

		<p>CYNGOR SIR YNYS MÔN ISLE OF ANGLESEY COUNTY COUNCIL</p>	<p><i>For office use only:</i></p> <p>Representor No. 1803</p> <p>Date received: 31/3/15 <i>e-mail.</i></p> <p>Date acknowledged:</p>
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**Anglesey and Gwynedd Deposit Joint Local Development Plan 2011-2026
Representation Form**

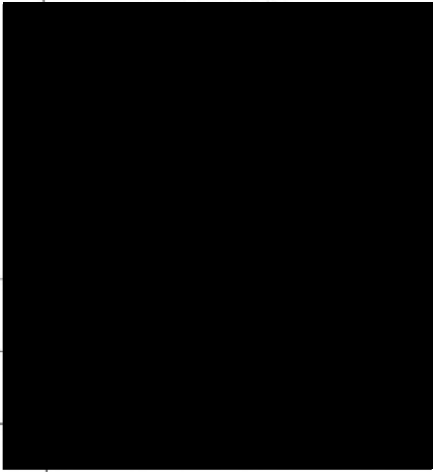
Data Protection

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.

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PART 1: Contact details

	Your details/ Your client's details	Agent's details (if relevant)
Name	PETER DAY	
Address		
Postcode		
Telephone Number		
Email address		

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.

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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)

2a. Which part of the Deposit Plan are you commenting on?

Policy number (please specify)	'TAI18'
Paragraph number (please specify)	
Proposals/ Inset Map (please specify ref no.)	
Constraints Map	
Appendices (please specify)	

2b. Are you objecting or supporting the Deposit Plan?

Objecting	<input checked="" type="checkbox"/>	Supporting	<input type="checkbox"/>
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2c. Please provide details of your representation on the Deposit Plan.

1. My proposal for a new cluster to be known as the 'Moranedd Cluster' LL74 8NS included thirteen existing properties complied with all criteria / requirements for acceptance. This has not been included and I ask that it be included. A scale plan is attached with the thirteen properties forming the proposed 'Moranedd Cluster' shown in red.
Location is within 600M of a signed and recognised bus stop.
From the bus stop there are services enabling arrival at major employment centres by 9a.m.
'Public Centeres' within one kilometre include:
Marianglas Village Hall, Parciau Public House and the Goronwy Owen Hall.

*Please use additional sheet if necessary.
Please state how many additional sheets have been used.....*

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

Empty space for providing a summary of the response to question 2c.

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

The inclusion of the 'Moranedd Cluster' as detailed above and in my original submission

2dd. Is the Deposit Plan sound?

<input type="checkbox"/>	No	<input type="checkbox"/>	NO
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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 checked="" type="checkbox"/>

Part 3: What Happens Next?

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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.	<input type="checkbox"/>
I want to speak at a hearing session.	YES <input checked="" type="checkbox"/>

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.

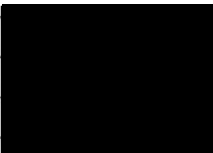
CE4 Flexibility with changing circumstances

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

Submission of documents and evidence to the examination	YES <input checked="" type="checkbox"/>
Publish Inspector's report	YES <input checked="" type="checkbox"/>
Plan's adoption	YES <input checked="" type="checkbox"/>

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

Plan showing 'proposed 'Moranedd Cluster''

Signed:  P G K Day Dated: 30th March 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

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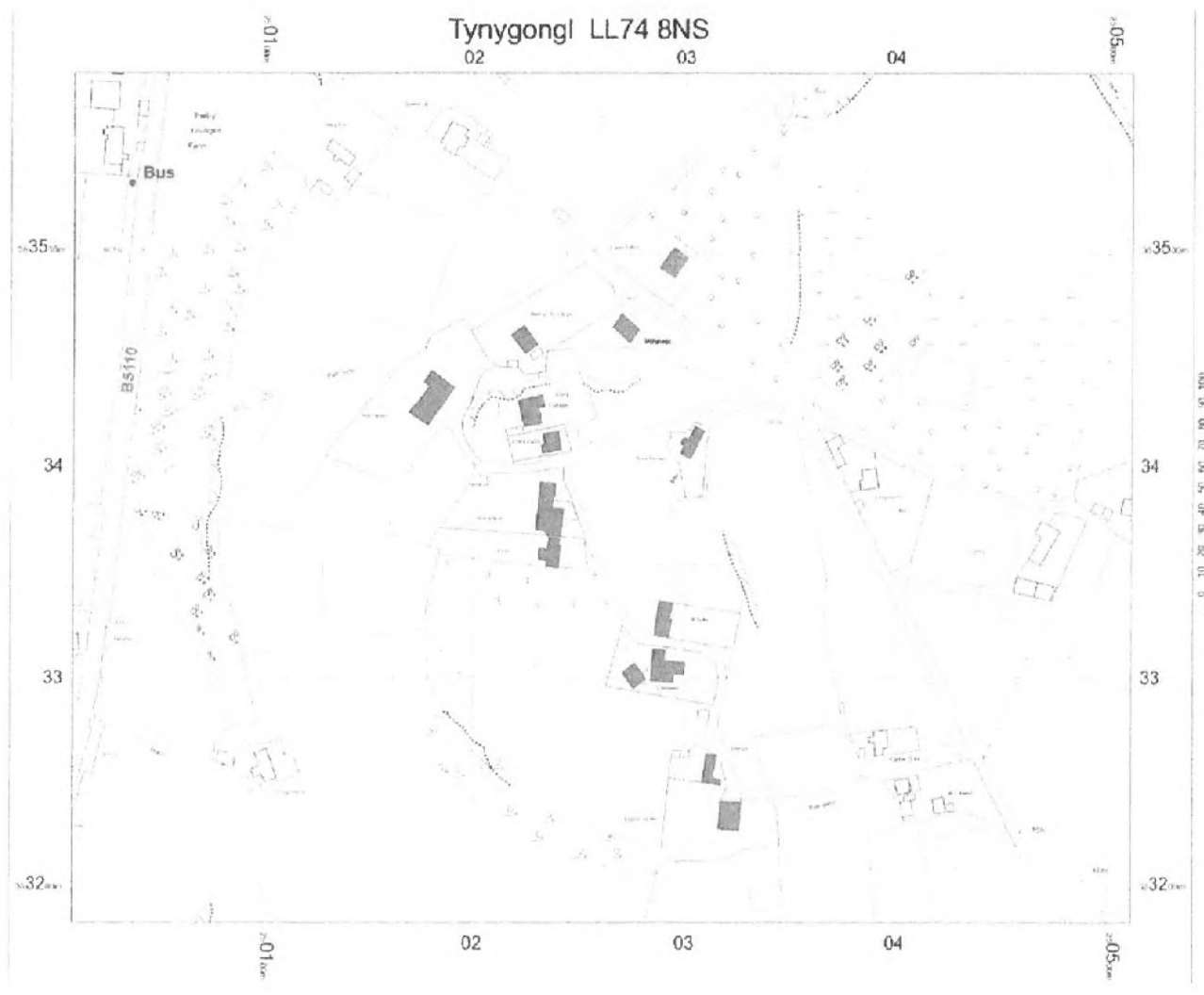
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REPRESENTATIONS RECEIVED AFTER THIS TIME WILL NOT BE CONSIDERED**

