



CYNGOR SIR
YNYS MÔN
ISLE OF ANGLESEY
COUNTY COUNCIL

Joint Planning Policy Unit (JPPU)

Joint Local Development Plan (JLDP)

Candidate Sites Process and Methodology

September 2011

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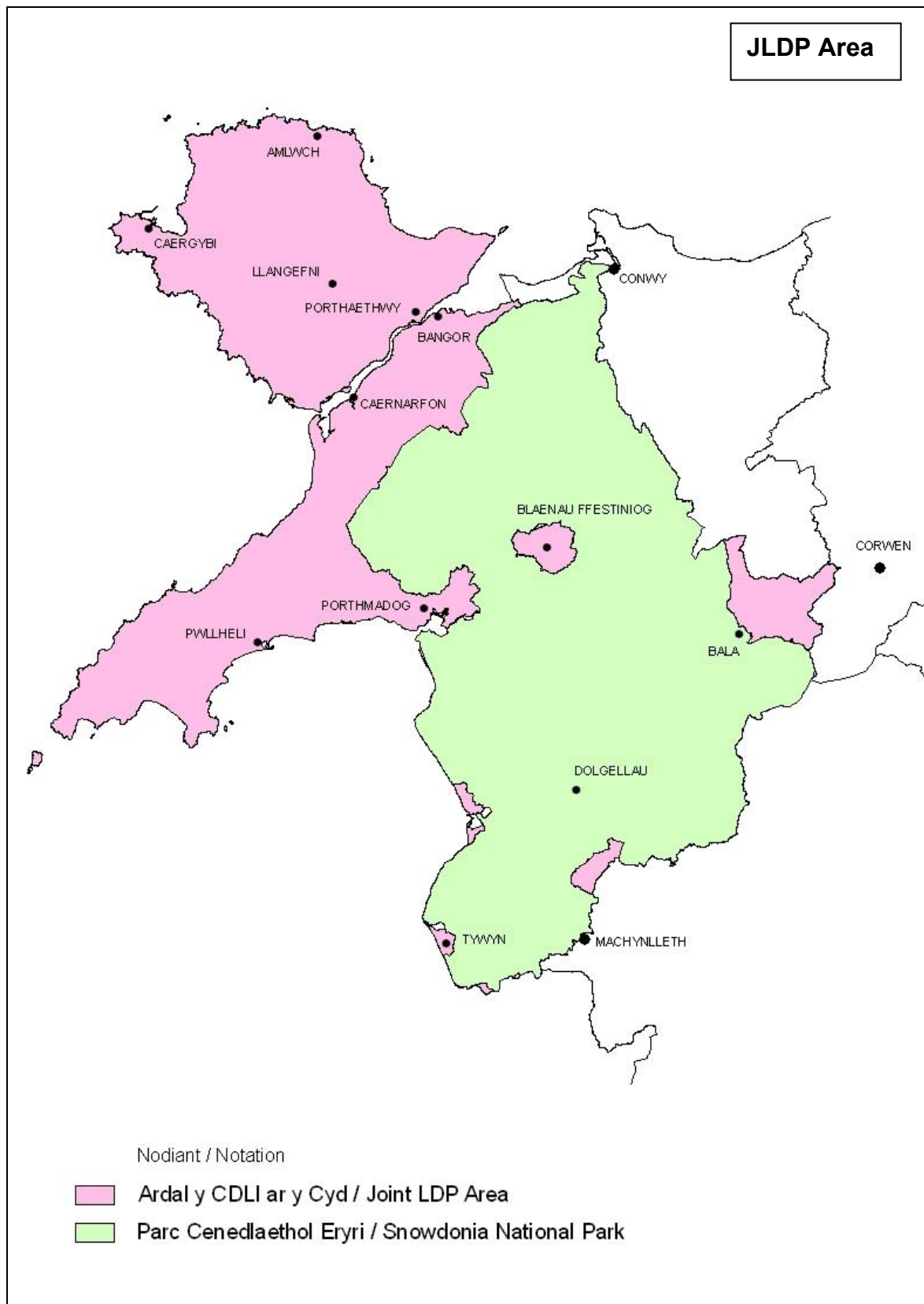
1.0 Introduction

- 1.1 A key element in developing the Joint Local Development Plan's (JLDP) evidence base will be the identification of potential sites, known as Candidate Sites, for new housing, employment and other uses such as community and recreation. In order to ascertain what land is available to meet Anglesey and Gwynedd's development needs a Candidate Site Register (CSR) will be opened where developers, landowners and the public can submit land for potential inclusion within the plan either as sites for future development or change of use, or sites that need protecting for their special landscape, open space or conservation value.
- 1.2 The JLDP, through the Candidate Site process, will identify land to meet Anglesey and Gwynedd's development needs for various land uses, which could include:
- Residential
 - Employment
 - Retail
 - Tourism
 - Amenity and Open Space
 - Recreation
 - Minerals
 - Waste
 - Gypsy and Traveller
- 1.3 The CSR process does not represent a commitment on the part of the Councils to take sites forward into the JLDP. Also as the JLDP is a new development plan, land included in the current development plan framework does not automatically get put forward for the JLDP. The current development plan framework includes the following:
- Gwynedd: Unitary Development Plan (2009)
 - Isle of Anglesey: Ynys Môn Local Plan (1996), Stopped Unitary Development Plan (2005)

Local Development Plans Wales (2005) states that *"the identification of sites should be founded on a robust and credible assessment of the suitability and availability of land for particular uses or a mix of uses and the probability that it will be developed"*.

- 1.4 Undeveloped residential, employment or other commercial allocations in the previous development plans will be reassessed to ascertain whether they can be carried forward into the JLDP.
- 1.5 The Isle of Anglesey County Council opened its original CSR in January 2007 and by the closing date had received information about over 400 sites. Sites submitted during the previous CSR period will need to be re-assessed against the new set criteria and filtering mechanisms included in the proposed candidate sites assessment methodology for the JLDP outlined in this document.

1.6 The JLDP area covers the Anglesey and Gwynedd Local Planning Authority areas and does NOT include the Snowdonia National Park Area as shown in the map below.



