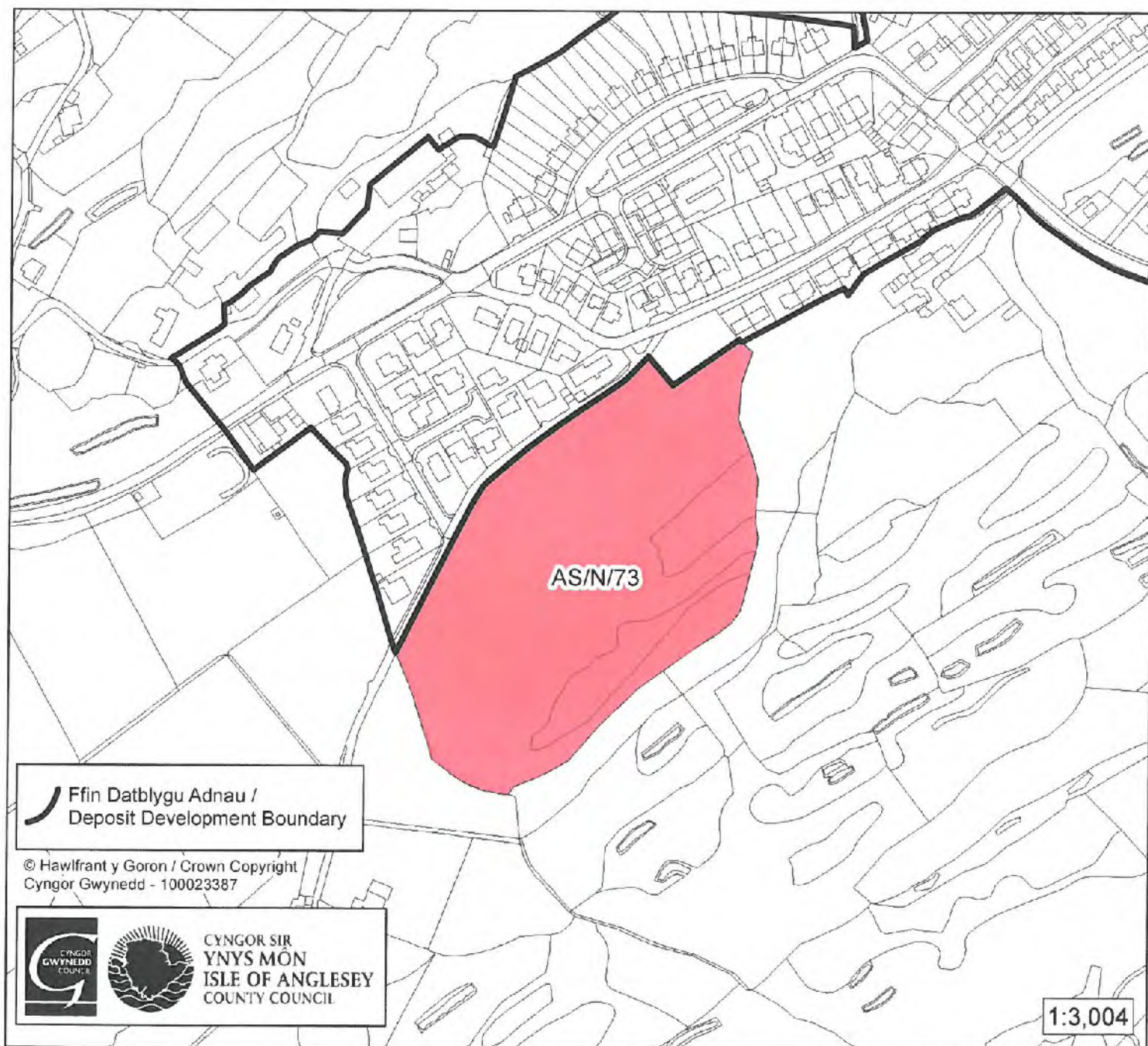


Cynllun Datblygu Lleol ar y Cyd Gwynedd a Môn
Anglesey and Gwynedd Joint Local Development Plan
2011- 2026