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.
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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.



2680-143G-TA118

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		<i>Date received: 31/12/15</i>
		<i>Date acknowledged: [Signature]</i>

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PART 1: Contact details

	Your details/ Your client's details	Agent's details (if relevant)
Name	D. GRIFFITHS	
Address	WELSH WATER	
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.

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

Enwau Hebydd Modur
4

2a. Which part of the Deposit Plan are you commenting on?	
Policy number (please specify)	TAI 18 HOUSING IN CLUSTERS
Paragraph number (please specify)	
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;"><i>Please use additional sheet if necessary. Please state how many additional sheets have been used.....</i></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"/>

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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)

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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

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Test of Soundness

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TAI18 HOUSING IN CLUSTERS

- The following settlements do not have public sewerage facilities therefore the provisions of Circular 10/99 'Planning Requirement in respect of the Use of Non-Mains Sewerage incorporating Septic Tanks in New Development' apply and consultation with Natural Resources Wales will be required:

Anglesey: Brynteg, Capel Coch, Capel Mawr, Capel Park, Carmel, Cerrigman, Hebron, Llanfairynghornwy, Llanyngenedl, Marianglas, Pentre Canol, Penygraigwen, Red Wharf Bay, Trefor, Tyn Lon.

Gwynedd: Aberpwll, Penrhos (Caeathro), Ceidio, Dinas (Llyn), Friog, Llanaber, Llangwnadl, Treborth, Waun (Penisarwaun)

- There are no known water supply issues to impact upon the delivery of 2 dwellings per cluster, however a full assessment will be made at the time of a planning application once the location of development is known.
- The adequacy of the sewerage network will be assessed at the planning application stage once the location of development is known.

ANGLESEY

Bodorgan

- Bodorgan is served by Malltraeth Wastewater Treatment Works (WwTW) which can accommodate the foul flows from the proposed growth figure allocated for this catchment area.

Bro Iarddur (Trearddur)

- Bro Iarddur is served by Holyhead Wastewater Treatment Works (WwTW) which can accommodate the foul flows from the proposed growth figure allocated for this catchment area.

Bryn Du

- Bryn Du is served by Rhosneigr Wastewater Treatment Works (WwTW). The proposed growth being promoted for this catchment area would require improvements to the treatment works which would need to be funded through our Asset Management Plan or potentially earlier through developer contributions.

Old Llandegfan

- Old Llandegfan is served by Treborth Wastewater Treatment Works (WwTW). The proposed growth being promoted for this catchment area would require improvements to the treatment works which would need to be funded through our Asset Management Plan or potentially earlier through developer contributions.

Brynrefail

- Brynrefail is served by Rhosneigr Wastewater Treatment Works (WwTW). The proposed growth being promoted for this catchment area would require improvements to the treatment works which would need to be funded through our Asset Management Plan or potentially earlier through developer contributions.

Bwlch Gwyn

- Bwlch Gwyn is served by Benllech Wastewater Treatment Works (WwTW) which can accommodate the foul flows from the proposed growth figure allocated for this catchment area.

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2680-1461-TA118

	 <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: 31/12/15</p> <p>Date acknowledged: <i>[Signature]</i></p>
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	Your details/ Your client's details	Agent's details (if relevant)
Name	D. GRIFFITHS	
Address	WELSH WATER	
Postcode	[REDACTED]	
Telephone Number	[REDACTED]	
Email address	[REDACTED]	

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

*Enwan Nefydd
Mabied
4*

2a. Which part of the Deposit Plan are you commenting on?	
Policy number (please specify)	TAI 18 HOUSING IN CLUSTERS
Paragraph number (please specify)	
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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;"><i>Please use additional sheet if necessary. Please state how many additional sheets have been used.....</i></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?

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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.

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Submission of documents and evidence to the examination



Publish Inspector's report

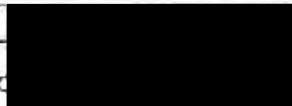


Plan's adoption



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.

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Test of Soundness

Test	Procedural Tests
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	Consistency Tests
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C4	It does not have regard to the relevant community strategy.
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TAI18 HOUSING IN CLUSTERS

- The following settlements do not have public sewerage facilities therefore the provisions of Circular 10/99 'Planning Requirement in respect of the Use of Non-Mains Sewerage incorporating Septic Tanks in New Development' apply and consultation with Natural Resources Wales will be required:

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Gwynedd: Aberpwll, Penrhos (Caeathro), Ceidio, Dinas (Llyn), Friog, Llanaber, Llangwnadl, Treborth, Waun (Penisarwaun)

- There are no known water supply issues to impact upon the delivery of 2 dwellings per cluster, however a full assessment will be made at the time of a planning application once the location of development is known.
- The adequacy of the sewerage network will be assessed at the planning application stage once the location of development is known.

ANGLESEY

Bodorgan

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Bryn Du

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2680-1462- Thi 18

	 <p>CYNGOR SIR YNYS MÔN ISLE OF ANGLESEY COUNTY COUNCIL</p>	<p>For office use only:</p> <p>Representor No.</p> <p>Date received: 31/12/15</p> <p>Date acknowledged: <i>ew</i></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.

