

PART 2: Your Comments and Suggested Changes. *(Please use one Part 2 section for each comment that you wish to make)*

2a. Which part of the Deposit Plan are you commenting on?	
CPRW 24 Bangor Housing Sites/Boundaries	
Policy number <i>(please specify)</i>	
Paragraph number <i>(please specify)</i>	
Proposals/ Inset Map <i>(please specify ref no.)</i>	Map 1
Constraints Map	
Appendices <i>(please specify)</i>	

2b. Are you objecting or supporting the Deposit Plan?			
Objecting	<input type="checkbox"/>	Supporting	<input type="checkbox"/>

24. Bangor Housing Sites/Boundaries

24.1 Bangor/Housing Sites and Development Boundaries. The proposed sites in Bangor include a green field site (T5) opposite the Crematorium on the eastern outskirts of the City, adjacent to the development boundary and within the SLA; this has good access and may not be convenient for agricultural use as it is separated from other fields. T3 and T4 are small redevelopment sites which have been empty for some time. T3 would seem vulnerable to flooding and therefore inappropriate for housing, but the other two (T4/T5) are broadly acceptable to us. The area for student accommodation would seem to be too large and there are fears that the student population may not be able to fill it, thus leaving Bangor with an excess of single-person housing. With the ongoing development of T1 it would seem that the A55 has been acknowledged as the development boundary of Bangor. There are potential infill sites within or close to the existing development boundary in the Coed Mawr area (SP 37,38,39,262) which were identified in the Candidate Sites Register which we note are not now proposed. They all present considerable difficulties of access and site preparation as a result of steep slopes. It would be a pity to lose the rural feel to this southern part of the town, where development has been concentrated either along the top of the ridges or the bottom of the valley. Some infill development may be appropriate here on the more level areas, but the opportunity should be taken to enhance the amenity value of the natural woodland and scrub on the steeper slopes.

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CPRW 24 Bangor Housing Sites/Boundaries	
Policy number <i>(please specify)</i>	
Paragraph number <i>(please specify)</i>	
Proposals/ Inset Map <i>(please specify ref no.)</i>	Map 1
Constraints Map	
Appendices <i>(please specify)</i>	

2b. Are you objecting or supporting the Deposit Plan?			
Objecting	<input type="checkbox"/>	Supporting	<input type="checkbox"/>

24. Bangor Housing Sites/Boundaries

24.1 Bangor/Housing Sites and Development Boundaries. The proposed sites in Bangor include a green field site (T5) opposite the Crematorium on the eastern outskirts of the City, adjacent to the development boundary and within the SLA; this has good access and may not be convenient for agricultural use as it is separated from other fields. T3 and T4 are small redevelopment sites which have been empty for some time. T3 would seem vulnerable to flooding and therefore inappropriate for housing, but the other two (T4/T5) are broadly acceptable to us. The area for student accommodation would seem to be too large and there are fears that the student population may not be able to fill it, thus leaving Bangor with an excess of single-person housing. With the ongoing development of T1 it would seem that the A55 has been acknowledged as the development boundary of Bangor. There are potential infill sites within or close to the existing development boundary in the Coed Mawr area (SP 37,38,39,262) which were identified in the Candidate Sites Register which we note are not now proposed. They all present considerable difficulties of access and site preparation as a result of steep slopes. It would be a pity to lose the rural feel to this southern part of the town, where development has been concentrated either along the top of the ridges or the bottom of the valley. Some infill development may be appropriate here on the more level areas, but the opportunity should be taken to enhance the amenity value of the natural woodland and scrub on the steeper slopes.



Site C6 – Adwy'r Hafan, Pwllheli is proposed for employment development under Policy CYF1. The land is located within flood zone C1 of the Welsh Government's TAN15: Development Advice Maps. Developing this land for employment use would contradict national policy guidance contained within TAN15. There may be risk of flooding due to a breach of the defences (sand dunes) along the eastern boundary of the site, and the potential for flood water to enter the site from over the quarry wall to the west of the site.

NRW considers that the flood risk associated with this site has not been adequately assessed.

NRW recommends that either a stage 2 or stage 3 SFCA is prepared and forwarded to NRW for further assessment to demonstrate that developing this site for employment use would comply with the requirements of TAN15 or that development brought forward under this allocation includes no erection of new employment units within the site. Should an updated SFCA not be prepared for further assessment or if new employment units are proposed on the land NRW objects to site C6 being allocated within the Local Development Plan.

Please refer to our representation ID 105 for further details with regards to our objection to allocating this site for development.

Site C39 – Griffin Industrial Estate, Penrhydeudraeth is proposed for employment development under Policy CYF1. The land is located within flood zone C2 of the Welsh Government's TAN15: Development Advice Maps. Developing this land for employment use would contradict national policy guidance contained within TAN15. NRW recommends that either a stage 2 or stage 3 SFCA is prepared and forwarded to NRW for further assessment to demonstrate that developing this site for employment use would comply with the requirements of TAN15 or that development brought forward under this allocation includes no erection of new employment units within the site.

Should an updated SFCA not be prepared for further assessment, or if new employment units are proposed on the land, NRW objects to site C39 being allocated within the Local Development Plan.

Please refer to our representation ID 106 for further details with regards to our objection to allocating this site for development.

Site T4 – Former Crosville Site, Bangor is proposed for housing development under Policy TAI14. The land is located with flood zone C2 of the Welsh Government's TAN15: Development Advice Maps. Developing this land for residential use would contradict national policy guidance contained within TAN15.



Paragraph 10.8 of TAN15 clearly states that sites in flood zone C2 should not be allocated for highly vulnerable development.

NRW recommends that either a stage 2 or stage 3 SFCA is prepared and forwarded to NRW for further assessment to demonstrate that developing this site for residential use would comply with the requirements of TAN15 or that this allocation is removed from the Local Development Plan.

Please refer to our representation ID 104 for further details with regards to our objection to allocating this site for development.

Should your Authority opt to undertake a Stage Two/Three Strategic Flood Consequence Assessment NRW would be willing to advise your Authority on the likelihood of the above sites satisfying the criteria for development within a flood plain in terms of depths and velocity of flood waters.

However, we remind you that as TAN15 states that highly vulnerable development should not be considered within Zone C2, (the former Crosville site), the Welsh Government appointed Planning Inspector may consider the Plan to be unsound on Policy grounds alone.

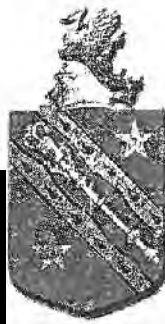
NRW also wishes to provide the following advice with regards to sites T42 and C8.

T42 – Land near North Terrace, Criccieth – Is proposed for housing under Policy TAI15. Although, the site is not identified as being within a flood risk zone, NRW is aware of a history of flooding from the Afon Cwrt which flows through the site. The river enters a culvert at the bottom of the site, and any blockage of the screen could increase flood risk. Due to the steep nature of the land, it is unlikely that flooding would affect a large proportion of the site. However, NRW would expect any planning application to be supported by a Flood Consequence Assessment to ensure that development is adequately protected.