COFRESTR SAFLEOEDD AMGEN / ALTERNATIVE SITES REGISTER



Math o Safle Amgen / Alternative Site Type: SAFLE NEWYDD / NEW SITE

Cyfeirnod / Reference: AS/N/73

Enw'r Safle / Site Name: Tir ger / Land adj Hafron

Lleoliad / Location: Holyhead

Cyngor Cymuned / Community Council: Holyhead

Maint (ha) / Size (ha): 2.83

Defnydd Amgen â Awgrymir / Suggested Alternative Use: Tai / Housing



Joint Planning Policy Unit
1st Floor,
Bangor City Council Offices,
Ffordd Gwynedd,
Bangor,
Gwynedd,
LL57 1DT

30th March 2015

Dear Sir / Madam,

Re: Proposed site at Old School Road, Holyhead. LPA ref: SY287.

I now enclose the sustainability appraisal I have prepared for the above site. I would like to point out several concerns that I have over this current process.

Firstly, the form for comment or objection was not available on line as indicated in the information provided to the public during the consultation process.

Secondly, and to my astonishment, filling in the form eventually provided, was not the entire process. On delivering the form, I was informed that I needed to prepare a sustainability appraisal, and although I was provided with some guidance, this left me with only a few days to prepare a document, the specifics of which I am totally unfamiliar with, and had to prepare as a lay person.

I would comment that this current part of the preparation of the plan is a PUBLIC consultation, the vast majority of whom are also unfamiliar with the process, and totally unfamiliar with how to prepare a sustainability appraisal. This will lead, I am sure, to a totally unrealistic public response, a matter that should definitely be brought to the attention of the Inspector when the proposed plan is reviewed.

I would ask that my appraisal is read in light of the above comments, and that my lack of knowledge of the workings of such a document are taken into consideration, and also the lack of time provided to prepare the document, or seek professional advice.

Kindly acknowledge receipt of the appraisal and this letter.

Yours faithfully,

A black rectangular redaction box covering the signature of Lisa Fowlie.

Lisa Fowlie.

	 CYNGOR SIR YNYS MńN ISLE OF ANGLESEY COUNTY COUNCIL	<i>For office use only:</i> <i>Representor No.</i> <i>Date received:</i> <i>Date acknowledged:</i>
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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.

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PART 1: Contact details

	Your details/ Your client's details	Agent's details (if relevant)
Name	LISA FOWLIC	
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.

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)

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

Policy number (please specify)	
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	☒	Supporting	☐
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2c. Please provide details of your representation on the Deposit Plan.

I SUBMITTED SOME LAND IN MY OWNERSHIP IN HOLYHEAD AS A CANDIDATE SITE FOR RESIDENTIAL USE (REF SY287), AT LLANGOLCH.
THE LAND IS NOT SUITABLE FOR AGRICULTURAL USE AND IS ONLY REALLY USEFUL FOR GRAZING HORSES. IT IS HOWEVER IDEALLY SITUATED FOR SUSTAINABLE RESIDENTIAL USE.

THE LAND HAS ACCESS BOTH VEHICULAR AND PEDESTRIAN FROM THE EXISTING HIGHWAY NETWORK. IT IS SERVED BY THE LOCAL BUS SERVICE AND IS WITHIN WALKING DISTANCE OF THE TOWN CENTRE, LOCAL SHOPS AND AMINITIES, INCLUDING PRIMARY AND SECONDARY SCHOOLS.

THE SITE IS ON THE EDGE OF THE EXISTING DEVELOPMENT BOUNDARY, AND IS THEREFORE SUITABLE FOR DEVELOPMENT OF SOCIAL / AFFORDABLE HOUSING, AND THIS SITUATION WILL REMAIN.

TECHNICALLY, THERE ARE MEANS AVAILABLE TO SUSTAINABLY DISPOSE OF SURFACE WATER, AND THE MAIN SEWER IS ALSO ACCESSIBLE.

THE SITE FORMS A NATURAL INFILL BETWEEN HILFON, THE EXISTING ADJACENT DEVELOPMENT, AND THE HIGHER LAND TO THE EAST.

