have been guided by Local Biodiversity Action Plans and existing designated sites of regional or local significance. Although geodiversity issues are unlikely to have changed significantly, the information in relation to the biodiversity of the area will need to be updated. Biodiversity and Geodiversity policy within Future Wales and PCCW incorporates strengthening the role and importance of biodiversity considerations in the planning system, following on from the Environment Act

Protecting and enhancing heritage assets

3.112 Heritage Asset policies are geared towards protecting the historic environment while also ensuring that it adapts and continues to respond to the needs of the current world. These policies have been prepared in the context of relevant Legislation, Circulars, Regulations and Directions and the national development control policies.

- 3.113 The Heritage Assets performance indicator monitored the effectiveness of policies PS20 and AT1, and published SPG on Heritage Assets. The AMR that has been published to date indicates that no applications were approved that did not comply with PS20 and AT1, it is therefore considered that the policies are being implemented effectively. In addition, following the publication of TAN 24 together with a number of CADW publications, there was no longer considered to be a need for specific SPG on the matter.
- 3.114 The policies are generally considered to be operating effectively. However, as part of the process of preparing a Replacement Plan, the policies will need to be reviewed to ensure that they reflect any legislative changes (e.g. The Historic Environment (Wales) Act (2016)), national planning policy and guidance (e.g. PPW. TAN 24 (Historic Environment)) and contextual changes for example the North West Wales Slate Landscape inscription as an UNESCO World Heritage Site.

Waste Management

- 3.115 The LDP Waste policies were prepared based on the national and regional planning policy guidance, with particular attention being given to the National Waste Strategy Towards Zero Waste – One Wales: One Planet which provided the general framework for the management of all wastes. This document is supported by a Collections, Infrastructure and Markets Sector Plan (the CIMSP). In accordance with that Plan Development, Plans are required to identify the types of locations where materials and waste management would be likely to be acceptable.
- 3.116 Whilst the evidence presented in the AMR to date indicates that the waste policies are generally seen as robust and fit for purpose, consideration will need to be given to the need to respond to changing circumstances throughout the process of creating a Replacement Plan. The information and analysis presented in the Regional Waste Plan will inform this process and provide a basis for action on the waste outcomes in each local authority area, and the region as a whole.

Minerals

- 3.117 As part of the planning process for Minerals within the JLDLP, the main objective was to ensure that supply was managed in a sustainable manner and to achieve the best balance between the environmental, economic and social considerations. Minerals policies have been produced based on the Regional Technical Statement (RTS) (1st Review, August 2014). The Regional Technical Statement outlined how demand for aggregates over a 25 year period to 2036 will be met and provides a strategic basis for local development plans. The 2nd RTS Review is in the process of being adopted by the authorities.
- 3.118 The 2nd Review of the Regional Technical Statement (RT2) states that where local authorities are unable to meet their individual indicative share to provide mineral aggregates, all local authorities within that subregion (Conwy, Snowdonia National Park, Anglesey and Gwynedd) need to work together and collaborate to ensure that the overall proportion of the subregion continues to be met and to provide a consistent supply of aggregate minerals across the subregion.

3.119 The monitoring of the Minerals policies set out in the three AMR's indicates that the policies are working effectively. However, the Replacement Plan will need to consider the implications of the recommendations in the 2nd RTS Review for the minerals strategy set out in the LDP together with any changes to existing government guidance.

Proposals Maps, Inset Maps and Restrictions Maps

3.120 In order to reflect the changes that will be made to the Plan the proposals/inset maps will need to be amended in accordance with those amendments.

3.121 Although the Constraints Map is not formally part of a JLDP, it is considered useful to identify those spatial areas identified by other bodies/processes e.g. statutory landscape designations. The printed Constraints Map for the LDP represents a point in time and contains a number of designations that have been updated since the adoption of the JLDP and are therefore out of date. Moving forward, it is hoped that the Constraints Map will be produced in electronic form with public access which will allow it to be updated as required.

Supplementary Planning Guidance

3.122 The policies contained in the JLDP are supported by a range of Supplementary Planning Guidance. The purpose of SPG is to:

- assist applicants and their agents in preparing planning applications and guide them in discussions with officials on how to use relevant policies in the Joint Local Development Plan before submitting planning applications,
- assisting officers in assessing planning applications, and officers and councillors in making decisions about planning applications, and
- assist Planning Inspectors in making decisions on appeals.

3.123 Although the Plan contains policies that enable the Local Planning Authority to make consistent and transparent decisions on development applications, it cannot provide officers and potential applicants with all the detailed advice they need to inform proposals. In order to provide this detailed advice, the Councils have prepared a series of Supplementary Planning Guidance to support the Plan with more detailed guidance on a range of topics and issues to assist in the analysis or implementation of the Plan's policies and proposals.