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PART 1: Contact details

	Your details/ Your client's details	Agent's details (if relevant)
Name	D. GRIFFITHS	
Address	WELSH WATER	
Postcode		
Telephone Number		
Email address		

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

Further information about this matter can be obtained from the Joint Planning Policy Unit on **01286 685003** or on the Council's web site at: www.gwynedd.gov.uk/ldp or www.anglesey.gov.uk/ldp in the leaflet 'Guidance about alternative sites'.

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.

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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Publish Inspector's report



Plan's adoption



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

Signed:

[Redacted Signature]

Dated:

31/3/15.

THANK YOU FOR YOUR COMMENTS ON THE DEPOSIT PLAN

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- There are no known water supply issues to impact upon the delivery of 2 dwellings per cluster, however a full assessment will be made at the time of a planning application once the location of development is known.
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		<p>CYNGOR SIR YNYS MÔN ISLE OF ANGLESEY COUNTY COUNCIL</p>	<p>For office use only:</p>
			<p>Representor No.</p>
			<p>Date received: 31/3/16.</p>
			<p>Date acknowledged:</p>

**Anglesey and Gwynedd Deposit Joint Local Development Plan 2011-2026
Representation Form**

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PART 1: Contact details

	Your details/ Your client's details	Agent's details (if relevant)
Name	MR HAYDEN SANDOM (2931)	MR BERWYN OWEN (2755)
Address	[REDACTED]	OWEN DEVENPORT LTD [REDACTED]
Postcode	[REDACTED]	[REDACTED]
Telephone Number	[REDACTED]	[REDACTED]
Email address	[REDACTED]	[REDACTED]

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)	TAI 18
Paragraph number (please specify)	7.4.128 - TABLE
Proposals/ Inset Map (please specify ref no.)	-
Constraints Map	-
Appendices (please specify)	APPENDIX 4.

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

<p>2c. Please provide details of your representation on the Deposit Plan.</p> <p>INCLUDE GROUP SUBJECT OF THIS REPRESENTATION AS A CLUSTER.</p> <p>-</p> <p>SEE SUBMITTED STATEMENT FOR FURTHER DETAIL.</p> <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.

INCLUDE GROUP SUBJECT OF THIS REPRESENTATION AS A CLUSTER

—

SEE SUBMITTED STATEMENT FOR GREATER DETAIL.

2dd. Is the Deposit Plan sound?

Yes	<input type="checkbox"/>	No	<input checked="" 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.


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I want to speak at a hearing session.	<input type="checkbox"/>

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3c. Would you like to be informed about the following (Please tick the relevant boxes)	
Submission of documents and evidence to the examination	<input checked="" type="checkbox"/>
Publish Inspector's report	<input checked="" type="checkbox"/>
Plan's adoption	<input checked="" type="checkbox"/>
If additional documents have been provided to support your representations, please list below:	

Signed: 	Dated: 31/03/2015
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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.

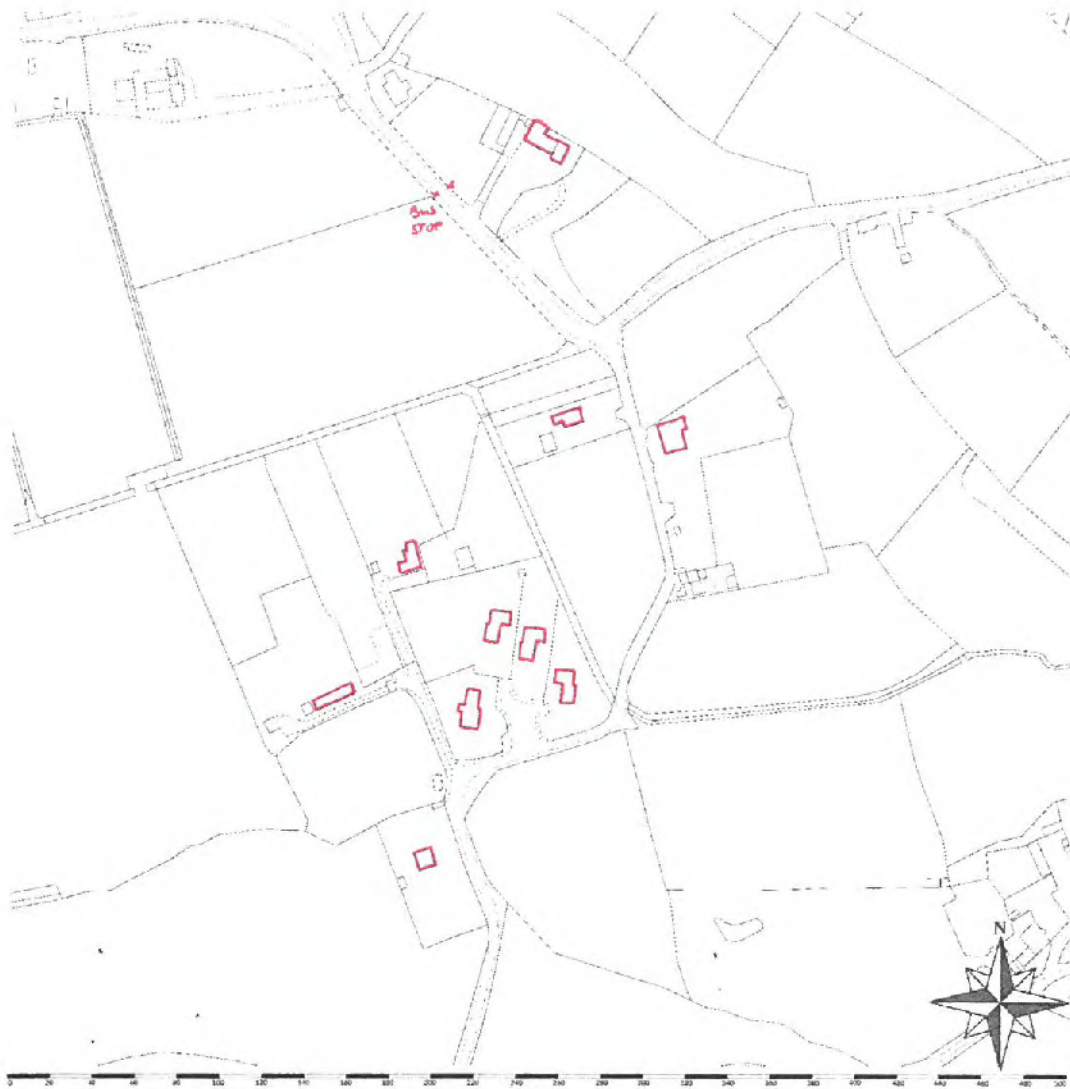
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Scale: 1:2500 | Area 25Ha | Grid Reference: 247043,392611 | Paper Size: A3