2.0 The Candidate Site Process

- 2.1 The CSR is an important information gathering exercise, and all submissions must be accompanied by appropriate supporting evidence and undergo a public consultation to justify the potential inclusion of any proposed site in the JLDP.
- 2.2 A flowchart highlighting the main stages in the Candidate Site process can be found in Appendix 1, and an indicative timetable which reflects the timeframe set out in the JLDP draft Delivery Agreement in Appendix 2.

3.0 Stage 1: Agreeing a Suitable Assessment Methodology

- 3.1 This consultation on the assessment methodology represents the first stage of the Candidate Site process. In order to fully evaluate the suitability and deliverability of sites submitted an assessment against a detailed and rigorous methodology is required. In accordance with the Welsh Government's (WG) guidance, included in the LDP Manual (2006), all submitted sites will need to be assessed, firstly to see if they are suitable and capable of being developed, and, secondly, to determine if they are compatible with the emerging Joint Local Development Plan strategy.
- 3.2 The methodology will include criteria to filter out sites that are below a certain size, contrary to national policy or are unsuitably located due to major constraints such as sites that are liable to flooding. The site appraisal process also considers the Councils' requirements for undertaking various appraisals, which include a Strategic Environmental Assessment (SEA), Sustainability Appraisal (SA), Welsh Language Impact Assessment (WLIA) and Habitats Regulations Assessments (HRA).

4.0 Stage 2: Opening the Register – The Call for Sites

- 4.1 After the above Stage 1 consultation has been completed and its results have been evaluated, the CSR will be formally opened during **October 2011** and will remain open for **four months**.
- 4.2 In order to publicise the Call for Sites letters will be sent to stakeholders, including those who submitted sites during the withdrawn Anglesey LDP call for sites period (see paragraph 4.4), and adverts will be placed in the press and on the websites of both authorities.
- 4.3 Evidence to support sites **will have** to be submitted via a standardised form, a draft of which can be found in Appendix 3. All sites submitted must have regard to international, national and local policy and sites that are clearly unfeasible for development will not be considered suitable for potential inclusion to the JLDP. An example of which may be a proposed residential development located in an open countryside location and unrelated to existing settlements or a housing development proposed on land subject to flooding.

Please note the submission of sites is an open and transparent process, therefore submission forms cannot be treated as confidential. All comments submitted will be available for public inspection.

- 4.4 Following the consultation on the Candidate Site Methodology letters will be sent to everyone who has previously submitted land for inclusion into the withdrawn Anglesey LDP outlining the need for the new criteria. Stakeholders who still want their land to be considered as part of the JLDP will be required to confirm this by completing and returning the submission form and submit any relevant supporting evidence.
- 4.5 All of the Candidate Sites submitted will be available for inspection on the websites and also paper copies will be made available in the Town Hall, Bangor, in the Planning Service Reception, Pwllheli, and in the Planning and Public Protection Reception (Rovacabin) of the Isle of Anglesey County Council.
- 4.6 Discussions will take place with public service providers, including other Council departments, health organisations and utilities companies to identify whether sites for any additional facilities need to be included in the JLDP.
- 4.7 Early engagement will also take place with the development industry and/ or their representatives to obtain information on potential sites, including those already identified in Joint Housing Land Availability Studies (TAN1), in order to avoid a substantial number of sites coming forward at the Deposit stage, and to ensure that the JLDP strategy is deliverable.
- 4.8 The CSR will be periodically updated and a final version will be published following the closing of the submission period.
- 4.9 It is anticipated that a range of sites will be submitted for consideration which will include:

Strategic Sites	Large sites that will significantly contribute to the strategy of the JLDP because of their nature, scale and location
Non Strategic Sites	Small to medium sites that are of sufficient size to accommodate local growth requirements.
Infill / Windfall Sites	Smaller sites that may not be required for the future allocation process but will be considered when the JPPU undertakes work on behalf of the Councils to define development boundaries.

5.0 Stage 3: Assessing the Candidate Sites

- 5.1 After the site is submitted the site assessment process will begin using the agreed methodology to filter out any inappropriate sites. A Candidate Site Assessment Form has been designed to ensure uniformity of assessments between different officers and to promote transparency. Paper copies of the form will be made available in the Town Hall, Bangor, in the Planning Service

Reception, Pwllheli, and in the Rovacabin, Llangefni and will be downloadable via the Councils' websites. A draft version of the Officer Assessment Form can be found in Appendix 4.

5.2 The assessment can be broken into three different stages:

3a) Initial filtering of sites and Identification of Potential Strategic Sites and Non Strategic Sites

5.3 The first part of the assessment process will consider initial site constraints and identify potential strategic sites for the Preferred Strategy as well as non strategic sites.

5.4 The initial assessment of sites will consider its general location, site area, any obvious site constraints and the site's planning history.

5.5 Any sites which are identified as being totally unrealistic to develop, do not comply with international, national or local policy or have fundamental constraints that cannot be overcome or mitigated will not be taken forward to the next stage. However, these sites can be submitted as an Alternative Site at the Deposit Stage if the submitter can prove how the original reason(s) for non-inclusion has been overcome.

5.6 This stage of the assessment will discard development sites (unless sufficient information is provided to prove otherwise) if they lie within or likely to have a significant effect on any of the following designations:

- Sites of Special Scientific Interest (SSSI)
- Special Areas of Conservation (SAC)
- Special Protection Areas (SPA)
- National Nature Reserves (NNR)
- C2 Flood Zones (TAN15)
- Mineral and Coal Safeguarding Sites

5.7 Sites will also be assessed for their potential to contribute to the strategic aims and objectives of the JLDP, including the level and distribution of development. Potential strategic sites will be identified based on their size, location and proposed use and will be identified as Strategic Sites within the Preferred Strategy if they make it through the assessment. These potential Strategic Sites will be subject to public consultation during the Preferred Strategy consultation. The Council may also suggest other sites that have not been put forward in the CSR.

