

ANGLESEY & GWYNEDD JOINT LOCAL DEVELOPMENT PLAN (2011 – 2026)

EXAMINATION IN PUBLIC: Hearing session 2 – Housing Provision



1. Action Point 4 (S2/PG4) – JHLAS Report

Need to hold discussions with the Welsh Government on the provision of one single JHLAS report for the Plan area, rather than one report for Gwynedd and another report for Anglesey.

2. Councils' Response

- 2.1 The Councils are of the opinion that preparing a single JHLAS for the entire Plan area would be appropriate. This would be preferable to preparing separate studies for Anglesey and Gwynedd. The reasons are set out in paragraphs 2.2 – 2.3.
- 2.2 Given that it is a Joint LDP that is being prepared, undertaking a single study would be beneficial in terms of ensuring effective monitoring of the Plan's strategy and policies. Paragraph 3.4 of TAN 1 notes that each local planning authority with an adopted LDP is required to prepare an Annual Monitoring Report (AMR) of the Plan. It is noted that the AMR should assess the extent to which LDP strategies and policies are being achieved and must include the housing land supply figure, taken from the current JHLAS. As this is a Joint LDP, only one AMR will have to be prepared for both the Anglesey and the Gwynedd planning authority areas.
- 2.3 If the AMR identifies a shortfall in the required 5-year housing land supply, the reasons for the shortfall should be considered and whether the JLDP should be reviewed either in whole or in part. Therefore in order to support the validity of the Plan, it would be rational to prepare a single JHLAS.
- 2.4 Whilst the overall situation should be conveyed based upon the entire Plan area i.e. one JHLAS report, the Councils are of the opinion that that it would also be able to record the information for the individual local planning authority areas. Ensuring separate information and commentary would allow for internal reporting to both Authorities and would assist those Services (e.g. Housing) that do not work on a joint basis. This approach would also align with the fact that there are two distinct zones within the Plan area in terms of the level and rate of projected housing supply. Whilst not evident in the latest version of TAN 1, which was published in January 2015, the previous version (published in June 2006) noted (para. 7.5.1) that where the Study Group agreed, the comparison between the available land and the future housing requirement could be made on a sub-regional basis provided that the approach could be fully justified by the study. Whilst the published land supply figure would be that for

the entire Plan area, it is believed that certain information could be shown on an individual planning authority basis.