**REPRESENTATIONS ON ANGLESEY AND GWYNEDD JOINT
LOCAL DEVELOPMENT PLAN - DEPOSIT PLAN (2015)
&
SUSTAINABILITY APPRAISAL**

**Proposed Inclusion of Group of Houses as a Cluster
at
Land around Cae Ficer, Llaneilian**

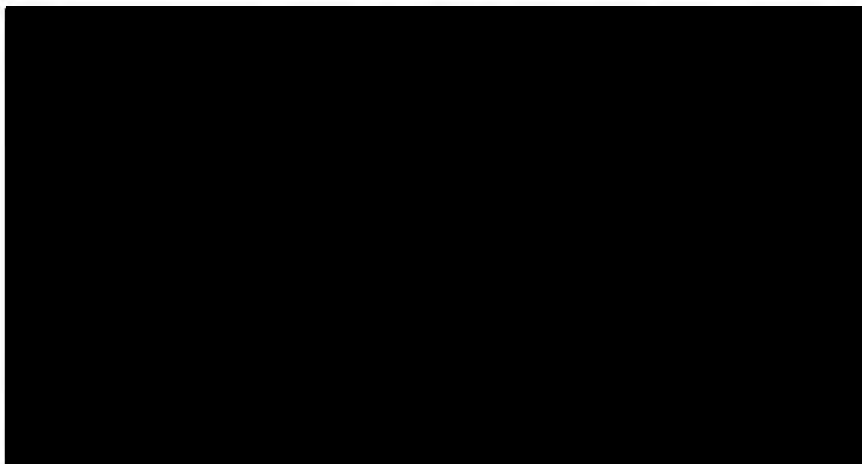
**Prepared on behalf of
Mr. Hayden Sandom**

Agents Ref: - 647/01/12



Owen Devenport Ltd

*Chartered Town Planning Consultants
Chartered Surveyors*



REPRESENTATIONS ON ANGLESEY AND GWYNEDD JOINT LOCAL DEVELOPMENT PLAN - DEPOSIT PLAN (2015) & SUSTAINABILITY APPRAISAL

LAND AROUND CAE FICER, LLANEILIAN: PROPOSED INCLUSION OF GROUP OF HOUSES AS A CLUSTER

SUMMARY

- *The group of houses subject of this representation is a cohesive, tight, and easily defined and contains sufficient dwellings to be considered a cluster*
- *It is therefore suitable for inclusion within the plan as a cluster.*

1.0 INTRODUCTION

- 1.1 The purpose of this statement is to examine the the group of houses that includes Cae Ficer in Llaneilian, and to demonstrate that the site is in fact entirely suitable for inclusion within the Anglesey and Gwynedd Joint (Deposit) Local Development Plan (AGJLDP) as a cluster.
- 1.2 As such this report will provide an assessment of the general merits of this site in order to demonstrate that it should be included within the development boundary. It will also provide a Sustainability Appraisal of this site against the criteria set out within the Deposit Plan Sustainability Appraisal, and an assessment of the site against the AGJLDP's Vision, Objectives and Preferred Strategy.

2.0 SITE ASSESSMENT

- 2.1 This section examines and assesses the merits of the group of houses subject of this representation, demonstrating that they are in fact worthy of inclusion within the AGJLDP as a cluster.
- 2.2 A full Sustainability Appraisal against the criteria set within the relevant documents accompanying the LDP is provided in the following section.

SITE MERITS

- 2.3 The group of houses subject of this representation are set close to the coast of Anglesey, and are located approximately 1.67km west of Amlwch/Amlwch Port, and 0.73km north east of Pengorffwysfa.
- 2.4 Topic Paper 5 - Developing the Settlement Strategy sets out the Authorities approach to defining settlements within the plan area. Table 10 provides the criteria for a settlement to fall within a given category ranging from sub-regional centre down to a cluster. For the later it states that these are:-

“Mostly small settlements containing a tight, sufficient and easily defined cluster of houses. There are occasional settlements of comparatively larger size amongst them. However, none of the clusters contain a sufficient supply of facilities or services and are therefore dependent on higher order centres. Selection of Clusters based on national planning policy advice - a cohesive group of 10 or more houses, with a functional link with a higher order centre based on its location on a bus route with a bus stop or within 800 metres to a bus stop is the threshold for differentiating between a Cluster and the Countryside. This is considered to align with the need to focus development in settlements with existing services. Given the dispersed nature of housing throughout the area a lower threshold would lead to less development in more sustainable locations throughout the Plan area”

- 2.5 From this it is clear that the key requirements for a cluster are as follows:-
- That it is a tight, sufficient and easily defined cluster of houses;
 - That the group is cohesive and includes at least 10 houses;
 - It has a functional link with a higher order centre;
 - That it contains, or is set within 800m of, a bus stop.
- 2.6 When the group subject of this submission is examined it is clear that it meet these requirements as:-
- It is a tight and defined group of properties that are set sufficiently close to each other to form a clear cluster of dwellings that is distinct from the more dispersed development pattern seen in open countryside locations;
 - This cohesive group contains 10 properties;
 - There is a functional link to Amlwch (which is located only 1.67km from the cluster) which is defined within the plan as an urban service centre. Indeed it has the same relationship to Amlwch as the Llaneilian and Pengorffwysfa clusters that are included within the plan;

- A bus stop is set only 190m from the centre of the group, and the stop provides services to and from Amlwch. Again, this is the same bus route that serves at the Llaneilian and Pengorffwysfa clusters that are included within the plan.
- 2.7 As such the group is entirely acceptable for inclusion within the plan as a cluster as it meets the requirements in terms of its size, cohesiveness, functional link to Amlwch and access to a bus stop.
 - 2.8 The cluster is also set within cycling distance of Amlwch (at 3.4 kilometres or approximately 12 minutes cycling distance) and the range of shops, services, facilities, and employers that it provides. As such it is reasonably easily accessible via non-car modes of transport, and any future development would therefore be sustainable.
 - 2.9 Any additional development within the cluster (which would be limited to infill plots or sites immediately adjacent to identified dwellings forming part of the cluster) would be of a limited scale as required by the AGJLDP's policies, and would have a limited and acceptable impact upon the landscape due to the requirement that it be set within or adjacent to existing development within the cluster.
 - 2.10 The inclusion of the group as a cluster would assist in meeting an identified need for affordable housing within the area, which would aid in ensuring the future social sustainability of the settlement and contribute to the protection of the Welsh Language.
 - 2.11 The highway serving the cluster is of entirely sufficient capacity to accommodate the small number of additional vehicle movements that could be generated by any future development within the cluster.
 - 2.12 In conclusion, the group of houses would form an appropriate and logical addition to the plan as a cluster as it is of a sufficient size and cohesiveness to form a distinct group and it meets the requirements of the plan in terms of its functional relationship to Amlwch and the existence of a bus stop serving it. As such it should be included within the LDP in order to allow for future development to meet its communities housing needs over the plan period.