3b) Detailed Site Assessment (including assessment against the SA/SEA/HRA objectives)

5.8 Following the initial assessment a detailed, site specific assessment will need to be undertaken for sites that have successfully filtered through initial assessment. The assessment is divided into the following areas:-

- **Environmental Capital** – considering whether or not the site is at risk from flooding, whether there would be any loss of best and most versatile

- agricultural land, whether the site is greenfield or brownfield, whether there is a potential risk of contaminated land, whether or not it is protected by environmental designations, whether it is considered to have environmental value, would the proposal be vulnerable to the effects of climate change including issues of flooding or drainage, would the development be able to incorporate renewable energy sources or energy conservation measures.
- **Accessibility** – considering the suitability of vehicular access to the site, location of the site with regard to public transport routes and accessibility by foot or cycle to a range of community facilities.
 - **Site Context and Character** – whether topographical characteristics of the site may present an obstacle to development, whether development would have an impact on views/vistas, whether the site is in close proximity to existing infrastructure, an evaluation of the landscape character using CCW's LANDMAP database and whether or not there would be potential adverse impact from adjoining land uses.
 - **Relationship with Existing Settlements** – whether development of the site would provide continuity and enclosure in respect to adjacent land uses.

- 5.9 Parts of this assessment will require additional information to be provided by internal departments of both authorities such as highways as well as external statutory consultees where appropriate.
- 5.10 As the JLDP Strategic Options and Preferred Strategy have not been finalised it is not possible to provide details of them in this consultation document. However a full public consultation on the objectives and Preferred Strategy will take place in order to give statutory consultees, stakeholders and members of the public an opportunity to be involved with formulating the strategic objectives, assessing options and formulating the Preferred Strategy.
- 5.11 The JPPU is currently consulting on the Draft Scoping Report for the Sustainability Appraisal of the JLDP, which contains a variety of Sustainability Objectives that will ensure that the JLDP is assessed against environmental, economic and social criteria. The Candidate Sites will be assessed against this framework, which will use the table below to identify the sustainability credentials of the candidate sites.

SUSTAINABILITY APPRAISAL KEY	
	Development actively encouraged as it would resolve an existing sustainability problem
	No Sustainability constraints and development acceptable
	Neutral
	Unknown/uncertain effect
	Potential sustainability issues; mitigation and /or negotiation possible
	Problematical and improbable because of known sustainability issues ; mitigation or negotiation difficult and /or expensive
	Absolute sustainability constraints to development

3c) Assessing the sites against other appraisals

- 5.12 Below is a list of other strategies/assessments that the sites taken forward to this stage will be assessed against. Please note that this list is not exhaustive

and we welcome any comments regarding strategies/assessments we have not included.

- Welsh Language Impact Assessment (TAN20)
- Strategic Flood Consequences Assessment (SFCA)
- Health Impact Assessment
- Equalities Impact Assessment

6.0 Stage 4: Deposit JLDP Consultation and Alternative Sites

- 6.1 As mentioned previously, Strategic Sites will be identified, published and consulted upon during the Preferred Strategy consultation. Potential Non-Strategic Sites that have satisfied all stages of the assessment will be carried forward and published in the Deposit JLDP. There will be extensive engagement with statutory consultees throughout the Candidate Site assessment process and consultation with the public and other relevant parties/organisations will be undertaken during the Deposit JLDP consultation.
- 6.2 **Alternative Sites:** A justification will be provided as to why a site was discounted and not included in the Deposit JLDP. If the site does not have an adverse impact upon an SAC or SPA and if the reason for non-inclusion can be overcome or alternative locations can be proposed they can be resubmitted as an Alternative Site during the consultation period of the deposit JLDP.

Please note that the final decision on which sites are included in the JLDP lies with an independent Planning Inspector- not with the Isle of Anglesey County Council and Gwynedd Council.

7.0 How to participate in this consultation

7.1 The following consultation questions are provided as a guide. Please feel free to comment on any aspect of the proposed Candidate Site methodology.

1) Do you agree with the Candidate Site selection process that is outlined within this document? If not, please explain why

2) Do you have any comments regarding the Candidate Site Submission Form?

3) Do you agree that the proposed Candidate Site assessment methodology provides an appropriate mechanism for identifying and assessing sites that are suitable for development? If not, how should the methodology be changed?

4) Do you have any other comments on the practicalities of the Candidate Site process and methodology?

7.2 Copies of the document are available for public inspection during regular opening hours of the following offices: Town Hall, Bangor, Gwynedd Council's HQ in Caernarfon, Anglesey County Council's Planning Services, Llangefni, as well as Gwynedd Council's principal area offices in Pwllheli and Dolgellau. The document is also in the public local libraries in Anglesey and Gwynedd. Electronic copies can be viewed and downloaded on both Authorities' website.

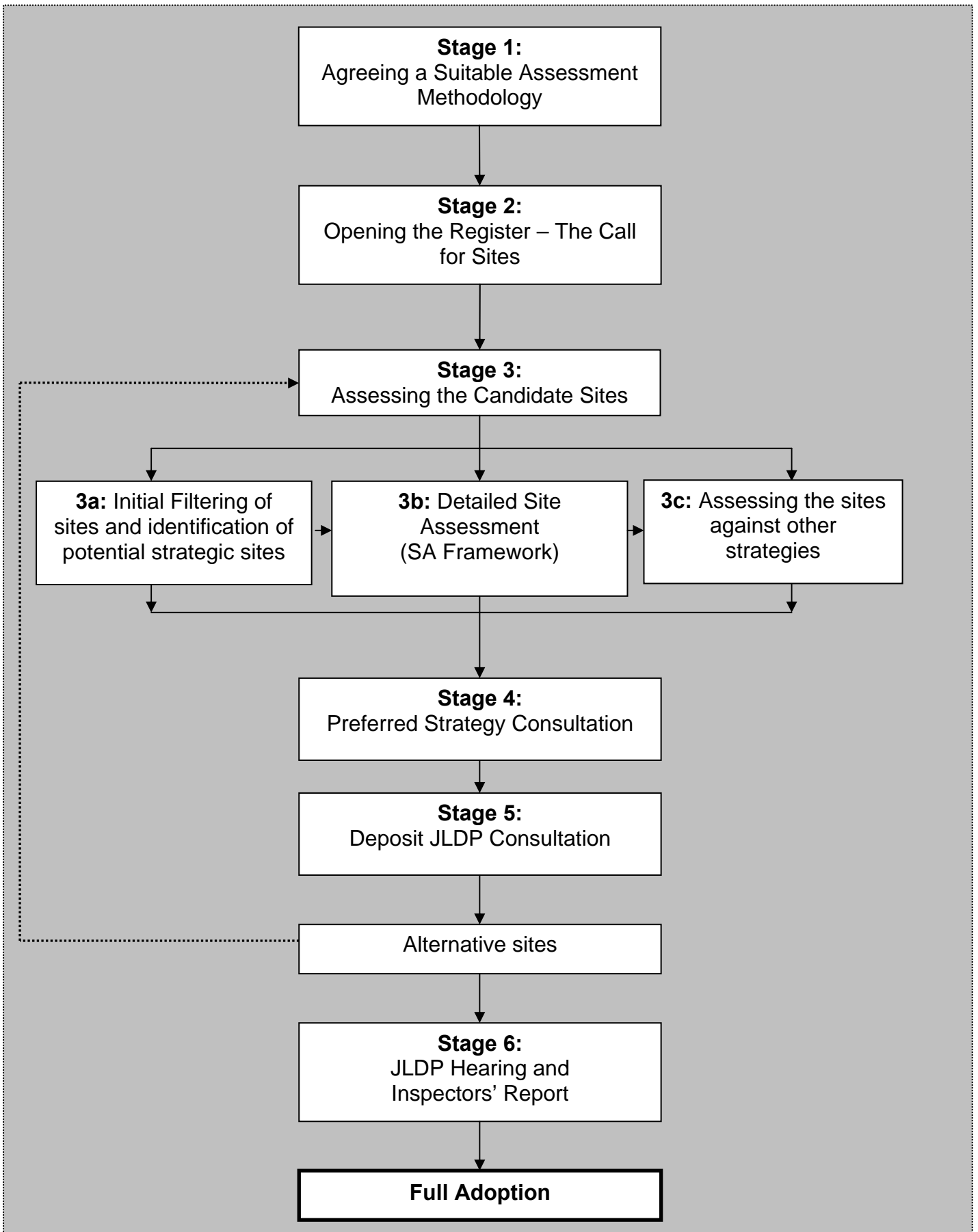
7.3 The closing date for stakeholders to submit comments on the Candidate Site Methodology is **5pm on Thursday 15th September**.