IN LIGHT OF THE ABOVE, I WOULD RESPECTFULLY REQUEST THAT THE SITE IS RECONSIDERED FOR RESIDENTIAL USE IN THE FORTHCOMING PLAN.

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).

THE SITE IS SUITABLE FOR SUSTAINABLE DEVELOPMENT OF RESIDENCES WITH NO TECHNICAL BAR TO DEVELOPMENT, AND AS SUCH SHOULD BE INCLUDED WITHIN THE DEVELOPMENT BOUNDARY OF THE TOWN

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

INCLUDE SITE REF: SY287 AS A RESIDENTIAL SITE WITHIN THE HOLYHEAD DEVELOPMENT BOUNDARY.

2dd. Is the Deposit Plan sound?

Yes ☒ No ☐

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	☐	P2	☐	C1	☐	C2	☐	C3	☐	C4	☐	CE 1	☐	CE 2	☐	CE 3	☐	CE 4	☐

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:

17 13 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

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.

**SUSTAINABILITY APPRAISAL
LAND AT OLD SCHOOL ROAD, LLAINGOCH, HOLYHEAD,
ANGLESEY.**

LPA REF: SY287.

SA OBJECTIVES

1. Maintain and enhance biodiversity interests and connectivity.

The site will contribute towards this SA objective because it will not lead to the loss of an important habitat, or disturb a priority species. Trees and hedges will be unaffected. The site currently is poor quality grazing land with rock outcrops, and is immediately adjacent to existing residential development on land that was previously part of this site.

The development of the site would not lead to the fragmentation of green corridor, and there are potential opportunities to enhance biodiversity.

2. Promote community viability, cohesion, health and well being.

The site is well within the distance thresholds to community services and facilities, schools, shops and the community centre all being within walking distance. A children's park is located adjacent to the site. The local bus route is along Old School Road, which is adjacent to the site.

It is considered unlikely that development of the site would have major positive effects on health.

3. Manage and reduce the impacts of climate change by promoting and supporting mitigation and adaptation measures.

Development at the site will have a neutral effect on traffic. It is possible that suitable mitigation is available to reduce negative effects with the potential for a residual neutral effect.

4. Conserve, promote and enhance the Welsh language.

A major positive effect is not considered possible. As with any residential development, the opportunity to enhance the language does not present any options to meet this SA objective.

5. Conserve, promote and enhance cultural resources and historic heritage assets.

There are no heritage assets within the influence of the proposed development. The proposed site, if developed would have a neutral effect.

6. Support economic growth and facilitate a vibrant, diversified economy providing local employment opportunities.

As the proposal is solely for residential development, the only direct employment opportunities are for construction workers during the construction period. Other than for this, which would undoubtedly support local companies and employees, it is considered that the proposal would have a neutral effect against this SA objective.

7. Provide good quality housing, including affordable housing that meets local needs.

As the site is intended for residential development there exists the potential for a major positive effect against this SA objective. The proposal would provide a mix of market housing, shared ownership affordable housing, low cost rental units and possibly some sheltered housing, for all of which there is a known demand.

8. Value, conserve and enhance the plan area's rural landscapes and urban townscapes.

A neutral effect is not considered possible. However the site is of low landscape value, and is not an open area visible from the major vehicular routes, it is also of low agricultural value, and only suitable for the grazing of horses. It is adjacent to existing residential development.

9. Use land and mineral assets efficiently and promote mechanisms for waste minimisation, re use and recycling.

The site is Greenfield, but is of poor quality. A neutral effect is not considered possible, however, all development proposed would comply with the recycling system in place for waste collection on the island.

