



**Uned Polisi Cynllunio ar y Cyd Gwynedd & Môn  
Joint Planning Policy Unit Anglesey & Gwynedd**

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Ein Cyf :

Eich Cyf :

Date: 14 December 2016

Ask for: Nia Haf Davies

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Mr Hywel Jones

Inspector

Via Programme Officer

Dear Sir,

**Re: Anglesey and Gwynedd Joint Local Development Plan (2011 – 2026) – Examination – Publication of Edition 9 Planning Policy Wales**

I refer to your letter dated 18 November 2016 regarding the above mentioned matter.

I confirm that the Councils have considered the changes to Planning Policy Wales and revised Technical Advice Note (TAN) 4.

The Councils will take the opportunity to update relevant references in the Plan to national planning policy and TAN 4, including them in the schedule of Matters Arising Changes currently being prepared. In addition, the Councils wish to make additional minor amendments to the Plan in order to reflect, for example, the coming into force of the Well-being of Future Generations (Wales) Act 2015 and the Planning (Wales) Act 2015. The Councils note that Chapter 6 (The Historic Environment) and Chapter 10 (Retail and Commercial Development) have been revised to reflect the Historic Environment (Wales) Act 2016 and to update the Welsh Government's national planning policy for retailing and commercial development, respectively. The Councils are satisfied that no substantive changes are required to the Plan's policies regarding the historic environment. Minor amendments are suggested in order to improve the links between the Plan and national planning policy.

In terms of changes to Chapter 10 in Planning Policy Wales and the publication of TAN 4, the Councils note that national planning policy continues to promote a retail and commercial centres first approach for retail and complementary uses, as well as requirements for retail need and sequential tests and impact assessments. It is noted that TAN 4 provides detailed guidance, including reference to the expectation that local planning authorities undertake impact assessments prior to allocating land for retail use.

The Councils are satisfied, other than the proposed Matters Arising Changes set out in the Appendix to this letter and the need to undertake additional work to justify retail allocations (which the Councils will refer to in their response to your letter dated 14<sup>th</sup> October 2016), no other changes are required to the Plan.

If you would like clarification on any aspect of the letter here or the appendix do not hesitate to contact me through the Programme Officer.

Yours sincerely

**Nia H Davies**  
**Planning Manager (Policy)**

Annex to the Councils' response to the Inspector's letter dated 18 November 2016 – proposed Matters Arising Changes arising from publication of Planning Policy Wales, Edition 9

Policy/ Paragraph	Change
New paragraph 3.6A	<p>Include reference to Planning (Wales) Act 2015 in revised Chapter 3 – Policy Context</p> <p><b><u>The Planning (Wales) Act 2015</u></b></p> <p><b><u>The Planning (Wales) Act 2015 sets out a series of legislative changes to deliver reform of the planning system in Wales, to ensure it is fair, resilient and enables development. The Act addresses 5 key objectives:</u></b></p> <ul style="list-style-type: none"> <li>• <b><u>A modernised framework for the delivery of planning services – the Act introduces powers to allow planning applications to be made directly to Welsh Ministers in limited circumstances</u></b></li> <li>• <b><u>Strengthening the plan led approach - the Act introduces a legal basis for the preparation of a National Development Framework and Strategic Development Plans</u></b></li> <li>• <b><u>Improved resilience - the Act will allow the Welsh Ministers to direct local planning authorities to work together and for local planning authorities to be merged</u></b></li> <li>• <b><u>Frontloading and improving the development management system – the Act will introduce a statutory pre application procedure for defined categories of planning application</u></b></li> <li>• <b><u>Enabling effective enforcement and appeals – the Act enables changes to enforcement procedures to secure prompt, meaningful action against breaches of planning control and increase the transparency and efficiency of the appeal system.</u></b></li> </ul>
New paragraph 3.6B	<p>Include reference to The Well-being of Future Generations (Wales) Act 2015 in revised Chapter 3 – Policy Context. The high level assessment referred to in the text below will be provided under a separate cover in response to Action Point S16/PG40</p> <p><b><u>The Well-being of Future Generations (Wales) Act 2015</u></b></p> <p><b><u>The Planning (Wales) Act 2015 introduced a statutory purpose for the planning system in Wales – any statutory body carrying out a planning function must exercise those functions in accordance with the principles of sustainable development as set out in the Well-being of Future Generations (Wales) Act 2015. The implication of the Well-being of Future Generations (Wales) Act 2015 (Commencement No.2 and Transitional and Saving Provisions) Order 2015 is that the requirements of various sections of the Act do not apply to development plans that had been submitted for Examination prior to 1 April 2016. This provision therefore applies to this Plan. Nonetheless, this Plan has been subject to a high level assessment against the Act's seven goals: a prosperous Wales; a resilient Wales; a healthier Wales; a more equal</u></b></p>