3.124 Appendix 9 of the Joint Local Development Plan contains a table of SPG which has/or will be prepared together with the timetable envisaged for their preparation. The adopted SPGs are now used as a material planning consideration when making decisions on planning applications:-

Supplementary Planning Guidance	Date of adoption
Housing Mix	October 2018

Open Spaces in New Housing Developments	March 2019
Local Market Housing	March 2019
Affordable Housing	April 2019
Maintaining and creating distinctive and sustainable communities	July 2019
Planning Commitments	September 2019
House re-construction and conversion in the countryside	September 2019
Change of use of community facilities and services, employment sites, and retail units	January 2021
Facilities and Accommodation for Tourists	March 2021

3.125 A review of the existing SPG including recently revised and adopted SPG will be undertaken as part of the revision of the Plan. Further, the Plan review process may identify the need to prepare new SPG.

4 Evidence base review requirements

Evidence gathering

- 4.1 To inform the Replacement Plan, some aspects of the evidence base prepared to support the current LDP will need to be updated. Inevitably some aspects of that evidence base will be out of date with the need to update/replace it to reflect the current circumstances/policy framework as essential. The table below provides a list of anticipated studies/evidence base that will need to be prepared or reviewed as part of the Replacement Plan process (it is noted that the table below is not an exhaustive list).
- 4.2 The revision or replacement of the evidence base will provide an opportunity to gain a better understanding of the land use requirements of both counties during the lifetime of the Replacement Plan as well as considering the implications of the Covid pandemic and any contextual or policy changes that have taken place since the adoption of the current plan.
- 4.3 List of examples of the evidence base necessary to prepare a Revised Plan:-

Text	Clarification
Candidate Sites Assessment	Ensure that a complete and comprehensive assessment of the candidate sites (designations) within the JLDP is undertaken, ensuring that there are no restrictions that would hinder their development during the lifetime of the Replacement Plan.
Relevant Strategies and Plans	Ensure that the review of relevant strategies reflects current guidance.
Population and Housing	Consider the type of tenure and demand for housing to address the future needs of households.
Describing the Housing Growth and Spatial Strategy	Amend in line with up-to-date information to identify the needs of population and households during the lifetime of the Replacement Plan.

Text	Clarification
Developing the settlement hierarchy	Ensure that the Strategy continues to reflect the current situation and the role of those settlements in the wider geographical context.
Urban Capacity Study	Undertake an assessment of the amount of brownfield land that could contribute to housing need in the Plan area.
Retail	Undertake a retail survey to identify the role of retail centres during the lifetime of the Plan.
Tourism	Prepare a paper that identifies the challenges associated with the increase in the demand for tourism accommodation and the potential local policy response to that.
Welsh Language and Culture	Update the existing evidence base.
Local Market Housing	Undertake a review of the current Policy and identify any possible amendments to extend the Policy more widely.
Identification of Gypsy and Traveller sites	Seek to identify the need for permanent and transient pitches during the lifetime of the Plan.
Affordable Housing Viability Study	Advise on achievable and viable targets and thresholds for affordable housing.
Employment Land Study	Assess the need for employment land suitable for all employment sectors and future regional employment aspirations.
Renewable Energy Opportunities Study	To consider the renewable energy resource available within the Plan area to help shape a renewable energy target.

- 4.4 It is emphasised that the above list is not definitive and the need/demand to amend the evidence base including new evidence base when appropriate may emerge as the preparation of the Revised Plan progresses e.g. gathering further information on the accessibility and sustainability of settlements and gaining a better understanding of the links between settlements. Ongoing dialogue with other Local Authorities will help to achieve maximum efficiencies and consistency in evidence gathering/sharing and agree methodology where possible.

Impact Assessments

- 4.5 As part of the Plan revision process compliance with the Sustainability Appraisal requirements will be required. This would mean that the Sustainability Appraisal framework will need to be re-visited together with the Strategic Environmental Assessment included in the adopted Plan and revised as necessary. Due to the importance of the Welsh language as part of the social and cultural fabric of the whole plan area it is the intention to carry out a Welsh Language Impact Assessment during the process of preparing a Replacement Plan. This will inform the Sustainability Appraisal. The Sustainability Appraisal/SEA process is an integral part of the development of the LDP and a means of ensuring that the policies in the LDP promote sustainable development by integrating the key economic, environmental, social and cultural objectives into the development of the JLDP policies and proposals and taking into account any significant impacts on the environment.
- 4.6 A Habitats Regulations Assessment of the JLDP will need to be undertaken to determine if the policies and designations contained in the Plan are likely to affect European designated sites.
- 4.7 In addition to the requirements of the Sustainability Appraisal/SEA, it will be necessary to demonstrate how the JLDP contributes to the objectives of the Well-being Act and the 5 ways of working that have been identified in the Well-being of Future Generations Act. The Development Plan Manual states that the requirements of the Well-being of Future Generations Act are an essential part of the development/review of the Sustainability Appraisal framework.
- 4.8 A Well-being of Future Generations (Wales) Act 2015 came into force on 1 April 2016. As the Joint Local Development Plan had been submitted to the Government for examination before this date the Plan was not required to meet the well-being objectives as set out within the act. However, the JLDP was considered compatible with the well-being objectives.