Comments should be returned via post to:

**JPPU Manager,
Joint Planning Policy Unit,
Gwynedd Council,
Town Hall,
Bangor,
Gwynedd,
LL57 1DT**

Or via email on: planningpolicy@gwynedd.gov.uk

Appendix 1
Candidate Site Process Flow Chart



**Appendix 2
Candidate Site Timetable**

Stage	2011						2012											
	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Prepare Suitable Assessment Methodology																		
Consult on the Assessment Methodology																		
Open the Register – Call for Sites																		
Initial Assessment and identification of potential strategic sites																		
Detailed Assessment																		
Assessing the sites against other strategies																		
Prepare Preferred Strategy																		
Consultation on the Preferred Strategy																		

Appendix 3

Candidate Site Submission Form

UNED POLISI CYNLLUNIO AR Y CYD (UPCC)

JOINT PLANNING POLICY UNIT (JPPU)

CYNLLUN DATBLYGU LLEOL (CDLI) AR Y CYD

JOINT LOCAL DEVELOPMENT PLAN (JLDP)

Gwahoddiad ar gyfer cynnig Safleoedd Posib

Invitation for Submission of Candidate Sites

Mae'r UPCC, ar ran Cyngor Sir Ynys Môn a Chyngor Gwynedd eisiau cael gwybod am unrhyw safleoedd o fewn ardal CDLI â photensial i'w datblygu neu eu hamddiffyn. Felly gwahoddir cynigion gan ddatblygwyr, perchenogion tir a'r cyhoedd am safleoedd gyda photensial i'w cynnwys yn y cynllun.

The JPPU, on behalf of the Isle of Anglesey County Council and Gwynedd Council, want to know about potential sites for development and protection within the JLDP area and therefore invite the submission of Candidate Sites from developers, landowners and the public for potential inclusion within the plan.

MAE ARDAL UPCC YN CYNNWYS ARDALOEDD AWDURDODAU CYNLLUNIO LLEOL YNYS MÔN A GWYNEDD AC NID ARDAL PARC CENEDLAETHOL ERYRI.

THE JLDP AREA COVERS THE ANGLESEY AND GWYNEDD LOCAL PLANNING AUTHORITY AREAS AND DOES NOT INCLUDE THE SNOWDONIA NATIONAL PARK AREA.

I gofrestru safle â photensial i'w cynnwys yn y proses CDLI, fydd **RHAID** cwblhau ffurflen Cynnig Safle Posib.

To register a site for potential inclusion in the JLDP process, the following Candidate Site Submission form **MUST** be completed.

Mae angen cwblhau un ffurflen am bob safle a gynigir. Amgawch fap Arolwg Ordnans yn amlinellu'r tir â chynigydd mewn coch.

Please complete one form for each site proposed. The form must be accompanied by an Ordnance Survey based map which clearly identifies the land in question highlighted in red.

Mae'r ffurflen yma ar gael ar y we hefyd.

This form is also available online.

NODWCH OS GWELWCH YN DDA, NAD YW'R BROSES SAFLEOEDD POSIB YN CYNRYCHIOLI YMRWYMIAD AR RAN Y CYNGOR I GARIO'R SAFLEOEDD YMLAEN I'R CDLI AR Y CYD.

PLEASE NOTE THAT THE CANDIDATE SITES PROCESS DOES NOT REPRESENT A COMMITMENT ON THE PART OF THE COUNCILS TO TAKE SITES FORWARD TO THE JLDP.

FYDD SYLWADAU AR GAEL AR GYFER YMCHWILIAD CYHOEDDUS.

ALL COMMENTS SUBMITTED WILL BE MADE AVAILABLE FOR PUBLIC INSPECTION

Os ydych angen cymorth i gwblhau ffurflen Cynnig Safle Posib, peidiwch ag oedi i gysylltu'r UPCC ar rif ffôn (01766) 771000 neu drwy e-bost i polisycynllunio@gwynedd.gov.uk

Should you require assistance with completing the Candidate Site Submission Form please do not hesitate to contact the JPPU on 01766 771000 or via email to planningpolicy@gwynedd.gov.uk.