C8 – Business Park, Porthmadog – Is proposed for employment under Policy CYF1. The whole site is within flood zone C1. However, flood modelling work suggests that the actual risk to the site is low due to the flood defences within the area. NRW would expect any planning application to be supported by a Flood Consequence Assessment to ensure that development is adequately protected.

Sewerage Infrastructure Capacity

Paragraph 7.1.13 of the Deposit Plan notes that engagement with Dwr Cymru/Welsh Water has been undertaken through Plan preparation process. NRW is aware that there may be capacity issues with Treborth Waste Water Treatment Works that serves Bangor, Y Felinheli, Bethel, and an area of south Anglesey. This may



31/3/15 (about)

31 March 2015

1523-1345-MAP1-BANGOR-T5

Annwyl Nia

**REPRESENTATIONS BY BANGOR CITY COUNCIL ON ANGLESEY AND GWYNEDD
JOINT LOCAL DEVELOPMENT PLAN - DEPOSIT PLAN (2015)**

Bangor City Council at its meeting held on the 23 March 2015 resolved to submit the following comments on the JLDP:

Housing

Policy TAI14: Residential Allocation

Site Reference No. T5 - Land opposite Crematorium:

The City Council are of the opinion that:

- The site is located in a prominent and attractive rural location, divorced from the built up area of the City of Bangor and the shopping, community facilities and services that it provides. It would therefore not be sustainable development as it would encourage the use of motor cars in order to take advantage of these facilities.
- It would extend a ribbon of development into an attractive rural landscape to the detriment of the character and visual amenities of the area.
- The site occupies a prominent location when viewed from the adjoining highway and buildings erected thereon would dominate the skyline and cause serious injury to the visual amenities of the area.
- The residential allocation of the site should be re-considered and the development boundary re-drawn to exclude the site.

Policy TAI 12: Sub-division of Existing Properties into Self-contained Flats and Houses in Multiple Occupation:

The City Council welcomes the curbs and safeguards included in the JLDP regarding this type of accommodation in Bangor and also welcomes the limit imposed on the density of such accommodation in the various Wards as set out in the document. However, it is of the opinion that the definition of this type of accommodation need to be made clear and unambiguous in the Plan. The Topic Paper 16 "Student Accommodation" is welcomed as is the commitment to update the data in the Topic Paper on an annual basis.

Policy TAI 16: Purpose Built Student Accommodation:

The Council welcomes the criteria set out in this policy relating to the siting of such developments and also welcomes the inclusion of the Preferred Search Zone on the Proposals Map.

Economy and Regeneration

Living Above the Shop Proposals

The Council is of the opinion that the JLDP should include policies to encourage “Living Above the Shop” in Bangor’s High Street. This would:

- Provide much-needed residential accommodation in a sustainable location.
- Give vacant upper floors of High Street shop buildings an economic use which would result in an incentive for landlords to invest in these buildings.
- Bring security and vitality back into the town centre.
- Help to regenerate the High Street.

Policy MAN7: Hot Food Takeaway Uses

The Council is of the opinion that:

- A10% limit should be imposed on the provision of hot food takeaways in the two areas where the saturation point has already been reached - the bottom of Bangor High Street below the Dean Street junction and Holyhead Road in Upper Bangor.
- Hot food takeaways should not be permitted in the designated prime retail area in the town centre as they create litter, refuse and anti-social behaviour problems which would detrimentally affect the character of the centre.

Strategic Policy PS12: Town Centre and Retail Developments

Policies to safeguard the vitality and viability of Bangor as a Sub-regional Retail Centre are welcomed as are the policies to protect Bangor by restricting the expansion of out of town and out of centre retailing and leisure developments. However the Council is of the opinion that areas of potential redevelopment should

be identified within or close to the town centre so that a retailing or leisure opportunity for this area is not missed. Several sites appear ripe for re-development:

- The buildings on the south eastern side of the High Street from Plas Llwyd down to the Dean Street junction, including the Plas Llwyd car park at the rear.
- The buildings on the north western side of the High Street including the Rose and Crown and the White Lion.
- The University buildings and car park off James Street at the back of Dean Street, including the former Octagon building.

Employment Sites/Buildings for Small Starter/Incubator Units and Small Businesses.

The City Council is of the opinion that existing sites in Bangor accommodating such enterprises should be protected from redevelopment. Examples would be the small units at the rear of the upper part of the High Street and Station Road and the site between Sackville Road and Mentec.

More sites should be allocated for such uses in the JLDP so that small business start-ups would be encouraged in the interest of nurturing enterprise in the local economy.

Open Spaces.

The open spaces and parkland area of Pen y Bryn Park and the site of Penrhyn Arms on the south eastern end of Beach Road have been omitted from the Proposals Map.

I trust that you will take note of the above comments and amend the JLDP as suggested.

Yn gywir



Gwyn Hughes
Town Clerk

PP

	 <p>CYNGOR SIR YNYS MÔN ISLE OF ANGLESEY COUNTY COUNCIL</p>	<p><i>For office use only:</i></p> <p>Representor No.</p> <p>Date received: 31/3/15 edev</p> <p>Date acknowledged:</p>
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**Anglesey and Gwynedd Deposit Joint Local Development Plan 2011-2026
Representation Form**

Data Protection

How your representation and the information that you give us will be used. All information submitted will be seen in full by the Joint Planning Policy Unit staff dealing with the Joint Local Development Plan (Joint LDP). Your name and comments as set out in your representation form will be published together with the Councils' response. This helps to show that the consultation was carried out properly. Please note that this form may also be made available to any Public Examination on the Joint LDP.

We would prefer that you submit your representations directly online. Alternatively, an electronic version of this form can be completed online at www.gwynedd.gov.uk/ldp or www.anglesey.gov.uk/ldp Separate forms should be completed for each comment that you wish to make.

Additional representation forms can be obtained from the Joint Planning Policy Unit on 01286 685003 or may be downloaded from the Council's web site at: www.gwynedd.gov.uk/ldp or www.anglesey.gov.uk/ldp or you may photocopy this form. When making comments please use additional sheets as required clearly numbering each consecutive sheet.

PART 1: Contact details

	Your details/ Your client's details	Agent's details (if relevant)
Name	[REDACTED]	
Address	WELSH WATER [REDACTED]	
Postcode	[REDACTED]	
Telephone Number	[REDACTED]	
Email address	[REDACTED]	

Guidance Note.

Please set out your comments in Part 2 of this form. Use additional sheets of paper where necessary. **Separate forms should be completed for each comment** that you wish to make.

Question 2dd and 2e seeks your views on the soundness of the Joint Deposit Plan. The tests of soundness and additional information on how they are applied are detailed on the last page of this form.