10. Promote and enhance good transport links to support the community and the economy.

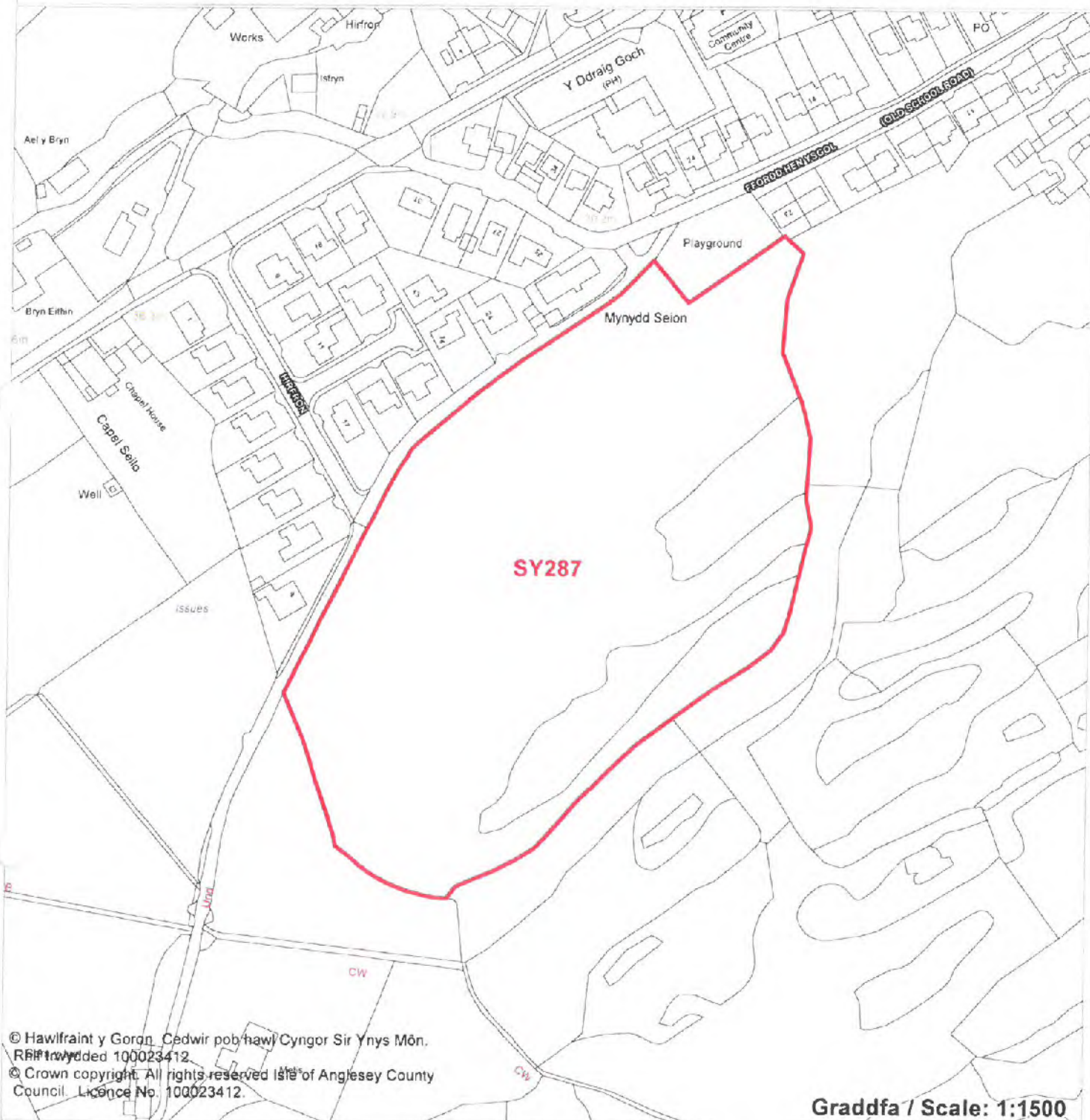
The site meets the majority of thresholds for distance to sustainable modes of transport and is of a distance to the main service centres and areas of employment that development is likely to reduce the need to travel.

11. Safeguard water quality, manage water resources sustainability and minimise flood risk.

The site is not within a flood risk area, neither is it within a groundwater or surface water protection area.

Cynllun Datblygu Lleol (CDLI) Ynys Môn Ynys Môn Local Development Plan (LDP)

Cofrestr Safleoedd Ymgeisio / Candidate Sites Register



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Council. Licence No. 100023412.