Swyddfa yn unig : Safle wedi' ei ddiigitio :
Office use only : Site digitised :

Rhif Cyfeirnod:
Reference No:

Cydnabyddiaeth wedi'i yrru:
Acknowledgement sent:

1) Manylion Cyswllt / Contact Details

Eich Manylion: Your Details:	*Manylion Asiant (os yn berthnasol): *Agent Details (if applicable):
Enw: Name:	
Mudiad (os yn berthnasol): Organisation (if applicable):	
Cyfeiriad: Address:	
Côd Post: Post Code:	
Cyfeiriad E-bost: E-mail Address:	
Rhif Ffôn: Telephone No:	

*Nodyn: Fe gaiff gwybodaeth ei yrru i'r asiant os enwir un yma
*Note: Correspondence will be sent to the agent if these details are included

Sut hoffwch i ni gysylltu efo chi yn y dyfodol ac ym mha iaith?
What is your preferred method of communication in the future and in which language?

Cymraeg / Welsh: E-bost / Email:
Saesneg / English: Llythyr / Letter:

2) Manylion y Safle / Site Details

Enw'r Safle: Site Name:	
Cyfeiriad y Safle: Site Address:	

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Côd Post:
Post Code:

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Cyfeirnod Grid OS:
OS Grid Reference:

--

Arwynebedd y Safle (ha):
Site Area (ha)

--

A ydych wedi amgau map AO yn amlinellu'r safle mewn **COCH**? Do:
Have you included an OS map outlining the site in **RED** with the submission? Yes:

3) Perchnogaeth / Ownership

3.1	Ai'r cynigydd yw'r unig berchennog? <i>Is the proposer the sole owner of the site?</i> Ydy / Yes: <input type="checkbox"/> Nac Ydy / No: <input type="checkbox"/>
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3.2	Os nac ydy, a yw'r perchenogion eraill i gyd yn ymwybodol o'r cynnig? <i>If not, are all other land owners aware of this submission?</i> Ydy / Yes: <input type="checkbox"/> Nac Ydy / No: <input type="checkbox"/>
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3.3	Nodwch, os gwelwch yn dda, manylion cyswllt y perchenog(wyr) eraill os yr ydych yn eu gwybod: <i>Please provide contact details of other landowner(s) if known:</i>
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3.4	A oes gan y cynnigydd unrhyw diroedd yn ei berchnogaeth o amgylch y safle? <i>Does the proposer own any additional land surrounding the site?</i> Ydy / Yes: <input type="checkbox"/> Nac Ydy / No: <input type="checkbox"/> Os oes, amlinellwch y tir mewn GLAS ar y Map AO. <i>If so, please outline the land in BLUE on the OS map.</i>
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4) Defnydd Tir / Land Use

4.1	Nodwch, os gwelwch yn dda, defnydd presennol y tir: <i>Please specify the existing use of the land:</i>
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4.2	Pa ddefnydd yr ydych yn ei gynnig i'r safle? <i>What use are you proposing for the site?</i>
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4.3	<p>Os ydych eisiau gwarchod y safle rhag ddatblygiad nodwch y rhesymau: <i>If you wish to propose that the site is protected from development please state the reason(s):</i></p>
4.4	<p>Os hoffwch weld y safle'n cael ei ddefnyddio fel safle tai , yn eich barn chi, faint o unedau sydd yn addas i'r safle ac ar ba sail: <i>If the proposed use of the site is residential, please specify how many units you think the site can accommodate and on what basis:</i></p>
4.5	<p>Pa ddefnyddiau tir sy'n ffinio'r safle a gynigir? <i>What land uses adjoin the proposed site?</i></p>
4.6	<p>A oes adeiladau ar y safle? <i>Are there existing buildings on the site?</i> Oes / Yes: <input type="checkbox"/> Nac Oes / No: <input type="checkbox"/></p> <p>Os oes, wnewch chi roi manylion a nodwch, os gwelwch yn dda, os ydynt yn cael eu defnyddio neu beidio: <i>If yes, please give details and whether they are currently in use or redundant:</i></p>
4.7	<p>A oes unrhyw cyfamod rhwystrol ar y tir? <i>Are there any restrictive covenants on the land?</i> Oes / Yes: <input type="checkbox"/> Nac Oes / No: <input type="checkbox"/></p> <p>Os oes, rhowch fanylion, os gwelwch yn dda: <i>If yes, please provide details :</i></p>
4.8	<p>A gafodd y safle ei ddynodi mewn Cynllun Datblygu blaenorol? <i>Has the site been allocated in a previous Development Plan?</i> Ydy / Yes: <input type="checkbox"/> Nac Ydy / No: <input type="checkbox"/></p>

	<p>Oes ydy, allwch chi roi manylion, os gwelwch yn dda: If yes, please give details:</p>
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4.9	<p>A yw'r safle wedi bod yn destun ceisiadau cynllunio ac oes yna ganiatâd cynllunio cyfredol ar y safle sydd ddim wedi cael ei weithredu? Has the proposed site been subject to previous planning applications and are there any valid permissions on the site which have yet to be implemented?</p> <p style="text-align: center;">Oes / Yes: <input type="checkbox"/> Nac Oes / No: <input type="checkbox"/></p> <p>Os oes, rhowch y manylion, os gwelwch yn dda: If so please give details:</p>
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5) Cyfyngiadau Ffisegol ac Amgylcheddol / Physical and Environmental Constraints