If you want changes made to the Deposit Plan, please be as specific as you can. For example, if you want new text added, please set out the new text and explain where you would like it to go in the Deposit Plan and why. Similarly, if you want to add a new or amend a policy or a paragraph, please set out clearly the new text and explain where you think it should go in the Deposit Plan and why.

If you wish to delete a site that is allocated in the Deposit Plan or suggest amendments to it or you wish to propose a new site, please attach a 1:1250 or 1:2500 scale plan that clearly identifies the site boundaries. If you are proposing a new site (one that is not included within the Deposit Plan) the comment form must be accompanied by a detailed site assessment in accordance with the Council's Candidate Site assessment methodology and the Sustainability Appraisal framework. The Candidate Site assessment methodology and the Sustainability Appraisal framework can be found on the Council's website at: www.gwynedd.gov.uk/ldp or www.anglesey.gov.uk/ldp

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Where proposed changes to a development plan have significant sustainability effects, you will need to provide the relevant Sustainability Appraisal information. This information must be consistent with the scope and level of detail of the Sustainability Appraisal conducted by the Authority. It should also refer to the same baseline information in identifying the likely significant effects of the revised policy or new site.

You should include all your comments on the Deposit Plan and set out your full case on the official form, using accompanying documents where necessary. If you seek more than one change and consider that the Deposit Plan fails to meet more than one test of soundness **separate forms should be completed for each representation**. Similarly, if your representation is in support of the Deposit Plan or individual elements of the Deposit Plan it would be helpful if separate representations were made. Please indicate if you are submitting other material to support your comments.

You will only be able to submit further information to the Examination if the Inspector invites you to address matters that he or she may raise. Please note that the Inspector will not have access to comments you have made in response to previous consultations. If you do not consider the Deposit Plan to be sound and that it should be changed, please explain clearly why you think the changes are needed. If you think a change is needed for the Deposit Plan to meet one or more of the tests of soundness, please tell us which one(s).

Where a group shares a common view on how it wishes the Deposit Plan to be changed, the Councils will accept a signed petition. In submitting a representation form on behalf of a group, the representation form should include the contact details of a lead individual at Section 1 and the comments should be clearly set out on the representation form. The signed petition should state clearly how many people are being represented and how the representation has been authorised. Signing a petition does not prevent the submission of individual forms.

PART 2: Your Comments and Suggested Changes. (Please use one Part 2 section for each comment that you wish to make)

Ennau saflwood

2a. Which part of the Deposit Plan are you commenting on?	
Policy number (please specify)	TA114
Paragraph number (please specify)	Housing in Sub regional centre + Urban service centre
Proposals/ Inset Map (please specify ref no.)	
Constraints Map	
Appendices (please specify)	

2b. Are you objecting or supporting the Deposit Plan?			
Objecting	<input type="checkbox"/>	Supporting	<input type="checkbox"/>

2c. Please provide details of your representation on the Deposit Plan.
<p style="text-align: right;">Please use additional sheet if necessary. Please state how many additional sheets have been used.....</p>

2ch. If your response to 2c above exceeds 100 words, please provide a summary (no more than 100 words).

2d. Please detail the changes you wish to see made to the Deposit Plan.

2dd. Is the Deposit Plan sound?

Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
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2e. If you think that the Deposit Plan is unsound which test of soundness do you think that it fails? (Please tick below). More details are provided at the back of this form.

Procedural				Consistency								Coherence & Effectiveness							
P1	<input type="checkbox"/>	P2	<input type="checkbox"/>	C1	<input type="checkbox"/>	C2	<input type="checkbox"/>	C3	<input type="checkbox"/>	C4	<input type="checkbox"/>	CE 1	<input type="checkbox"/>	CE 2	<input type="checkbox"/>	CE 3	<input type="checkbox"/>	CE 4	<input type="checkbox"/>

Part 3: What Happens Next?

At this stage of the Joint LDP process, you can only make comments in writing (these are called 'written representations'). However, the Inspector may call on those who want to change the Plan to appear and speak to the Inspector at a 'hearing session' during the Public Examination. You should bear in mind that your written comments on this form will be given the same weight by the Inspector as those made verbally at a hearing session.

3a. Do you want your comments to be considered by 'written representations' or do you want to speak at a hearing session of the Public Examination? (Please tick one of the following)

I do not want to speak at a hearing session and am happy for my written comments to be considered by the Inspector.



I want to speak at a hearing session.



3b. If you wish to speak, please confirm which part of your representation you wish to speak to the Inspector about and why you consider it to be necessary to speak at the Hearing.

3c. Would you like to be informed about the following (Please tick the relevant boxes)

Submission of documents and evidence to the examination



Publish Inspector's report



Plan's adoption



If additional documents have been provided to support your representations, please list below:

Signed:



Dated:

31/3/15

THANK YOU FOR YOUR COMMENTS ON THE DEPOSIT PLAN

Please do not forget to enclose any relevant documentation (e.g. a Sustainability Appraisal) with this form.

Completed representation forms should be returned to the Joint Planning Policy Unit at:

ONLINE – By completing the electronic form at www.gwynedd.gov.uk/ldp or www.anglesey.gov.uk/ldp

BY EMAIL – planningpolicy@gwynedd.gov.uk

BY POST – By sending to: Joint Planning Policy Unit, 1st Floor, Bangor City Council Offices, Ffordd Gwynedd, Bangor, Gwynedd LL57 1DT

**REPRESENTATION FORMS SHOULD BE RETURNED BY NO LATER THAN 5.00pm on the 31st March 2015
REPRESENTATIONS RECEIVED AFTER THIS TIME WILL NOT BE CONSIDERED**

Test of Soundness

Test	Procedural Tests
P1	It has not been prepared in accordance with the Delivery Agreement including the Community Involvement Scheme.
P2	The plan and its policies have not been subjected to Sustainability Appraisal including Strategic Environmental Assessment.
	Consistency Tests
C1	It is a land use plan which does not have regard to other relevant plans, policies and strategies relating to the area or to adjoining areas.
C2	It does not have regard to national policy.
C3	It does not have regard to the Wales Spatial Plan.
C4	It does not have regard to the relevant community strategy.
	Coherence and Effectiveness Tests
CE1	The plan does not set out a coherent strategy from which its policies and allocations logically flow and/or, where cross boundary issues are relevant, it is not compatible with the development plans prepared by neighbouring authorities.
CE2	The strategy, policies and allocations are not realistic and appropriate having considered the relevant alternatives and/or are not founded on a robust and credible evidence base.
CE3	There are no clear mechanisms for implementation and monitoring.
CE4	It is not reasonably flexible to enable it to deal with changing circumstances.

The Planning and Compulsory Purchase Act 2004 states that the purpose of the examination of a Local Development Plan (the Plan) is to consider whether it is "sound". This means that anyone who wants to comment on or object to the Deposit Plan should seek to say how it is unsound and what is needed to make it sound. Sound may be considered in this context within its ordinary meaning of "*showing good judgement*" and "*able to be trusted*". To assess the Deposit Plan we use 10 tests as set out above. The Deposit Plan will be examined by an independent Inspector appointed by the Welsh Government and it will be the Inspector's job to consider whether the Plan is sound.