	<p><b><u>Wales; a Wales of cohesive communities; a Wales of vibrant culture and thriving Welsh language; a globally responsive Wales. The overall conclusions are positive and align with the conclusions of the Sustainability Appraisal and the Equalities Impact Assessment undertaken throughout the Plan preparation process.</u></b></p>						
7.5.31	<p>Amend the text to refer to the Historic Environment (Wales) Act, refer specifically to Planning Policy Wales and the weight to afforded to different designations:</p> <p>Existing legislation and national planning policy and guidance set out clear statements of national development management policy which should be referred to in formulating proposals and will be applied locally within the Plan area. These are therefore not repeated in the Plan as separate policies. <b><u>The Historic Environment (Wales) Act 2016 and Chapter 6 of Planning Policy Wales sets out clear national development management policies and guidance in respect of statutory designations, reflecting the greater historical significance of international, national and local statutory designations, compared to local designations.</u></b> In the interest of clarity these are:- <b><u>Table 25 lists relevant international , national and local statutory designations relevant to the Plan area, and defines the obligation of the designation:</u></b></p>						
Table 7.5.31  Table 25	<p>Amend the table to reflect the latest national planning guidance set out in Planning Policy Wales (Edition 9 - November 2016) in respect of World Heritage Sites:</p> <table border="1" data-bbox="331 847 1886 1310"> <tr> <td data-bbox="331 847 465 1310"><b>World Heritage Sites</b></td> <td data-bbox="465 847 730 1310">Welsh Office Circular 61/96 , ‘Planning and the Historic Environment: Historic Buildings and Conservation Areas</td> <td data-bbox="730 847 943 1310"> <ul style="list-style-type: none"> <li>Chapter 6 PPW</li> </ul> </td> <td data-bbox="943 847 1886 1310"> <p><b><u>World Heritage Sites have been inscribed by UNESCO because of their Outstanding Universal Value. The impact of proposed developments on a World Heritage Site and its setting and, where it exists, the World Heritage Site buffer zone, is a material consideration in the determination of any planning application.</u></b></p> <p><del>World Heritage Sites are a material consideration to be taken into account by local planning authorities in the determination of planning applications</del></p> <p><del>The impact of development proposals on both the sites and their settings should be carefully considered</del></p> <p>World Heritage Sites are shown on the Constraints Map and listed in Appendix 7 of the Plan.</p> </td> </tr> </table>			<b>World Heritage Sites</b>	Welsh Office Circular 61/96 , ‘Planning and the Historic Environment: Historic Buildings and Conservation Areas	<ul style="list-style-type: none"> <li>Chapter 6 PPW</li> </ul>	<p><b><u>World Heritage Sites have been inscribed by UNESCO because of their Outstanding Universal Value. The impact of proposed developments on a World Heritage Site and its setting and, where it exists, the World Heritage Site buffer zone, is a material consideration in the determination of any planning application.</u></b></p> <p><del>World Heritage Sites are a material consideration to be taken into account by local planning authorities in the determination of planning applications</del></p> <p><del>The impact of development proposals on both the sites and their settings should be carefully considered</del></p> <p>World Heritage Sites are shown on the Constraints Map and listed in Appendix 7 of the Plan.</p>
<b>World Heritage Sites</b>	Welsh Office Circular 61/96 , ‘Planning and the Historic Environment: Historic Buildings and Conservation Areas	<ul style="list-style-type: none"> <li>Chapter 6 PPW</li> </ul>	<p><b><u>World Heritage Sites have been inscribed by UNESCO because of their Outstanding Universal Value. The impact of proposed developments on a World Heritage Site and its setting and, where it exists, the World Heritage Site buffer zone, is a material consideration in the determination of any planning application.</u></b></p> <p><del>World Heritage Sites are a material consideration to be taken into account by local planning authorities in the determination of planning applications</del></p> <p><del>The impact of development proposals on both the sites and their settings should be carefully considered</del></p> <p>World Heritage Sites are shown on the Constraints Map and listed in Appendix 7 of the Plan.</p>				

7.5.36	<p>Amend the explanatory text to reflect the latest national planning guidance outlined in Planning Policy Wales (Edition 9 - November 2016) in respect of emphasising the importance of detailed assessment documents and use of supplementary planning guidance, which is of particular relevance as the current and candidate World Heritage Sites fall within more than one local planning authority's jurisdiction:</p> <p>This policy aims to ensure that the findings of detailed assessment documents are fully taken into account when considering development proposals. Each detailed assessment document, e.g. Conservation Area Character Appraisals, <b><u>World Heritage Sites Management Plans</u></b> will provide a clear and agreed definition of those features that constitute the special character, appearance and historic value of an area. These detailed assessment documents <b><u>and supplementary planning guidance relating to these designations will assist in contributing to the positive management of change and</u></b> will carry significant weight in determining planning applications.</p>
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