5.1	<p>A yw'r safle yn agos i gwrs dŵr? Is the site near a watercourse?</p> <p style="text-align: center;">Ydy / Yes: <input type="checkbox"/> Nac Ydy / No: <input type="checkbox"/> Dim yn Gwybod / Don't Know: <input type="checkbox"/></p> <p>Os ydy, pa mor agos ydy o (mewn medrau)? If so, how close is it (in meters)?</p>
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5.2	<p>A oes hanes llifogydd ar y safle (yn cynnwys llifogydd arwyneb tir ac/neu draeniad gwael)? Has the site ever been subject to flooding (including surface water flooding and/or poor drainage)?</p> <p style="text-align: center;">Ydy / Yes: <input type="checkbox"/> Nac Ydy / No: <input type="checkbox"/> Dim yn Gwybod / Don't Know: <input type="checkbox"/></p> <p>Os oes, rhowch fanylion, os gwelwch yn dda: If so please give details:</p>
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5.3	<p>A yw'r safle o fewn ardal bygythiad llifogydd? Is the site within an area of floodrisk?</p> <p style="text-align: center;">Nac ydy / No: <input type="checkbox"/> C1: <input type="checkbox"/> C2: <input type="checkbox"/> B1: <input type="checkbox"/> Dim yn Gwybod / Don't Know: <input type="checkbox"/></p>
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5.4	<p>A oes dynodiadau tirwedd, bywyd gwyllt, hanesyddol neu archeolegol ar y safle (neu rhan o'r safle)? Are there any landscape, wildlife, historic or archaeological designation on the site (or part of the site)?</p> <p style="text-align: center;">Oes / Yes: <input type="checkbox"/> Nac Oes / No: <input type="checkbox"/> Dim yn Gwybod / Don't Know: <input type="checkbox"/></p>
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	<p>Os oes, allwch chi roi manylion am y dynodiad(au) a dweud pa ran o'r safle mae'n effeithio: <i>If yes, please identify the designation(s) and state which part(s) of the site are affected:</i></p>
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5.5	<p>A oes dynodiadau tirwedd, bywyd gwyllt, hanesyddol neu archeolegol ar y tir sy'n ffinio'r safle? <i>Are there any landscape, wildlife, historic or archaeological designation on the land that adjoins the site?</i></p> <p>Oes / Yes: <input type="checkbox"/> Nac Oes / No: <input type="checkbox"/> Dim yn Gwybod / Don't Know: <input type="checkbox"/></p> <p>Os oes, allwch chi ddweud pa ddynodiad(au) ydynt: <i>If yes, please identify the designation(s):</i></p>
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5.6	<p>A fyddai datblygu'r safle yn golygu colli tir amaethyddol Graddfa 1, 2 neu 3a? <i>Would development of the site lead to the loss of Grade 1, 2 or 3a agricultural land?</i></p> <p>1: <input type="checkbox"/> 2: <input type="checkbox"/> 3a: <input type="checkbox"/> Na Fydd / No: <input type="checkbox"/> Dim yn Gwybod / Don't Know: <input type="checkbox"/></p>
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5.7	<p>A fyddai datblygu'r safle yn golygu colli coed ac/neu gwrychoedd? <i>Would development of the site lead to the removal of any trees and/or hedgerows?</i></p> <p>Bydd / Yes: <input type="checkbox"/> Na Fydd / No: <input type="checkbox"/></p>
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5.8	<p>Oes llwybrau cyhoeddus yn croesi'r safle? <i>Do any public rights of way cross the site?</i></p> <p>Oes / Yes: <input type="checkbox"/> Nac Oes / No: <input type="checkbox"/> Dim yn Gwybod / Don't Know: <input type="checkbox"/></p>
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5.9	<p>Beth ydy topograffi'r safle (fflat/ar osgo/serth) ac yr agwedd (gwynebu tua'r gogledd/de)? <i>What is the topography of the site (flat/sloping/steep) and aspect (north/south facing)?</i></p>
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6) Isadeiledd / Infrastructure and Utilities

6.1	<p>A yw'r safle yn hygyrch o ffordd gyhoeddus? <i>Is the site accessible from a public highway?</i></p> <p>Ydy / Yes: <input type="checkbox"/> Nac Ydy / No: <input type="checkbox"/></p> <p>Os na, allch chi ddangos ar y map sut bydd mynediad yn cael ei gyflawni. <i>If not, please provide information (on the map) of how access could be achieved.</i></p>
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6.2	<p>A yw'r safle o fewn pellter cerdded rhesymol (800m neu llai) o wasanaeth</p>
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	<p>trafnidiaeth cyhoeddus sydd ar gael yn gyson rhwng 7yb a 7yh? Is the site within reasonable walking distance (800m or less) of a public transport service that operates consistently between 7am and 7pm?</p> <p>Ydy / Yes: <input type="checkbox"/> Nac Ydy / No: <input type="checkbox"/> Dim yn Gwybod / Don't Know: <input type="checkbox"/></p>
--	--

6.3	<p>Nodwch, os gwelwch yn dda, y pellter i'r gwasanaeth agosaf: Please state the distance to the nearest utility connection:</p> <p style="text-align: center;">Trydan / Electricity: Nwy / Gas: Dŵr / Water: Carffosiaeth / Sewerage: Telathrebu / Telecommunications:</p>
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7) Agosrwydd i Wasanaethau Lleol / Proximity to Local Services

O ran y safle posib, nodwch, os gwelwch yn dda, yn lle mae'r gwasanaethau canlynol i'w cael ac yn fras pa mor bell i ffwrdd oddi ar y safle mae nhw:
In Relation to the proposed site, please state in which settlement the following services are found within and the approximate distance to them from the site:

Gwasanaeth / Service	Enw'r Anheddle / Settlement Name	Pellter o'r safle (km) / Distance from Site (km)
Swyddfa Bost / Post Office		
Siop Cyfleustra / Convenience Store		
Ysgol Gynradd / Primary School		
Ysgol Uwchradd / Secondary School		
Archfarchnad / Supermarket		
Meddygfa / Doctor's Surgery		
Deintydd / Dentist		
Fferyllfa / Pharmacy		
Lle Chwarae / Play Area		
Arall (nodwch os gwelwch yn dda): / Other (please specify):		
i)		
ii)		
iii)		
iv)		

8) Gwybodaeth Pellach / Further Information

Nodwch, os gwelwch yn dda, unrhyw fater arall sydd yn berthnasol i'ch cynnig (gall cydnabyddiaeth cynnar o unrhyw faterion helpu'r cynigydd, y Cynghorau a'r ymgynghorydd statudol i leddfu unrhyw broblem):

Please provide details of any other matters considered relevant to this submission (early identification of any issues may help the proposer, the LPA and statutory consultees to mitigate any problems):

(Defnyddiwch dudalen arall os oes angen – ticiwch os ydych wedi defnyddio tudalen arall)
(Please continue on a separate sheet of paper if necessary – tick if you have used a separate sheet)

9) Datganiad / Declaration

Yr ydwyf yn cadarnhau hyd y gwn i fod y gwybodaeth a ddarparwyd yn gywir.
I confirm that the information provided is correct to the best of my knowledge.

Arwyddwyd/ Signed.....

Dyddiad/ Date.....