Where you propose a change to the Deposit Plan you should therefore make clear which test(s) of soundness you believe the Deposit Plan fails. The tests are in 3 groups - 'Procedural' (2 tests); 'Conformity' (4 tests); and 'Coherence and Effectiveness' (4 tests). If you wish to comment on the way in which the Councils have prepared the Deposit Plan, it is likely that your comments or objections would fall under one of the procedural tests. If you wish to comment on or object to the content of the Deposit Plan, it may help to look at the 'consistency' and the 'coherence and effectiveness' tests.

TAI14 HOUSING IN SUB-REGIONAL CENTRE & URBAN SERVICE CENTRES

(i) ALLOCATIONS

SUB-REGIONAL CENTRE

T1 Goetre Uchaf, Bangor

- This site has planning permission as such we have no further comment to make.

ISS2

T2 Former Friars School Playing Field, Bangor

- This site may be at a height where mains water cannot be guaranteed at all times. Under the Water Industry Act 1991, DCWW are not obliged to provide mains water to a height greater than that it will flow by gravity from the service reservoir or tank the supply is taken. As such it is likely that a hydraulic modelling assessment will be required to establish if improvements are required to the water network to supply water to this site. Any requirement to upgrade our water network can be acquired through the water requisition provisions of the Water Industry Act 1991. The level of any potential developer contribution would be calculated upon the receipt of detailed site layout plans and consumption information.
- The public sewerage network can accept the potential foul flows from the proposed development site.
- The proposed growth being promoted for this settlement would require improvements at Treborth Wastewater Treatment Works (WwTW) which would need to be funded through our Asset Management Plan or potentially earlier through developer contributions.

ISS3

ISS4

T3 Former Crossville Site, Bangor

- A water supply can be provided to serve this site.
- The site would eventually drain to the Bangor Beach Road SPS and an assessment of this SPS may be required to establish whether flows from this site can be accommodated or whether future improvements would be required to the SPS to allow development to proceed.
- The proposed growth being promoted for this settlement would require improvements at Treborth Wastewater Treatment Works (WwTW) which would need to be funded through our Asset Management Plan or potentially earlier through developer contributions.

ISS5

T4 Former Jewson Site, Bangor

- A water supply can be provided to serve this site.
- The site would eventually drain to the Bangor Beach Road SPS and an assessment of this SPS may be required to establish whether flows from this site can be accommodated or whether future improvements would be required to the SPS to allow development to proceed.
- The proposed growth being promoted for this settlement would require improvements at Treborth Wastewater Treatment Works (WwTW) which would need to be funded through our Asset Management Plan or potentially earlier through developer contributions.

ISS6

T5 Land opposite the Crematorium, Bangor

- A water supply can be provided to serve this site.
- Off-site sewers would be required to connect to the public sewerage network. These can be provided through the sewer requisition scheme under Sections 98-101 of the Water Industry Act 1991.
- The proposed growth being promoted for this settlement would require improvements at Treborth Wastewater Treatment Works (WwTW) which would need to be funded through our Asset Management Plan or potentially earlier through developer contributions.

ISS7

	 <p>CYNGOR SIR YNYS MÔN ISLE OF ANGLESEY COUNTY COUNCIL</p>	<p><i>For office use only:</i></p> <p>Representor No.</p> <p>Date received: 31/3/15 edev</p> <p>Date acknowledged:</p>
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	Your details/ Your client's details	Agent's details (if relevant)
Name	[REDACTED]	
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Postcode	[REDACTED]	
Telephone Number	[REDACTED]	
Email address	[REDACTED]	

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Ennau saflwood

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Paragraph number (please specify)	Housing in Sub regional centre + Urban service centre
Proposals/ Inset Map (please specify ref no.)	
Constraints Map	
Appendices (please specify)	

2b. Are you objecting or supporting the Deposit Plan?			
Objecting	<input type="checkbox"/>	Supporting	<input type="checkbox"/>

2c. Please provide details of your representation on the Deposit Plan.
<p style="text-align: right;">Please use additional sheet if necessary. Please state how many additional sheets have been used.....</p>

2ch. If your response to 2c above exceeds 100 words, please provide a summary (no more than 100 words).

2d. Please detail the changes you wish to see made to the Deposit Plan.

2dd. Is the Deposit Plan sound?

Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
-----	--------------------------	----	--------------------------

2e. If you think that the Deposit Plan is unsound which test of soundness do you think that it fails? (Please tick below). More details are provided at the back of this form.

Procedural				Consistency								Coherence & Effectiveness							
P1	<input type="checkbox"/>	P2	<input type="checkbox"/>	C1	<input type="checkbox"/>	C2	<input type="checkbox"/>	C3	<input type="checkbox"/>	C4	<input type="checkbox"/>	CE 1	<input type="checkbox"/>	CE 2	<input type="checkbox"/>	CE 3	<input type="checkbox"/>	CE 4	<input type="checkbox"/>

Part 3: What Happens Next?

At this stage of the Joint LDP process, you can only make comments in writing (these are called 'written representations'). However, the Inspector may call on those who want to change the Plan to appear and speak to the Inspector at a 'hearing session' during the Public Examination. You should bear in mind that your written comments on this form will be given the same weight by the Inspector as those made verbally at a hearing session.

3a. Do you want your comments to be considered by 'written representations' or do you want to speak at a hearing session of the Public Examination? (Please tick one of the following)

I do not want to speak at a hearing session and am happy for my written comments to be considered by the Inspector.



I want to speak at a hearing session.



3b. If you wish to speak, please confirm which part of your representation you wish to speak to the Inspector about and why you consider it to be necessary to speak at the Hearing.

3c. Would you like to be informed about the following (Please tick the relevant boxes)

Submission of documents and evidence to the examination



Publish Inspector's report



Plan's adoption



If additional documents have been provided to support your representations, please list below:

Signed:



Dated:

31/3/15

THANK YOU FOR YOUR COMMENTS ON THE DEPOSIT PLAN

Please do not forget to enclose any relevant documentation (e.g. a Sustainability Appraisal) with this form.