3.0 SUSTAINABILITY APPRAISAL

- 3.1 The following section assesses the proposed inclusion of the group as a cluster within the AGJLDP against the plan's strategy, and the Sustainability Appraisal requirements set out within the Deposit Plan and its accompanying documents.

COMPATABILITY WITH PLAN STRATEGY

- 3.2 The following section assesses the proposal against a summary of the AGJLDP vision, objectives, and preferred strategy:-

Vision

- 3.3 ***Strengthen communities in Gwynedd and Anglesey*** - The site would contribute to this strategy by allowing for a limited number of new dwellings within the cluster that would assist in meeting an identified need for housing in the locality and in ensuring the future strength and vitality of its community.
- 3.4 ***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*** - The proposed inclusion of the group within the LDP as a cluster would make a positive contribution to this objective as it would assist in promoting a lively community and would retain the area's unique culture, heritage and environment, and would assist in providing an area in which people will choose to live.

That the JLDP plan area will be one:-

- 3.5 ***Which adapts and responds positively to the challenges of climate change*** - Any dwellings delivered in the cluster would be designed to respond to climate change, and would not be at risk from climate change effects.
- 3.6 ***Where the Welsh language is an integral part of communities*** - The provision of dwellings within the cluster would assist in meeting the needs of local people for housing, and thus will help to cement the role of the Welsh Language as an integral part of the community.
- 3.7 ***Which boasts an appropriately skilled workforce*** - Any housing development will have a neutral to small beneficial impact upon this criterion as it will provide housing that will help to accommodate the local workforce.
- 3.8 ***Where its residents and businesses are able to grasp new transformational economic opportunities in order to thrive and prosper*** - Any housing development will have a neutral impact upon this criterion as it will involve housing only.
- 3.9 ***Which promotes economic activity amongst young people*** - Any housing development will have a neutral impact upon this criterion as it will involve housing only.

- 3.10 ***Which has a varied, well connected, sustainable and broad economic base that makes the best use of local strengths and opportunities, and where the benefits deriving from the varied economic base are kept local*** - Any housing development will have a neutral impact upon this criterion as it will involve housing only.
- 3.11 ***Which is recognized as a leading location for a variety of renewable and low carbon energy sectors and knowledge based industries, which will have contributed to transforming the local economy*** - Any housing development will have a neutral impact upon this criterion as it will involve housing only, however there is the potential for use of renewable/low carbon energy sources in any housing built within the cluster.
- 3.12 ***Where the housing needs of local communities in the area are better addressed in terms of supply, type, quality, energy efficiency, location and affordability*** - The provision of dwellings within the cluster would assist in meeting the needs of local people for housing (as per the plan's strategy and policy), any dwellings would be energy efficient and would be suitably located as per the requirements of policy within the LDP, and any development would comply with Authority's affordable housing policies.
- 3.13 ***That is home to vibrant networks of inclusive communities where residents enjoy good health and well-being*** - Any housing development within the cluster will have a small beneficial impact upon this criterion as it will provided housing that will help to accommodate the existing community and contribute to its vibrancy.
- 3.14 ***Where the unique character of its built and cultural heritage, its countryside and landscape, and its environment is valued, protected and enhanced*** - The countryside and landscape of the locality would not be harmed by the inclusion of the group as a cluster within the AGJLDP as any additional development would be of small scale and would be within or immediately adjacent to the existing built form of the settlement. Similarly the small scale of development allowed the LDP's policies within such settlements would ensure that it would have a very limited impact upon the environment, and any development could provide opportunities for enhancement of the value of the site. Any schemes would also respect the built and cultural character of the locality as per the requirements of policy within the plan.
- 3.15 ***A place where the transport infrastructure, particularly Holyhead port and the A487 and A5025 have been developed in order to support and grow businesses locally*** - Any development within the group would have no impact upon the future development of local transport infrastructure.
- 3.16 ***The rural areas around the Sub-regional Centre and the Urban Service Centres will be a network of flourishing, sustainable communities. The Local Service Centres will have good links with the Urban Service Centres or the Sub-regional Centre. They will provide a range of local services and facilities for the rural communities around them. They will have received an appropriate level of additional housing units and employment opportunities to assist in maintaining community services and facilities.*** - This element of the plan's vision is not relevant to this settlement.

Strategic Objectives

- 3.17 **SO1 Safeguard and strengthen the Welsh language and culture and promote its use as an essential part of community life** - The provision of dwellings within the cluster would assist in meeting the needs of local people for housing, and thus will help to cement the role of the Welsh Language as an integral part of the community.
- 3.18 **SO2 Ensure that the appropriate physical or community infrastructure is in place e.g. water supply, health facilities, schools, community facilities or that it can be provided (e.g. by means of developer contributions) to cope with every kind of development** - Any future development within the cluster would not impact upon existing or potential future provision of community infrastructure in the locality;
- 3.19 **SO3 Improve and maintain safe, efficient, high quality, modern and integrated transport networks to employment, services and education/ training facilities particularly by foot, bicycle and public transport, thus reducing where possible the number of journeys in private cars** - Similarly there would be no harmful impact upon the existing transport network in the area, and the cluster is accessible via range of modes of transport and would be well placed to foster use of non-car modes;
- 3.20 **SO4 Maximise the opportunities of Holyhead as a major international gateway and the A55, E22 Trans European network route and the A5025, A487, A470 as key transportation corridors** - This objective is not relevant to this site due to its location;
- 3.21 **SO5 Ensuring that development in the Plan area supports the principles of sustainable development and creates sustainable communities whilst respecting the varied role and character of the centres, villages and countryside** - The inclusion of this group within the LDP as a cluster would accord with sustainable development principles due to its accessibility and relationship to Amlwch, and would accord with the role and character of the settlement;
- 3.22 **SO6 Minimize, adapt and mitigate the impacts of climate change (specific criteria excluded for the sake of brevity)** - This cluster is well suited to meeting this objective (and its criterion as:- it is not at risk of flooding; any future development would be designed to reduce resource usage; renewable and low carbon energy production could be accommodated in any development; it does not include any previously developed sites but any new development would be limited in scale; there would be no impact upon the water environment, and any development would include measures to reduce water usage);
- 3.23 **SO7 Ensure that all new development meets high standards in terms of quality of design, energy efficiency, safety, security (persons and property) and accessibility, relates well to existing development, enhances public realm and develops locally distinctive quality places** - Any development in the cluster would be designed to accord with the criteria set out in this objective, and would be required by the policy concerning clusters within the AGJLDP to be well related to existing development and to be appropriate to the public realm;