**DIOLCH YN FAWR AM GWBLHAU'R
FFURFLEN SAFLEOEDD POSIBL**

**Dylid gyrru ffurflenni wedi eu cwblhau i'r
cyfeiriad sydd ar ddechrau'r ffurflen neu
drwy'r e-bost.**

**COFIWCH AMGAU FAP AO SY'N
DANGOS Y SAFLE MEWN COCH AC
UNRHYW TIR CYFAGOS SYDD YN
BERCHENOGAETH YR YMGEISYDD
MEWN GLAS**

**THANK YOU FOR COMPLETING
THE CANDIDATE SITE SUBMISSION
FORM**

**Completed forms should be returned
to the address on the front page or via
email.**

**PLEASE REMEMBER TO ENCLOSE
AN OS MAP WITH THE SITE
OUTLINED IN RED AND ANY
ADDITIONAL ADJACENT LAND IN
THE SAME OWNERSHIP IN BLUE**

**Appendix 4
Candidate Site Officer Assessment Form**

Candidate Site Officer Assessment Form

1) SITE DETAILS

Site Reference:	
Site Name:	
Proposed Use of Site:	
Total Area (ha): • Brownfield (ha): • Greenfield (ha):	
Planning History:	
Compatibility with Preferred Strategy (Size, Location, Proposed Use):	
Assessed by :	
Date of Site Visit (if req'd):	
Location of photographs (if taken)	

2) INITIAL FILTERING

		Reasoning / Justification
Is the site located in or adjoining a town/city, village or rural cluster?	Yes <input type="checkbox"/> No <input type="checkbox"/>	If not, the site does not comply to national planning policy (PPW 4.6.8) and the Preferred Strategy. Sites that are located in the open countryside and away from existing settlements will not be taken forward to Stage 3 (Detailed Assessment).

Is the site over 0.3 hectares?	Yes <input type="checkbox"/> No <input type="checkbox"/>	If not, the site will be considered as a windfall/infill sites when the JPPU undertakes work to define development boundaries and will not be taken forward to Stage 3.
Would development of the site be in whole or part vulnerable to fluvial/ tidal flooding?	Yes <input type="checkbox"/> No <input type="checkbox"/> Part <input type="checkbox"/>	If yes and the proposal is for highly vulnerable development as defined in TAN15 development of the site would not comply with national planning policy and would therefore not be taken forward to Stage 3.
Is the site within or in the vicinity of the following? <ul style="list-style-type: none"> • Sites of Special Scientific Interest (SSSI) • Special Areas of Conservation (SAC) • Special Protection Areas (SPA) • National Nature Reserves (NNR) • Mineral and Coal Safeguarding Sites 	Yes <input type="checkbox"/> No <input type="checkbox"/>	<p>If yes, the sites will not be taken forward to the next stage (unless sufficient information is provided to prove otherwise).</p> <p>If, at a later stage, the proposer can prove that the impact can be mitigated the site can be resubmitted as an alternative site during the Deposit JLDP consultation.</p>






3) DETAILED ASSESSMENT

SUSTAINABILITY APPRAISAL KEY	
	Development actively encouraged as it would resolve an existing sustainability problem
	No Sustainability constraints and development acceptable
	Neutral
	Unknown/uncertain effect
	Potential sustainability issues; mitigation and /or negotiation possible
	Problematical and improbable because of known sustainability issues ; mitigation or negotiation difficult and /or expensive
	Absolute sustainability constraints to development

Issue	Details/	Suitability of Site	*Relevant SA
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Environmental Capital								
1	Is there a risk of flooding?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3, 11
2	Would development of the site lead to a loss of best and most versatile agricultural land (Grades 1,2 and 3a)?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9
3	Is the site (or parts of the site) protected by landscape, ecological or cultural designations?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1, 5, 8
4	Would development of the site lead to the loss of an important habitat, priority species or lead to fragmentation of green corridor?							1
5	Does the site constitute Brownfield land?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
6	Does the site have any value as an open space or recreational importance?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2, 8
7	Does the current/previous use of the site suggest that there is a potential risk of contaminated land?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9
8	Would development of the site lead to a loss of trees and/or hedgerows?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1
9	Would development of the site present an opportunity to remove an eyesore?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5, 8
10	LANDMAP Evaluation: <ul style="list-style-type: none"> • Visual and Sensory: • Geological: • Landscape Habitats: • Historical: • Cultural: 		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4, 5
Accessibility and Ease of Movement								
11	Is the site located within walking distance of a public transport terminal/ bus stop? (Please specify distance and whether it is steep/obstructed route)		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10
12	Is the site accessible from a public highway?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10

Issue		Details/ Comments	Suitability of Site					*Relevant SA Objective
			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
13	Is the nearby highway system (including junctions) of sufficient quality to deal with potential development on the site?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6, 7, 10
14	Please state the distance to the nearest community service/facility: <ul style="list-style-type: none"> • Post Office • Convenience Store • Primary or Secondary School • Supermarket • Surgery • Pharmacy • Dentist • Play Area • Other (please state) 		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2, 4, 6, 7
15	Please state the distance to the nearest utility connection: <ul style="list-style-type: none"> • Electricity • Gas • Water • Sewerage • Telecommunications 		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6, 7
Site Context and Character								
16	Do the topographical characteristics of the site present an obstacle to development?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8
17	Would development on the site have an adverse impact upon important views/vistas?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5, 8
18	Would development of the site have a detrimental impact on the character of the settlement?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8
19	Would there be any adverse impact arising from		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2, 6, 7, 9

Issue	Details/ Comments	Suitability of Site					*Relevant SA Objective	
								
potentially conflicting land uses?								
Relationship with Existing Settlements								
20	Is the site located within the built form of a settlement or does it constitute a minor extension to a settlement?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2, 3
Conclusion								
21	Additional Comments and Recommendations							

* The Draft SA Framework of Objectives can be found in Appendix 5. Consultation on the SA Scoping Report for the JLDP is currently ongoing. The closing date for comments is 08-09-11.