Completed representation forms should be returned to the Joint Planning Policy Unit at:

ONLINE – By completing the electronic form at www.gwynedd.gov.uk/ldp or www.anglesey.gov.uk/ldp

BY EMAIL – planningpolicy@gwynedd.gov.uk

BY POST – By sending to: Joint Planning Policy Unit, 1st Floor, Bangor City Council Offices, Ffordd Gwynedd, Bangor, Gwynedd LL57 1DT

**REPRESENTATION FORMS SHOULD BE RETURNED BY NO LATER THAN 5.00pm on the 31st March 2015
REPRESENTATIONS RECEIVED AFTER THIS TIME WILL NOT BE CONSIDERED**

Test of Soundness

Test	Procedural Tests
P1	It has not been prepared in accordance with the Delivery Agreement including the Community Involvement Scheme.
P2	The plan and its policies have not been subjected to Sustainability Appraisal including Strategic Environmental Assessment.
	Consistency Tests
C1	It is a land use plan which does not have regard to other relevant plans, policies and strategies relating to the area or to adjoining areas.
C2	It does not have regard to national policy.
C3	It does not have regard to the Wales Spatial Plan.
C4	It does not have regard to the relevant community strategy.
	Coherence and Effectiveness Tests
CE1	The plan does not set out a coherent strategy from which its policies and allocations logically flow and/or, where cross boundary issues are relevant, it is not compatible with the development plans prepared by neighbouring authorities.
CE2	The strategy, policies and allocations are not realistic and appropriate having considered the relevant alternatives and/or are not founded on a robust and credible evidence base.
CE3	There are no clear mechanisms for implementation and monitoring.
CE4	It is not reasonably flexible to enable it to deal with changing circumstances.

The Planning and Compulsory Purchase Act 2004 states that the purpose of the examination of a Local Development Plan (the Plan) is to consider whether it is "sound". This means that anyone who wants to comment on or object to the Deposit Plan should seek to say how it is unsound and what is needed to make it sound. Sound may be considered in this context within its ordinary meaning of "*showing good judgement*" and "*able to be trusted*". To assess the Deposit Plan we use 10 tests as set out above. The Deposit Plan will be examined by an independent Inspector appointed by the Welsh Government and it will be the Inspector's job to consider whether the Plan is sound.

Where you propose a change to the Deposit Plan you should therefore make clear which test(s) of soundness you believe the Deposit Plan fails. The tests are in 3 groups - 'Procedural' (2 tests); 'Conformity' (4 tests); and 'Coherence and Effectiveness' (4 tests). If you wish to comment on the way in which the Councils have prepared the Deposit Plan, it is likely that your comments or objections would fall under one of the procedural tests. If you wish to comment on or object to the content of the Deposit Plan, it may help to look at the 'consistency' and the 'coherence and effectiveness' tests.

TAI14 HOUSING IN SUB-REGIONAL CENTRE & URBAN SERVICE CENTRES

(i) ALLOCATIONS

SUB-REGIONAL CENTRE

T1 Goetre Uchaf, Bangor

- This site has planning permission as such we have no further comment to make. ISS2

T2 Former Friars School Playing Field, Bangor

- This site may be at a height where mains water cannot be guaranteed at all times. Under the Water Industry Act 1991, DCWW are not obliged to provide mains water to a height greater than that it will flow by gravity from the service reservoir or tank the supply is taken. As such it is likely that a hydraulic modelling assessment will be required to establish if improvements are required to the water network to supply water to this site. Any requirement to upgrade our water network can be acquired through the water requisition provisions of the Water Industry Act 1991. The level of any potential developer contribution would be calculated upon the receipt of detailed site layout plans and consumption information. ISS3
- The public sewerage network can accept the potential foul flows from the proposed development site.
- The proposed growth being promoted for this settlement would require improvements at Treborth Wastewater Treatment Works (WwTW) which would need to be funded through our Asset Management Plan or potentially earlier through developer contributions. ISS4

T3 Former Crossville Site, Bangor

- A water supply can be provided to serve this site.
- The site would eventually drain to the Bangor Beach Road SPS and an assessment of this SPS may be required to establish whether flows from this site can be accommodated or whether future improvements would be required to the SPS to allow development to proceed. ISS5
- The proposed growth being promoted for this settlement would require improvements at Treborth Wastewater Treatment Works (WwTW) which would need to be funded through our Asset Management Plan or potentially earlier through developer contributions.

T4 Former Jewson Site, Bangor

- A water supply can be provided to serve this site.
- The site would eventually drain to the Bangor Beach Road SPS and an assessment of this SPS may be required to establish whether flows from this site can be accommodated or whether future improvements would be required to the SPS to allow development to proceed. ISS6
- The proposed growth being promoted for this settlement would require improvements at Treborth Wastewater Treatment Works (WwTW) which would need to be funded through our Asset Management Plan or potentially earlier through developer contributions.

T5 Land opposite the Crematorium, Bangor

- A water supply can be provided to serve this site.
- Off-site sewers would be required to connect to the public sewerage network. These can be provided through the sewer requisition scheme under Sections 98-101 of the Water Industry Act 1991. ISS7
- The proposed growth being promoted for this settlement would require improvements at Treborth Wastewater Treatment Works (WwTW) which would need to be funded through our Asset Management Plan or potentially earlier through developer contributions.

Sylwadau Dros y We / Representations via the Internet

Rhif Sylw / Rep Id: **104**

Enw / Name: **Natural Resources Wales (Mr Gareth Thomas) [2757]**

Rhan: **POLISI TAI14, T4 - Hen safle Crosville, Bangor**

Section: **POLICY TAI14, T4 - Former Crosville Site, Bangor**

Math / Type: **Gwrthwynebu / Object**

Crynodeb o'r Sylw:

Cwblhawyd Asesiad Strategol ar Ganlyniadau Llifogydd ond ni chafodd y safle hwn ei gynnwys mewn unrhyw asesiad o'r fath. Yn ôl adran 9.3 yr asesiad hwn, nid yw'r un o'r dyraniadau yn syrthio y tu mewn i barthau C1 neu C2. Ceir trefniadau galw -i-mewn lle byddai angen i'r Awdurdod Cynllunio Lleol alw mwy na 10 o anheddau mewn parth C2 i mewn i Lywodraeth Cymru i gael cyfarwyddyd yn eu cylch. Nid yw'r perygl llifogydd wedi'i asesu. Tynnu allan dynodiad T4 allan o'r CDLI ar y cyd ai amnewid gyda safle arall addas sydd y tu allan i parth C1 a C2.

Representation Summary:

The housing allocation T4 is within flood zone C2 of Welsh Government's TAN15: Development Advice Maps. TAN15 confirms highly vulnerable developments should not be located within such areas. A Strategic Flood Consequences Assessment has been completed, but this site was not included within any such assessment. The SFCA, section 9.3 states that none of the allocations fall within zones C1 or C2. Separate Call-In procedures exist where more than 10 dwellings located within zone C2 would need to be called in by the Local Planning Authority to the Welsh Government for direction. The flood risk has not been assessed. Remove allocation T4 from the Joint Local Development Plan, with possible substitution with a suitable alternative sites outside of flood zones C1 and C2

Sylw Llawn / Full Representation:

The housing allocation T4 is within flood zone C2 of Welsh Government's TAN15: Development Advice Maps. TAN15 confirms highly vulnerable developments should not be located within such areas. A Strategic Flood Consequences Assessment has been completed, but this site was not included within any such assessment. The SFCA, section 9.3 states that none of the allocations fall within zones C1 or C2. Separate Call-In procedures exist where more than 10 dwellings located within zone C2 would need to be called in by the Local Planning Authority to the Welsh Government for direction. The flood risk has not been assessed.