- 3.24 **SO8 Ensure that settlements are sustainable, accessible and meet all the needs of their communities in accordance with their role in the settlement hierarchy** - The settlement is reasonably sustainable and accessible, and its inclusion as a cluster would allow for development to meet the needs of its community;
- 3.25 **SO9 Ensure that a network of employment sites and premises of a size and quality is safeguarded and allocated in sustainable locations that best meet the needs of existing businesses and are able to support the growing sectors of the local economy, attracting investment, and retaining and increasing the number of indigenous jobs** - Any housing development will have a neutral impact upon this criterion as it will involve housing only;
- 3.26 **SO10 Secure opportunities to improve the workforce's skills and education** - Any housing development will have a neutral impact upon this criterion as it will involve housing only;
- 3.27 **SO11 Diversify the Plan area's rural economy, building on opportunities, offering local employment opportunities with good quality jobs that are suitable for the local community and respects environmental interests** - Any housing development will have a neutral impact upon this criterion as it will involve housing only;
- 3.28 **SO12 Promote vital and vibrant town centres in Amlwch, Bangor, Blaenau Ffestiniog, Holyhead, Caernarfon, Llangefni, Porthmadog and Pwllheli, that have either maintained or rediscovered their purpose as centres for work and services, and that are vibrant and attractive places for residents and visitors** - This objective is not relevant as the site is not set within any of the listed settlements;
- 3.29 **SO13 Manage the area as an alternative and sustainable destination for tourists by providing facilities of a high standard that meet modern day needs and offer benefits throughout the year** - Any housing development will have a neutral impact upon this criterion as it will involve housing only;
- 3.30 **SO14 To ensure that a sufficient and appropriate range of housing sites are available in sustainable locations in accordance with the settlement hierarchy** - The site would make a positive contribution to this objective as it would allow for an appropriate selection of housing sites within the cluster that would allow the local community to address its needs;
- 3.31 **SO15 To provide a mixture of good quality and affordable housing units, of a range of types and tenures to meet the housing requirements of all sections of the population** - Any development within the cluster would comply with Authority's affordable housing policies and any requirements for a mix of types and tenures.
- 3.32 **SO16 Protect, enhance and manage the natural and heritage assets of the Plan area, including its natural resources, wildlife habitats, and its landscape character and historic environment** - The countryside, landscape, and historic environment of the locality would not be harmed by the inclusion of the group as a cluster within the AGJLDP as any additional

development would be of small scale and would be within or immediately adjacent to the existing built form of the settlement. Similarly the small scale of development allowed by the LDP's policies within such settlements would ensure that it would have a very limited impact upon the environment, and any development could provide opportunities for enhancement of the value of the site. Any development would also respect the built and cultural character of the locality as per the requirements of policy within the plan;

- 3.33 ***SO17 Encourage waste management based on the hierarchy of reduce, re-use, recovery and safe disposal*** - Suitable space can be provided within any plots to accommodate recycling measures;
- 3.34 ***SO18 Meet the needs of minerals locally and regionally in a sustainable manner*** - The group is not set within a mineral safeguarding area, and as such it would not impact upon this objective.

Preferred strategy

- 3.35 The following section examines the relevant sections of the strategy set out in the relevant section of the AGJLDP

Sustainable Communities

- 3.36 ***Match physical and social infrastructure to sustainable development and economic growth needs*** - The inclusion of the group within the LDP as a cluster would not impact upon existing or potential future provision of community infrastructure within the community;
- 3.37 ***Sustainable movement through consideration of land use and promotion of active and sustainable travel*** - The site is suitably placed to encourage active and sustainable travel;
- 3.38 ***Safeguarding land for future infrastructure provision, including routes*** - The inclusion of the group as a cluster would not prevent future infrastructure provision.

Economic Growth and Regeneration

- 3.39 Criteria listed under this heading are not relevant as the inclusion of the group within the AGJLDP as a cluster is sought, which will only allow limited housing development. The inclusion of the group as a cluster would not have a harmful impact upon the objectives set out under this heading.

Quality Housing

- 3.40 ***An effective supply of land for housing*** - The classification of the group as a cluster would ensure that an appropriate supply of housing is provided to meet its communities needs;
- 3.41 ***Choice of housing type, size and tenure meets the requirements of a range of different households within local communities, including the provision of an appropriate level of affordable housing based on defined local needs*** - Any development would comply with Authority's affordable housing policies and any requirements for a mix of types and tenures;

- 3.42 Encourage, where appropriate, brownfield development and use of existing buildings, including long term vacant housing is a priority - No brownfield sites are available within the cluster;

Natural and Built Environment

- 3.43 ***Safeguarding habitats, species, landscapes, townscapes, archaeology, historic buildings and monuments, allowing development that doesn't adversely impact or preferably enhances these assets*** - The countryside, landscape, and historic environment would not be harmed by the inclusion of the group as a cluster within the AGJLDP as any additional development would be of small scale and would be within or immediately adjacent to the existing built form of the settlement. Similarly the small scale of development allowed the LDP's policies within such settlements would ensure that it would have a very limited impact upon the environment, and any development could provide opportunities for enhancement of the value of the site. Any future development would also respect the built and cultural character of the locality as per the requirements of policy within the plan;
- 3.44 ***Safeguarding mineral deposits*** - The cluster is not set within a mineral safeguarding area, and as such it would not impact upon this objective;