Draft SA Framework Objective	Objective Achieved (Y/N/?)	Comments
1. Maintain and enhance biodiversity interests and connectivity (SEA Topics: biodiversity, fauna, flora, soil)		
2. Promote community viability, cohesion, health and well being (SEA Topics: human health, population)		
3. Manage and reduce the impacts of climate change by promoting and supporting mitigation and adaptation measures (SEA Topics: climatic factors, air)		
4. Conserve, promote and enhance the Welsh language (SEA Topic: cultural heritage)		
5. Conserve, promote and enhance cultural resources and historic heritage assets (SEA Topic: cultural heritage)		
6. Support economic growth and facilitate a vibrant, diversified economy providing local employment opportunities (SEA Topic: Population)		


Draft SA Framework Objective	Objective Achieved (Y/N/?)	Comments
7. Provide good quality housing, including affordable housing that meets local needs <i>(SEA Topic: population, human health)</i>		
8. Value, conserve and enhance the plan area's rural landscapes and urban townscapes <i>(SEA Topics: landscape)</i>		
9. Use land and mineral assets efficiently and promote mechanisms for waste minimisation, re-use and recycling <i>(SEA Topic: material assets, soil)</i>		
10. Promote and enhance good transport links to support the community and the economy <i>(SEA Topic: population, human health)</i>		
11. Safeguard water quality, manage water resources sustainability and minimise flood risk <i>(SEA Topic: water, biodiversity)</i>		

Appendix 5
Candidate Site Assessment –Assessment Guidance Notes

Question		Assessment					Commentary
1	Is there a risk of flooding?	No known risk of flooding and surface water flooding and possible link to surface water run off to adjoining watercourse	No known risk of flooding but limited risk of surface water flooding and possible to link surface water to adjoining watercourse	Site some distance from watercourse for surface water run off	Site immediately adjacent to flood risk area or known surface water flooding	Site within area of known flood risk	<ul style="list-style-type: none"> Based on EA Areas of Flood Risk map and TAN15 DAM Maps
2	Would development of the site lead to a loss of agricultural land?	-	-	Not Agricultural Land	Loss of Agricultural Land	Loss of Best and Most Versatile Land	<ul style="list-style-type: none"> Based on Agricultural Classification Map Consultation with WG Agricultural Division may be required
3	Is the site (or parts of the site) protected by landscape, ecological or cultural designations?	-	-	No Designation	Local Designation	International or National Designation	<ul style="list-style-type: none"> Based on existing information held in development plans, CCW website Consultation with Biodiversity Units
4	Would development of the site lead to the loss of an important habitat or lead to fragmentation of green corridor?	-	-	No loss of habitat of fragmentation of green corridor	Development would impact on part of an important habitat. Fragmentation of green corridor could be mitigated	Development would impact on the whole of the important habitat. Fragmentation of green corridor could not be	<ul style="list-style-type: none"> Consult with Biodiversity Sections

Question		Assessment					Commentary	
							mitigated	
5	Does the site constitute Brownfield land?	Brownfield	Mixed site – part Brownfield	Greenfield within settlement	Greenfield adjoining settlement	Greenfield in the open countryside		<ul style="list-style-type: none"> Consult with Biodiversity Sections
6	Does the site have any value as an open space or recreational importance?	-	-	Site has no recreational or open space value	Impact upon locally important open space which has not been allocated in existing development plan framework	Impact upon allocation in existing development plan framework		<ul style="list-style-type: none"> Gwynedd – UDP (2009) Anglesey – Local Plan (1996), Stopped UDP (2005)
7	Does the current/previous use of the site suggest that there is a potential risk of contamination?	-	-	No contamination	Mild contamination that can be overcome	Major contamination that can only be overcome with major economic input		<ul style="list-style-type: none"> Consultation with Contaminated Land Officer
8	Would development of the site lead to a loss of trees and/or hedgerows?	-	-	No loss of trees and/or hedgerows	Limited loss of trees/hedgerows	Removal of all trees/hedgerows		<ul style="list-style-type: none"> Consult with Landscape/Tree officers
9	Would development of the site present an opportunity to remove an eyesore?	A prominent eyesore which impacts upon the built environment and other possible regeneration proposals	Not prominent and does not seem to impact upon regeneration proposals	No eyesore	-	-		
10	LANDMAP Evaluation	Low	Moderate	-	High	Outstanding		<ul style="list-style-type: none"> Based on CCW LANDMAP database
11	Is the site located within walking distance of a public transport terminal?	Under 400m	401m to 800m	801 to 1000m	1001 to 3000m	3001m+		<ul style="list-style-type: none"> Distance to nearest bus stop and/or train station along footpaths and roads not as the

Question		Assessment					Commentary
							<ul style="list-style-type: none"> crow flies Based on guidelines from IHT
12	Is the site accessible from a public highway?	Direct access to main road network with more than adequate visibility splays. PRow from site to community facilities	Very minor obstacles capable of being overcome	-	Major obstacles unlikely to be overcome	Site landlocked, evidence of a ransom strip, on a sharp corner poor highway network, some distance from main highway network, access through existing estate	<ul style="list-style-type: none"> Consult with Highways dept
13	Is the nearby highway system (including junctions) of sufficient quality to deal with potential development on the site?	-	-	-	Substandard highway system which could be improved	Substandard highway system which could only be improved with major economic input	<ul style="list-style-type: none"> Consult with Highways dept
14	Is the site located within walking distance of a range of community services?	Under 200m (400m for schools)	201m to 400m (401m to 800m for schools)	401m to 800m (801m to 1200m for schools)	801m to 1000m(1201 to 1500m for schools)	1001m+ (1501m+ for schools)	<ul style="list-style-type: none"> Distances based upon standards by IHT
15	Please state the distance to the nearest utility connection	100m or less	101m to 200m	201m to 300m	301m to 400m	401m+	
16	Do the topographical characteristics of the site present an obstacle to development?	Vast majority of site is level with no rocky outcrops	—————→			Site major obstacles to development including steep incline and rocky outcrops	
17	Would development on the site have an impact upon important views/vistas?	-	-	No impact	Level of impact minor	Prominent site from a distance, impact upon Conservation Area and/or listed building	

Question		Assessment					Commentary
18	Would development of the site have a detrimental impact on the character of the settlement?	-	-	No impact	Minor impact	Major impact	
19	Would there be any adverse impact arising from potentially conflicting land uses?	-	-	No conflicting land uses	Conflicting land uses	Bad Neighbour land use	
20	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Whole site clearly within settlement	Site immediately adjoining settlement – minor extension with clear rounding off of settlement	Minor extension	 Distance form settlement		
21	Additional comments and recommendations	General Comments regarding site suitability					