Newid(iadau) i'r Cynllun

Dileu dynodiad T4 o'r Cynllun Datblygu Lleol ar y Cyd, ac ychwanegu safleoedd amgen y tua allan i barthau

Change(s) to the Plan

Remove allocation T4 from the Joint Local Development Plan, with possible substitution with a suitable alternative sites outside of flood zones C1 and C2

Profion Cadernid / Soundness Tests: None

	 <p>CYNGOR SIR YNYS MÔN ISLE OF ANGLESEY COUNTY COUNCIL</p>	<p><i>For office use only:</i></p> <p>Representor No.</p> <p>Date received:</p> <p>Date acknowledged:</p>
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**Anglesey and Gwynedd Deposit Joint Local Development Plan 2011-2026
Representation Form**

Data Protection

How your representation and the information that you give us will be used. All information submitted will be seen in full by the Joint Planning Policy Unit staff dealing with the Joint Local Development Plan (Joint LDP). Your name and comments as set out in your representation form will be published together with the Councils' response. This helps to show that the consultation was carried out properly. Please note that this form may also be made available to any Public Examination on the Joint LDP.

We would prefer that you submit your representations directly online. Alternatively, an electronic version of this form can be completed online at www.gwynedd.gov.uk/ldp or www.anglesey.gov.uk/ldp Separate forms should be completed for each comment that you wish to make.

Additional representation forms can be obtained from the Joint Planning Policy Unit on 01286 685003 or may be downloaded from the Council's web site at: www.gwynedd.gov.uk/ldp or www.anglesey.gov.uk/ldp or you may photocopy this form. When making comments please use additional sheets as required clearly numbering each consecutive sheet.

PART 1: Contact details

	Your details/ Your client's details	Agent's details (if relevant)
Name	RCH Douglas Pennant	Mrs Charlene Sussums-Lewis
Address	c/o Agent	[REDACTED]
Postcode		
Telephone Number		
Email address		

PART 2: Your Comments and Suggested Changes. (Please use one Part 2 section for each comment that you wish to make)

2a. Which part of the Deposit Plan are you commenting on?	
Policy number (please specify)	TAI14
Paragraph number (please specify)	6.41/6.42
Proposals/ Inset Map (please specify ref no.)	Inset 1
Constraints Map	
Appendices (please specify)	

2b. Are you objecting or supporting the Deposit Plan?			
Objecting	N	Supporting	Y

2c. Please provide details of your representation on the Deposit Plan.
See attached document

2ch. If your response to 2c above exceeds 100 words, please provide a summary (no more than 100 words).
The proposed allocation of circa 72 residential units on Site T5 (Land Opposite Crematorium) Bangor is supported for the following reasons: <u>Deliverability – Positive Planning.</u> <u>Allocated Housing Numbers</u> <u>Development Principle</u> <u>Opportunities and Constraints – As attached at Appendix 1</u> <u>Indicative Masterplan – As attached at Appendix 2</u> <u>Positive Sustainability Appraisal</u>

2d. Please detail the changes you wish to see made to the Deposit Plan.

2dd. Is the Deposit Plan sound?			
Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>

2e. If you think that the Deposit Plan is unsound which test of soundness do you think that it fails? (Please tick below). More details are provided at the back of this form.

Procedural				Consistency								Coherence & Effectiveness							
P1	<input type="checkbox"/>	P2	<input type="checkbox"/>	C1	<input type="checkbox"/>	C2	<input type="checkbox"/>	C3	<input type="checkbox"/>	C4	<input type="checkbox"/>	CE 1	<input type="checkbox"/>	CE 2	<input type="checkbox"/>	CE 3	<input type="checkbox"/>	CE 4	<input type="checkbox"/>

Part 3: What Happens Next?

At this stage of the Joint LDP process, you can only make comments in writing (these are called 'written representations'). However, the Inspector may call on those who want to change the Plan to appear and speak to the Inspector at a 'hearing session' during the Public Examination. You should bear in mind that your written comments on this form will be given the same weight by the Inspector as those made verbally at a hearing session.

3a. Do you want your comments to be considered by 'written representations' or do you want to speak at a hearing session of the Public Examination? (Please tick one of the following)

I do not want to speak at a hearing session and am happy for my written comments to be considered by the Inspector.

I want to speak at a hearing session.

3b. If you wish to speak, please confirm which part of your representation you wish to speak to the Inspector about and why you consider it to be necessary to speak at the Hearing.

Representation of landowner with regards Settlement Hierarchy, Projected Housing numbers & Settlement of Bangor (Map Inset 1)

3c. Would you like to be informed about the following (Please tick the relevant boxes)

Submission of documents and evidence to the examination

Publish Inspector's report

Plan's adoption

If additional documents have been provided to support your representations, please list below:

Supporting Statement with Sustainability Appraisal

Opportunities and Constraints Plan

Indicative Masterplan

Signed:



Dated: 30/03/2015

THANK YOU FOR YOUR COMMENTS ON THE DEPOSIT PLAN

Please do not forget to enclose any relevant documentation (e.g. a Sustainability Appraisal) with this form.

Completed representation forms should be returned to the Joint Planning Policy Unit at:

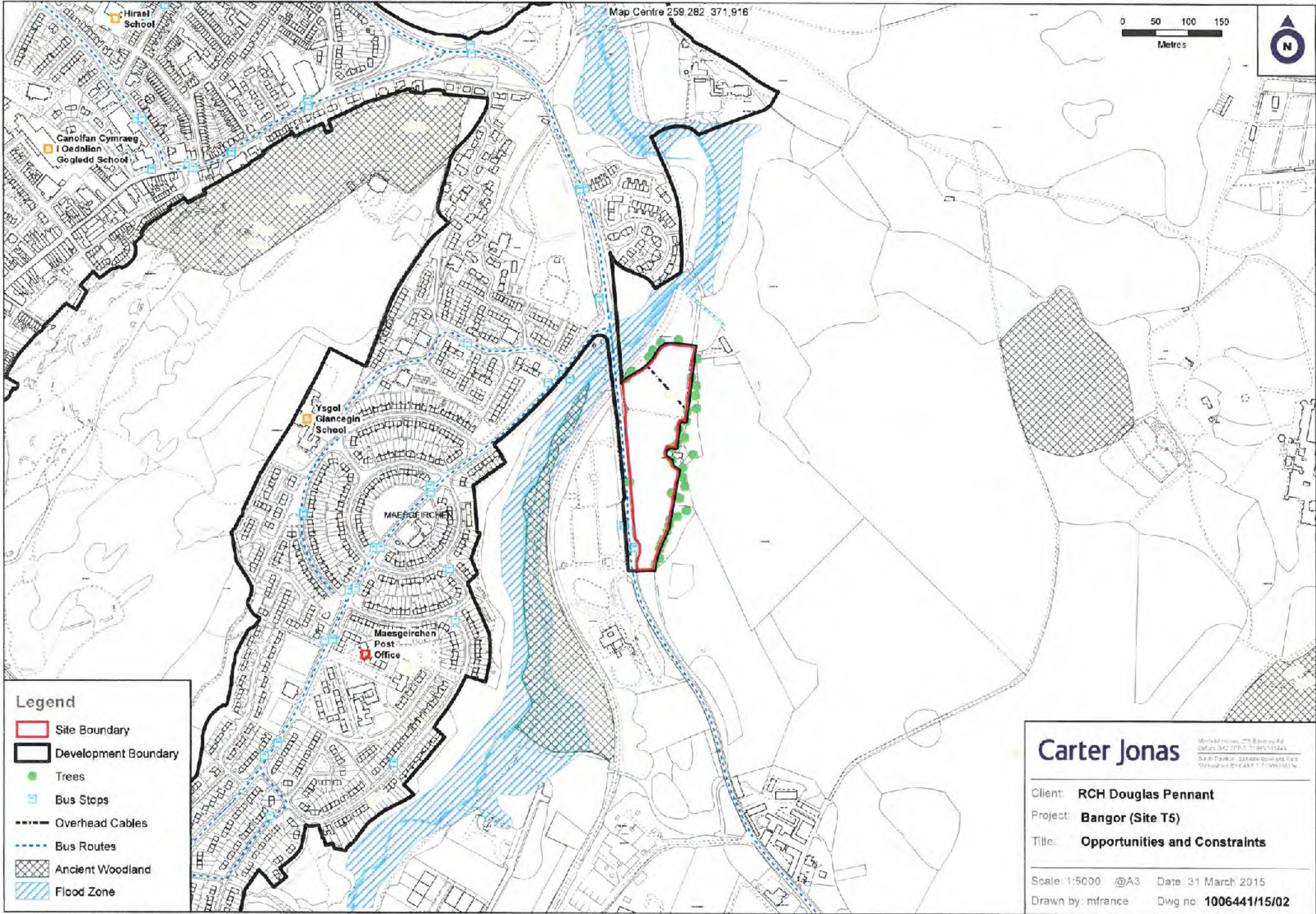
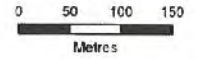
ONLINE – By completing the electronic form at www.gwynedd.gov.uk/ldp or www.anglesey.gov.uk/ldp

BY EMAIL – planningpolicy@gwynedd.gov.uk

BY POST – By sending to: Joint Planning Policy Unit, 1st Floor, Bangor City Council Offices, Ffordd Gwynedd, Bangor, Gwynedd LL57 1DT

**REPRESENTATION FORMS SHOULD BE RETURNED BY NO LATER THAN 5.00pm on the 31st March 2015
REPRESENTATIONS RECEIVED AFTER THIS TIME WILL NOT BE CONSIDERED**

Map Centre 259,282 371,916



Legend

- Site Boundary
- Development Boundary
- Trees
- Bus Stops
- - - Overhead Cables
- - - Bus Routes
- Ancient Woodland
- Flood Zone

Carter Jonas

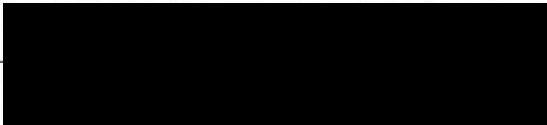
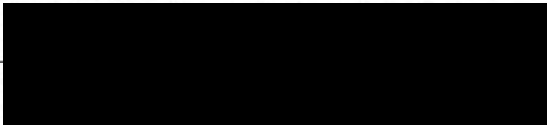
Market Tower, 25 Bankway Rd
Canary Wharf, London E14 5AB
020 7465 1500
www.carterjonas.co.uk

Client: **RCH Douglas Pennant**
 Project: **Bangor (Site T5)**
 Title: **Opportunities and Constraints**

Scale: 1:5000 @A3 Date: 31 March 2015
 Drawn by: mfrance Dwg no: **1006441/15/02**

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

DEPOSIT PLAN (2015) PUBLIC CONSULTATION RESPONSE

Title:	Land Opposite Crematorium, Bangor (Ref:T5)
Client:	RCH Douglas Pennant
Agent:	Charlene Sussums-Lewis Chris Bell
Contact:	
Email:	

1. Introduction

1.1. These representations have been prepared in response to the Deposit Plan (2015) of the Joint Local Development Plan – Anglesey & Gwynedd (2011-2026).

2. Soundness

2.1. We consider that the Deposit Plan is sound. The representations have been prepared in order to support the allocation of **Site T5 (Land Opposite the Crematorium), Bangor**.

3. Deposit Plan

3.1. In the Deposit Plan, **Bangor** is classified as a **Sub Regional Centre**. The plan states that ‘*A higher proportion of new development required will take place within the sub-regional centre. This will be through commitments and new allocations including allocating strategic housing sites (open market housing with a proportion of affordable provision). In addition windfall sites within the development boundary can be permitted.*’

3.2. In accordance with Policy **TA114 & PS15**, **Site T5 (Land Opposite the Crematorium), Bangor** has been identified for allocation with an indicative growth level of **72** dwellings over the plan period (2011-2026).

4. Site Assessment

CRITERIA	SITE DETAILS & COMPLIANCE
Site Ref	Site T5 - Land Opposite the Crematorium
Settlement	Bangor
Proposal	Residential Development
Current Use	Agriculture
Area	Circa 2.44 ha
Density	30 dwellings per hectare

Approx Total Yield	72 dwellings, mixed
HIERARCHY OF SETTLEMENTS	
Located within Settlement Boundary Limit	Site within proximity to existing settlement boundary and located on main artery Road into Bangor
Previously Developed Land	No
Position in Settlement Hierarchy	Sub Regional Centre
ACCESS TO KEY SERVICES	
Distance to Post Office	800m
Convenience Store	550m
Primary School	800m
Secondary School	3.5km
Supermarket	1.9km
Doctors Surgery	1.4km
Pharmacy	1.4km
Dentist	1.7km
CONSTRAINTS AND DELIVERABILITY	
ENVIRONMENTAL CONSTRAINTS	
Impact of landscape and countryside	No – settlement developed to the North, West and South of Site T5. Estate boundary wall provides clear definitive boundary to the East.
Impact on local village character	No – opportunity to enhance area
Impact on views	No – site well screened
Impact on Biodiversity	No – Opportunity to increase biodiversity as currently used for agriculture.
Impact on Historic Environment	No

PHYSICAL CONSTRAINTS	
Flood Risk	No
Ownership	Private ownership
Ground Conditions	Relatively level site capable for development
Archaeology	None known. Understood archaeological assessment will be required to accompany any planning application.
Highways	Access satisfactory (see Indicative Plan). Highways requested 30mph speed limit to be moved to include Site T5
Availability	Available for development and deliverable within plan period.