Welsh Language and Culture

- 3.45 ***Promote prosperous and sustainable communities that support local services including the provision of additional housing and related development proportionate to local requirement*** - The inclusion of the group with the AGJLDP as a cluster would assist in meeting this objective by allowing the reasonable development of the cluster to meet local needs, which will assist in supporting the viability of the community and local services;
- 3.46 ***Support an advanced, thriving and diverse local economy*** - Any housing development will have a neutral impact upon this criterion as it will involve housing only;

Climate Change and Sustainable Development

- 3.47 ***Ensure high resource efficiency and low/zero carbon energy generation technologies are incorporated within development*** - Any future development would be designed to reduce resource usage and renewable & low carbon energy production could be accommodated in any development;
- 3.48 ***Embrace sustainable quality design and construction in new development*** - Any future development would be designed to a sustainable quality design and would be constructed to an appropriate standard;
- 3.49 ***Avoid, mitigate or adapt to the causes of climate change*** - The cluster is not subject to risks from climate change, and any development would be designed to respond to potential future impacts;

Creating Quality Places

- 3.50 ***Promote high quality new development*** - Any development within the cluster would be designed to a high standard;

- 3.51 Protect and enhance important cultural, historic and landscape features** - The countryside, landscape, and historic environment would not be harmed by the inclusion of the group as a cluster within the AGJLDP as any additional development would be of small scale and would be within or immediately adjacent to the existing built form of the settlement. Similarly the small scale of development allowed by the LDP's policies within such settlements would ensure that it would have a very limited impact upon the environment, and any development could provide opportunities for enhancement of the value of the site. Any future development would also respect the built and cultural character of the locality as per the requirements of policy within the plan;
- 3.52 Safeguard, promote and expand green networks and habitats** - Any future development within the cluster would be limited in scale and would be set adjacent to existing development and so would be unlikely to have impacts upon habitats or green networks. There would also be the potential to improve its value through measures in any scheme on the site;
- 3.53 Integrate new development into existing community infrastructure** - Any development within the cluster would be served existing community infrastructure.
- 3.54** The inclusion of the group within the LDP as a cluster would also comply with the plans spatial strategy as it meets the requirements in terms of its size, cohesiveness, and its functional link to Amlwch and access to a bus stop. The inclusion of the group as a cluster would also assist in meeting an identified need for affordable housing within the area, which would aid in ensuring the future social sustainability of the settlement and contribute to the protection of the Welsh Language.

ASSESSMENT OF SITE BY JPPU

- 3.55** The group was not assessed during consideration of potential sites for allocation due to the settlement strategy adopted for the plan, and as such there is no existing assessment to respond to.

SUSTAINABILITY APPRAISAL METHODOLOGY

- 3.56** This section provides an assessment of the proposed inclusion of the group within the LDP as a cluster against the Sustainability Objectives provided in the Sustainability Appraisal for the Deposit Plan (as set out in Table 2.6) - as required by the Alternative Sites Guidance document provided by the LPAs and following guidance from the JPPU.

SA Objective	Assessment	Summary
1. Maintain and enhance biodiversity interests and connectivity (SEA Topics: biodiversity, fauna, flora, soil)	0/?	Development within the cluster is not likely to lead to the loss of an important habitat or priority species. However there is potential for limited impact upon trees and hedgerows and possibly some fragmentation of green corridors. However it is considered that this would be likely to be addressable through additional planting within or around sites.
2. Promote community viability, cohesion, health and well being	--	Community Facilities/Services - The cluster does not meet the distance thresholds for the majority

(SEA Topics: human health, population)		of community services and facilities. However this is to be expected for a cluster, and therefore should not be seen as a barrier to its inclusion within the plan.
	+	Human Health - As per the assessment methodology the site would have no harmful impacts and is likely to have long-term positive impacts through the provision of housing to meet the needs of the plan area.
3. Manage and reduce the impacts of climate change by promoting and supporting mitigation and adaptation measures (SEA Topics: climatic factors, air)	0/?	The impact on traffic is likely to be neutral to minor negative, but it is likely that any minor impacts can be addressed through suitable design & mitigation in schemes brought forward during the plan period.
4. Conserve, promote and enhance the Welsh language (SEA Topic: cultural heritage)	0	The site would have neutral effect as it would contribute to meeting the housing needs of the area. This reflects the stance taken within the Sustainability Appraisal Report for a development, which it is considered can only have a neutral or negative impact, with no positive impact considered to be possible.
5. Conserve, promote and enhance cultural resources and historic heritage assets (SEA Topic: cultural heritage)	0/?	The inclusion of the group as a cluster is considered to have neutral impact due to the requirements that any development be set adjacent to existing development, and the very limited amount of houses that would be allowed during the plan period. Any potential impacts would be limited and minor, and could be addressed through mitigation.
6. Support economic growth and facilitate a vibrant, diversified economy providing local employment opportunities (SEA Topic: Population)	0	The group is being put forward as a cluster, which would not impact upon the potential for economic development in the locality.
7. Provide good quality housing, including affordable housing that meets local needs (SEA Topic: population, human health)	++	The group is being put forward as a cluster and as such would have a strong positive impact by assisting in meeting the housing needs of the local community.
8. Value, conserve and enhance the plan area's rural landscapes and urban townscapes (SEA Topics: landscape)	-	The development of the site would have a minor negative impact due to the high sensitivity of the local landscape and the small amount of development that would be allowed adjacent to existing properties.
9. Use land and mineral assets efficiently and promote mechanisms for waste minimisation, re-use and recycling (SEA Topic: material assets, soil)	?/-	The cluster does not include brownfield land and the agricultural grade of land within it is not clear. However it must be noted that any impact would be small due to the small scale of development that would be allowed within the cluster.
10. Promote and enhance good transport links to support the community and the economy (SEA Topic: population, human health)	--	The cluster does not meet the distance thresholds for the majority of community services and facilities. However this is to be expected for a cluster, and therefore should not be seen as a barrier to its inclusion within the plan.
11. Safeguard water quality, manage water resources sustainability and	0	The cluster is not within a flood risk area and not within a groundwater or surface water protection

minimise flood risk (SEA Topic: water, biodiversity)		area.
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- 3.57 Overall it is clear that the group meets the requirements to be considered a suitable and sustainable cluster when assessed against the Sustainability Appraisal.