5 Joint working and preparation of a Joint Local Development Plan

- 5.1 In accordance with Section 72 of the Planning and Compulsory Purchase Act (2004) and LDP Regulation 36 Local Planning Authorities may decide to undertake the preparation and adoption of a Joint Local Development Plan. The Government considers that there are circumstances in which joint working and planning offers significant benefits in terms of the quality of the plans, and addressing cross-border issues. It is emphasised that, following a single administrative process, a more holistic and consistent policy approach could make more effective and efficient use of resources and deliver better planning outcomes across the wider area. It is highlighted that a JLDP could include two or more Local Planning Authorities.
- 5.2 In 2010, Gwynedd Council and the Isle of Anglesey County Council agreed to establish joint working arrangements for the provision of a planning policy function. The joint working agreement resulted in the establishment of the following:-
- The creation of a Joint Planning Policy Unit (now a Joint Planning Policy Service) to carry out the planning policy functions for the Gwynedd and Anglesey Local Planning Authority area.
 - Prepare a Joint Local Development Plan for the Local Planning Authority Area of both authorities.
 - Establish a Joint Planning Policy Committee (JPPC) as a cross-border decision-making body
- 5.3 Following a review of joint working arrangements in 2017 the joint working arrangements remain in place. A further review of the joint working arrangements is planned shortly (end of 2021/early 2022) to ensure that a joint working agreement exists during the period of preparing a Revised Plan and beyond.
- 5.4 Gwynedd and Anglesey Joint LPA is the only joint development plan that has been prepared in Wales. The process of preparing the original Plan was therefore ground-breaking in terms of the principle of joint working as well as the democratic function of preparing and approving the Plan. The preparation of the Plan is considered to have been successful and that therefore there is a business case to continue with the same arrangements for the future.
- 5.5 It is noted that there is an intention to work with other neighbouring Local Planning Authorities (e.g. Snowdonia National Park, Conwy County Borough Council, Powys County Council) in preparing the Replacement Plan, receiving their input in relation to the development of the Plan and ensuring that the Plan is compatible with those authorities' Plans. Furthermore, as appropriate, there may be opportunities to undertake joint studies/evidence base development.

- 5.6 The Town and Country Planning (Strategic Development Plan) (Wales) Regulations (the 2021 Regulations) were published on 18 March 2021 and will come into force on 28 February 2022. The Regulations set out the procedure for preparing Strategic Development Plans (SDPs). In accordance with those Regulations there will be a duty to prepare a Regional Development Plan under the supervision of the Corporate Joint Committee.
- 5.7 Therefore, inevitably, regional co-operation will proceed jointly with the replacement of the Plan. It is hoped that the process of preparing an SDP will ensure that there is coherence between the Local Development Plan and the Strategic Development Plan in terms of strategy and vision for the local area and regionally.

6. Conclusions and next steps

- 6.1 In line with the conclusions of the Annual Monitoring Reports that have been undertaken it is noted that the Plan is generally being implemented effectively and that the policies and targets set for them are being achieved. Despite the fact that there are no substantive issues highlighted in the Annual Monitoring Reports, due to contextual changes together with issues beyond the control of the JLDP, such as the implications of the Covid pandemic, Brexit, population and household projections and the uncertainty associated with Wylfa Newydd it is considered appropriate that a **Full Plan Review is undertaken**.
- 6.2 At the expense of the contextual issues that have a direct and indirect impact on the Plan's strategy it is inevitable that the changes that will need to be made to the Plan are going to be significant.
- 6.3 Furthermore, there is a need to ensure that the Plan is based on the most recent national planning policy guidance, including the national planning framework, Future Wales: the National Plan 2040.
- 6.4 It is emphasised that the preparation of Strategic Development Plans (SDPs) will also have an impact on the development and content of the Revised Plan. It is anticipated that these plans will be prepared in parallel, and that the Joint Planning Policy Service will be required to provide input into the process of preparing the SDP.