5. Site Justification

5.1. The proposed allocation of circa **72** residential units on **Site T5 (Land Opposite the Crematorium), Bangor** is supported for the following reasons:

5.1.1. Deliverability – Positive Planning. The Site is under single ownership which allows for effective disposal and deliverability. The allocation of The Site for residential development allows for positive planning in accordance with National Planning Policy as The Site is available, deliverable and located within the built form of the Sub Regional Centre of Bangor.

5.1.2. Allocated Housing Numbers - Policy **TA114** of the Deposit Plan states that residential allocation in the **Sub Regional Centre of Bangor** will count towards the delivery of housing growth identified in the Plan's strategy. Paragraph **6.41** states that the overall housing land requirement stands at 7,902 for the Plan area during the Plan period (2011-2026). This

equates to 3,817 housing units to Anglesey and 4,084 to Gwynedd. Paragraph **6.42** states that in line with the spatial strategy, up to 55% of the overall housing land requirement identified for the Plan area is directed to Bangor (Sub-Regional Centre) and the Urban Service Centres combined and at least 20% to the Local Service Centres. These are the largest settlements where there are concentrations of facilities. The remainder (no more than 25%) is expected to be delivered in Villages, Clusters and the countryside. The proposed allocation is therefore in accordance with **TAI14 & 6.41**.

- 5.1.3. Development Principle – Policy **TAI14** of the Deposit JLDP states that **Site T5 (Land Opposite the Crematorium), Bangor** can accommodate **72** dwellings over the plan period (2011-2026). Upon examining the Deposit Plan and the accompanying Opportunities & Constraints Plan and Indicative Masterplan, **72** dwellings could be accommodated upon The Site whilst resulting in a positive enhancement to the area and provision of housing. Spatially, it is considered that The Site would create a natural extension to the settlement and would not lead to an unacceptable intrusion into the open countryside.
- 5.1.4. Opportunities and Constraints – As attached at Appendix 1, the plan demonstrates that the development of The Site is feasible and that no major constraints would inhibit the development of it. In addition, The Site is not impacted directly from special areas of designation.
- 5.1.5. Indicative Masterplan – As attached at Appendix 2, it is demonstrated that The Site could be developed and delivered with minimal adverse impact on the surrounding settlement. It is noted that the development of the site would allow for a well designed and sustainable scheme within **Bangor**.
- 5.1.6. Positive Sustainability Appraisal – The proposed allocation of **Site T5 (Land Opposite the Crematorium), Bangor** is in accordance with the Deposit LDP Strategy and also in accordance with the Sustainability Appraisal (See Section 6).

6. Sustainability Appraisal

Site Name: **Site T5 (Land Opposite the Crematorium), Bangor**

Site Area: **2.44 Ha**

SA Objective	Assessment	Summary
<p>1. Maintain and enhance biodiversity interests and connectivity (SEA Topics: biodiversity, fauna, flora, soil)</p>	+	<p>The Site will contribute towards this SA Objective because The Site is not within a protected area and the development of The Site will not lead to adverse impacts regarding contamination. The development of The Site can include for enhancement of biodiversity with the planting of trees and hedges where appropriate.</p> <p>The site is currently agricultural with little benefit to wildlife. It is hoped that the development of open space provision and occupiers gardens will be of benefit to the environment.</p>
<p>2. Promote community viability, cohesion, health and well being (SEA Topics: human health, population)</p>	++	<p>The Site will contribute towards this SA Objective because The Site is on the edge of the settlement and will provide for the opportunity of new housing stock designed and built to good sustainable modern standards.</p> <p>Development of the site would ensure that local services and facilities are supported.</p> <p>The site would enable local people to remain living in their local area by providing a mix of housing sizes and tenure.</p> <p>The site will support children, young people, working age and retired people through the mix in housing sizes and tenure.</p>
<p>3. Manage and reduce the impacts of climate change by promoting and supporting mitigation and adaptation measures (SEA Topics: climatic factors, air)</p>	++	<p>The Site will contribute towards this SA Objective because The Site will provide for modern housing with high insulation and efficiency levels resulting in low emissions and heat/energy losses. The Site can also utilise renewable energy sources.</p>
<p>4. Conserve, promote and enhance the Welsh language</p>	++	<p>The Site will contribute towards this SA Objective because The Site is on the edge of the development boundary and will offer</p>

<i>(SEA Topic: cultural heritage)</i>		accommodation suitable for all.
5. Conserve, promote and enhance cultural resources and historic heritage assets <i>(SEA Topic: cultural heritage)</i>	++	The Site will contribute towards this SA Objective because The Site will not have an adverse impact on historic or cultural heritage upon development.
6. Support economic growth and facilitate a vibrant, diversified economy providing local employment opportunities <i>(SEA Topic: Population)</i>	+	The Site will contribute towards this SA Objective because The Site will offer employment opportunities during the construction process and it will also offer good quality new housing stock that may encourage people to stay in the area and work locally, which will further strengthen the local economy.
7. Provide good quality housing, including affordable housing that meets local needs <i>(SEA Topic: population, human health)</i>	++	The Site will contribute towards this SA Objective because The Site will be built out to modern building regulation standards to allow for energy efficient modern housing.
8. Value, conserve and enhance the plan area's rural landscapes and urban townscapes <i>(SEA Topics: landscape)</i>	++	The Site will contribute towards this SA Objective because The Site is located on the edge of the settlement and would allow for good quality design in keeping with the surrounding area.
9. Use land and mineral assets efficiently and promote mechanisms for waste minimisation, re-use and recycling <i>(SEA Topic: material assets, soil)</i>	++	The Site will contribute towards this SA Objective because The Site would incorporate recycling and sustainable drainage solutions at the Full Planning Application stage.
10. Promote and enhance good transport links to support the community and the economy <i>(SEA Topic: population, human health)</i>	++	The Site will contribute towards this SA Objective because the development of The Site would allow for additional customers to use the existing facilities and bus service which will further strengthen its viability for future operation.

<p>11. Safeguard water quality, manage water resources sustainability and minimise flood risk (SEA Topic: water, biodiversity)</p>	<p>++</p>	<p>The Site will contribute towards this SA Objective because The Site is not within an area liable to flooding and sustainable drainage solutions would be incorporated at the Full Planning Application Stage.</p>
---	------------------	--

Key

<p>++</p>	<p>Development actively encouraged as it would resolve an existing sustainability problem</p>	<p>+/-</p>	<p>Potential sustainability issues; mitigation and / or negotiation possible</p>
<p>+</p>	<p>No sustainability constraints and development acceptable</p>	<p>-</p>	<p>Problematical and improbable because of known sustainability issues; mitigation or negotiation difficult and / or expensive</p>
<p>0</p>	<p>Neutral</p>	<p>--</p>	<p>Absolute sustainability constraints</p>
<p>?</p>	<p>Unknown/uncertain effect</p>		