OTHER ASSESSMENTS

Welsh language impact Assessment

- 3.58 It is considered that the inclusion of the group within the AGJLDP as a cluster would not have harmful impact upon the Welsh Language, and indeed is likely to have positive impacts by providing housing that would assist in meeting local needs.

Habitat Regulations Appraisal

- 3.59 It is noted from the Alternative Sites Guidance provided by the Joint Planning Policy Unit that it is for the Authority to provide a HRA of alternative sites. It is considered that sufficient information is provided within this document to allow such an assessment. It is also submitted that if the group is designated as a cluster that it would not have a harmful impact due to the small scale of development that would be allowed within it, and its location away from identified sites of nature conservation importance.
- 3.60 Overall the proposal complies with the various objectives and criteria set within the plan, and as such is an entirely suitable site for inclusion within it as a cluster.

4.0 CONCLUSIONS

- 4.1 To conclude, the group should be included within the LDP as a cluster as it complies with the plans requirements in terms of its size, cohesiveness, functional link to Amlwch and access to a bus stop. The inclusion of the group as a cluster would assist in meeting an identified need for affordable housing within the area, which would aid in ensuring the future social sustainability of the settlement and contribute to the protection of the Welsh Language.
- 4.2 The cluster also performs well against the various criteria set out for Sustainability Appraisal of proposals/policy within the plan, and against the Plan's Vision, Objectives and Preferred Strategy.
- 4.3 As such, it is entirely suited to inclusion as a cluster within the plan, as it would provide for an approval level of future housing development to meet its community's needs. The cluster does not suffer from any physical or environmental constraints, and any potential minor impacts upon the immediate locality from future development can be addressed through a suitably designed scheme (as is the case for any site brought forward through the plan).
- 4.4 As such the inclusion of the cluster would comply with the aim of improving the sustainability of development, and the area as a whole, and as such its inclusion would respect and achieve high standards of sustainability, and would result in the plan being more sound than the current deposit version.

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May 2015

Owen Devenport Ltd.
Chartered Town Planners & Chartered Surveyors

Sylwadau Dros y We / Representations via the Internet

Rhif Sylw / Rep Id: **425**

Enw / Name: **Mr G Dale [2954]**

Rhan: **7.4.128**

Section: **7.4.128**

Math / Type: **Gwrthwynebu / Object**

Crynodeb o'r Sylw:

Nid yw pentref Paradwys wedi'i gynnwys yn y rhestr o bentrefi clwstwr. Amryfusedd yw hyn gan fod y pentref yn arddangos nifer o'r un nodweddion â chlystyrau pentrefi eraill megis Star sydd gerllaw. Mae'n bwysig i iechyd cyffredinol y pentref ac i gefnogaeth ac estyniad gwasanaethau pentref y caiff y datblygiadau newydd eu codi a bod tir addas ar gael ar gyfer hyn. Mae'r safle sydd â'r cyfeirnod SP184 yn y Gofrestr Safleoedd Arfaethedig yn safle o'r fath. I gynnwys pentref paradwys fel pentref clwstwr. Adnabod safle SP184 fel rhan o'r pentref clwstwr.

Representation Summary:

The village of Paradwys is not included in the list of cluster villages. This is an oversight as the village displays many of the same characteristics of other local village clusters such as nearby Star. It is important for the overall health of the village and the support and extension of village services that new development is forthcoming and suitable land is made available for this. The site referenced SP184 in the Candidate Register is such a site. To include the village of Paradwys as a defined cluster village. To identify site ref SP184 as part of the village cluster.

Sylw Llawn / Full Representation:

The village of Paradwys is not included in the list of cluster villages. This is an oversight as the village displays many of the same characteristics of other local village clusters such as nearby Star. It is important for the overall health of the village and the support and extension of village services that new development is forthcoming and suitable land is made available for this. The site referenced SP184 in the Candidate Register is such a site.

Newid(iadau) i'r Cynllun

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Change(s) to the Plan

To include the village of Paradwys as a defined cluster village. To identify site ref SP184 as part of the village cluster.

Profion Cadernid / Soundness Tests: x, vii

Sylwadau Dros y We / Representations via the Internet

Rhif Sylw / Rep Id: **471**

Enw / Name: **Mr E Jones [2957]**

Rhan: **7.4.125**

Section: **7.4.125**

Math / Type: **Gwrthwynebu / Object**

Crynodeb o'r Sylw:

Nid yw pentref Llanddeiniolen wedi'i ddynodi'n anheddiad clwstwr yn y polisi hwn. Mae'n rhaid mai amryfusedd yw hyn gan fod y pentref yn arddangos nifer o'r un nodweddion maint, graddfa a gwasanaethau â Phentir gerllaw, er enghraifft. Mae'n bwysig i bentrefi bychain megis Llanddeiniolen bod datblygiadau newydd yn dod ymlaen i gefnogi'r pentref a gwella gwasanaethau. Ni fydd polisiâu gorgyfyngol yn gwella bywyd y pentref. Gall ychwanegiadau graddfa fechan i bentrefi fod yn briodol ac mae safle SP90 ar y Gofrestr Safleoedd Arfaethedig yr union safle o'r fath.

Representation Summary:

The village of Llanddeiniolen has not been designated as a cluster settlement within this policy. This must be an oversight as the village displays many of the same characteristics of size, scale and services of nearby Pentir, for example. It is important for small villages such as Llanddeiniolen that new development is forthcoming to support the village and enhance services. Overly restrictive policies of constraint will not enhance the life of the village. Small scale additions to the village can be appropriate and site SP90 on the Candidate Site register is just such a site

Sylw Llawn / Full Representation:

The village of Llanddeiniolen has not been designated as a cluster settlement within this policy. This must be an oversight as the village displays many of the same characteristics of size, scale and services of nearby Pentir, for example. It is important for small villages such as Llanddeiniolen that new development is forthcoming to support the village and enhance services. Overly restrictive policies of constraint will not enhance the life of the village. Small scale additions to the village can be appropriate and site SP90 on the Candidate Site register is just such a site

Newid(iadau) i'r Cynllun

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Change(s) to the Plan

That the village of Llanddeiniolen be designated as a cluster settlement within the hierarchy of settlements in Anglesey and included in table 21.

Profion Cadernid / Soundness Tests: x, vii