Graddfa / Scale: 1:1500

Cyfeirnod / Reference	: SY287
Enw'r Safle / Site Name	: Tir ger / Land adj Hafron
Lleoliad / Location	: Caergybi / Holyhead
Cyfeirnod Grid / Grid Reference	: 230 824
Maint (ha) / Size (ha)	: 2.83
Defnydd â Awgrymir / Suggested Use	: Tai / Housing

	 CYNGOR SIR YNYS MÔN ISLE OF ANGLESEY COUNTY COUNCIL	<i>For office use only:</i> <i>Representor No.</i> <i>Date received:</i> <i>Date acknowledged:</i>
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**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	W-H. EDWARDS	D. EDWARDS
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.

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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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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)	TAL14.
Paragraph number (please specify)	
Proposals/ Inset Map (please specify ref no.)	3 (HOLYHEAD)
Constraints Map	
Appendices (please specify)	

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

Objecting	☒	Supporting	☒
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2c. Please provide details of your representation on the Deposit Plan.

I would like my land to go for planning. There is no access to the land but Mr Arnold Roberts has said he is willing to give ~~me~~ ^{me} access from his land.

I don't think it would impact on the surrounding property. There would be no trees affected. No highway issues or traffic issues.

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).

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

2dd. Is the Deposit Plan sound?

Yes ☐ No ☒

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	☐	P2	☐	C1	☐	C2	☐	C3	☐	C4	☐	CE 1	☐	CE 2	☒	CE 3	☐	CE 4	☐

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: 27-3-15

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.

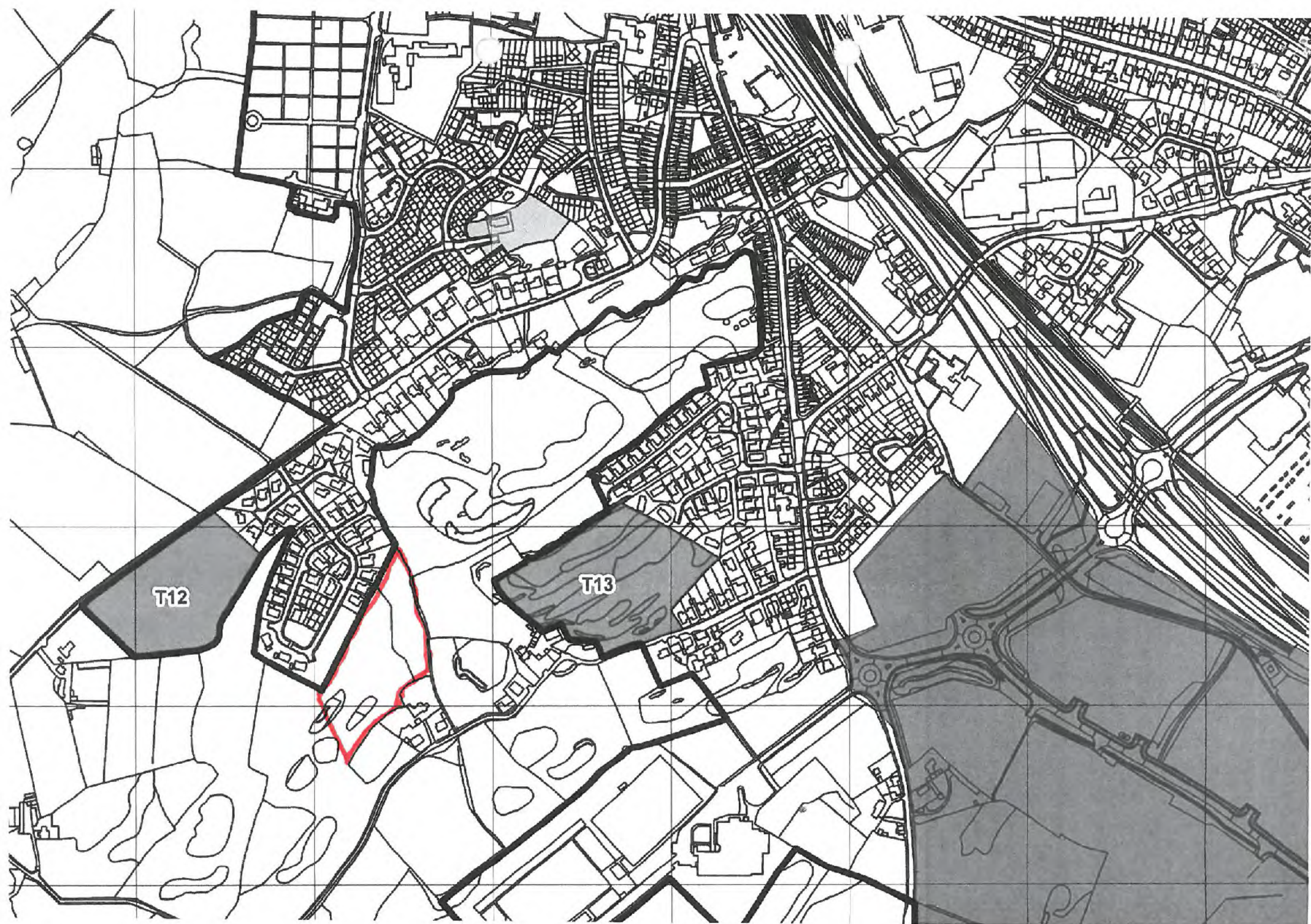
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BY EMAIL – planningpolicy@gwynedd.gov.uk

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.

Sustainability Appraisal Matrix

Site Name: Tir ger / Land ady Cae Rhos, Holyhead Site Area:		
SA Objective	Assessment	Summary
1. Maintain and enhance biodiversity interests and connectivity (SEA Topics: biodiversity, fauna, flora, soil)	+	Development would not lead to a loss of trees, hedgerows and habitat. No development will effect designations
2. Promote community viability, cohesion, health and well being (SEA Topics: human health, population)	+	No value of recreational importance No risk of contamination Within walking distance of bus route to centre of the town. No adverse impacts from conflicting land use.
3. Manage and reduce the impacts of climate change by promoting and supporting mitigation and adaptation measures (SEA Topics: climatic factors, air)	0	No risk of flooding and there's a natural watercourse adjoining site to aid surface water runoff. Adjoining development boundary. Access through adjoining field.
4. Conserve, promote and enhance the Welsh language (SEA Topic: cultural heritage)	+	New houses will be available to local families who will be using local community facilities and services such as schools, shops, leisure centres and libraries etc.
5. Conserve, promote and enhance cultural resources and historic heritage assets (SEA Topic: cultural heritage)	0	No historical or environmental designations on site. No eyesore on site No impact on important views and vistas.
6. Support economic growth and facilitate a vibrant, diversified economy providing local employment opportunities (SEA Topic: Population)	+	A number of major employers are based in Holyhead. New houses would be available for local people and families.
7. Provide good quality housing, including affordable housing that meets local needs (SEA Topic: population, human health)	0	New houses will be available to local families. Utility connections on site.
8. Value, conserve and enhance the plan area's rural landscapes and urban townscapes (SEA Topics: landscape)	0	No designations on site. No adverse impact from conflicting land uses.

9. Use land and mineral assets efficiently and promote mechanisms for waste minimisation, re-use and recycling (SEA Topic: material assets, soil)	0	Development of the site would not lead to a loss of best and most versatile agricultural land. The land is poor grazing land only.
10. Promote and enhance good transport links to support the community and the economy (SEA Topic: population, human health)	+	Site is located within walking distance to a number of bus stops. Site is located within walking distance to walking and cycling routes Access available from adjoining field.
11. Safeguard water quality, manage water resources sustainability and minimise flood risk (SEA Topic: water, biodiversity)	+	No risk of Flooding. Natural watercourse to aid surface water drain off adjoining site

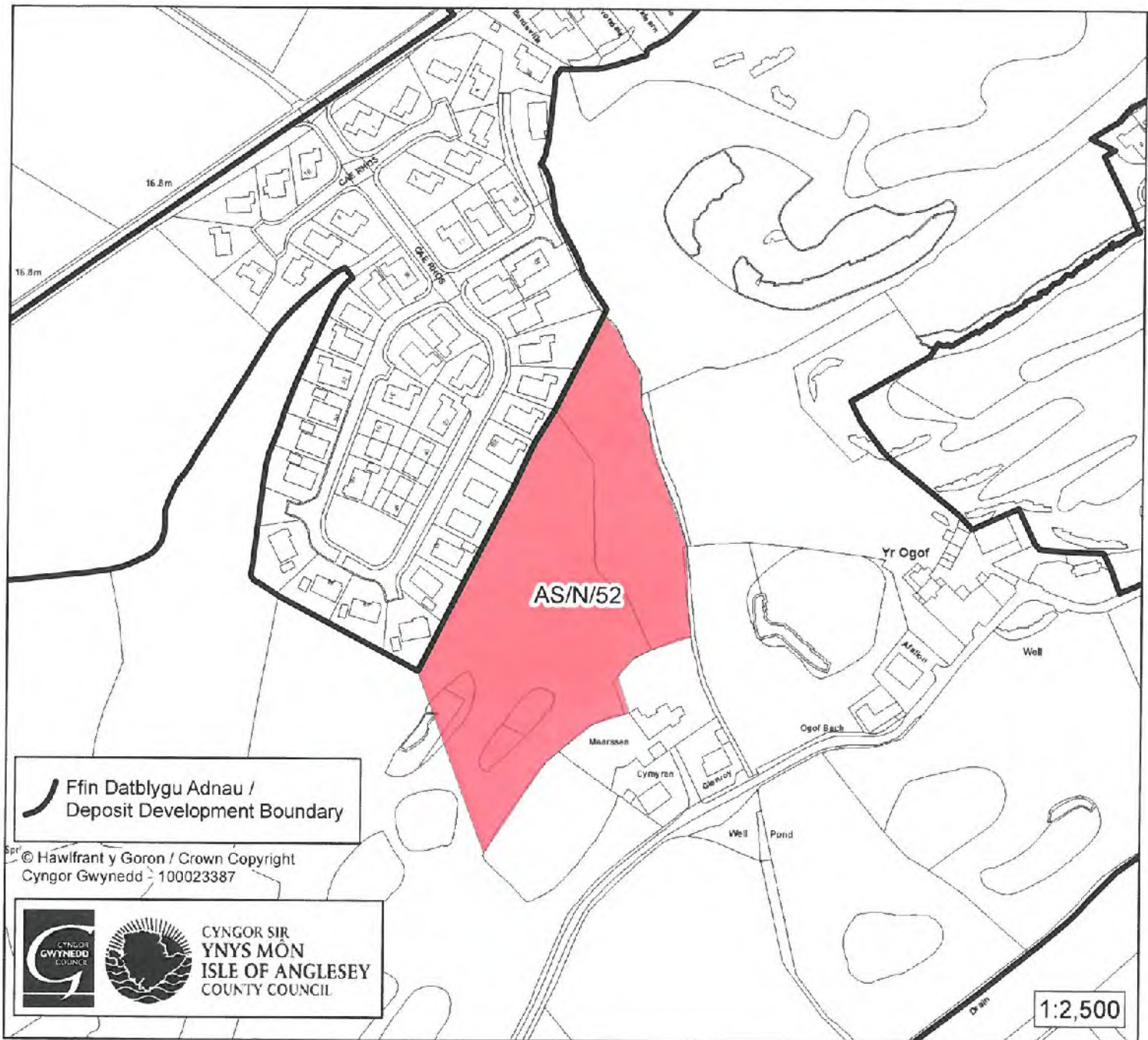


T12

T13

**Cynllun Datblygu Lleol ar y Cyd Gwynedd a Môn
Anglesey and Gwynedd Joint Local Development Plan
2011- 2026**

COFRESTR SAFLEOEDD AMGEN / ALTERNATIVE SITES REGISTER



Math o Safle Amgen / Alternative Site Type: SAFLE NEWYDD / NEW SITE

Cyfeirnod / Reference: AS/N/52

Enw'r Safle / Site Name: Tir ger / Land adj Cae Rhos

Lleoliad / Location: Caergybi / Holyhead

Cyngor Cymuned / Community Council: Caergybi / Holyhead

Maint (ha) / Size (ha): 1.5

Defnydd Amgen â Awgrymir / Suggested Alternative Use: Tai / Housing