 <p><b>CYNGOR SIR YNYS MÔN ISLE OF ANGLESEY COUNTY COUNCIL</b></p>	<p><b>Defnydd swyddfa yn unig/ Office use only</b></p> <p>Rhif Cyn./Rep No.:</p> <p>Derbyniwyd/Received:</p> <p>Cydnabod/Acknowledged</p>
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**Cynllun Datblygu Lleol ar y Cyd Adnau Ynys Môn a Gwynedd 2011-2026  
FFURFLEN SYLWADAU NEWIDIADAU Â FFOCWS/  
Anglesey and Gwynedd Deposit Joint Local Development Plan 2011-2026  
FOCUSSED CHANGES COMMENTS FORM  
25/2/16.**

Yn dilyn ymgynghoriad ar y Cynllun Datblygu Lleol ar y Cyd ar Adnau, mae Cynghorhau Gwynedd a Môn yn cynnig rhai 'Newidiadau â Ffocws.' Hoffem glywed eich barn ar y rhain.

Dylid defnyddio'r ffurflen hon ar gyfer yr holl sylwadau (h.y. sylwadau neu wrthwynebiadau). Mae fersiynau Uniongyrchol Ar-lein/Electronig a nodiadau cyfarwyddyd ar gael ar [www.gwynedd.llyw.cymru/cdll](http://www.gwynedd.llyw.cymru/cdll) neu [www.anglesey.gov.uk/cdll](http://www.anglesey.gov.uk/cdll). Os ydych yn cyflwyno copi ar bapur, dylech atodi tudalennau ychwanegol lle bod angen. **Dylech lenwi ffurflenni ar wahân ar gyfer pob sylw** yr hoffech ei wneud.

**Sylwer bod RHAID i sylwadau fod yn ymwneud â'r Newidiadau â Ffocws yn unig, ac nid i agweddau eraill ar y Cynllun Datblygu Lleol ar y Cyd ar Adnau.** Ni fydd sylwadau eraill yn derbyn sylw.

**Mae'n rhaid derbyn eich sylwadau ddim hwyrach na 4.30yh ar yr 13 Ebrill 2016. NI FYDD SYLWADAU A DDERBYNNIR WEDI'R DYDDIAD YMA YN CAEL EU HYSTYRIED**

Dychwelwch y ffurflenni at: **Uned Polisi Cynllunio ar y Cyd, Swyddfa Cyngor Dinas Bangor, Ffordd Gwynedd, Bangor, Gwynedd, LL57 1DT** neu [polisicynllunio@gwynedd.gov.uk](mailto:polisicynllunio@gwynedd.gov.uk)

**Diogelu Data** - Mae gan y ffurflen hon ddwy ran: Rhan A (Manylion Personol) a Rhan B (Eich sylw). Sylwer mai Rhan B yn unig fydd ar gael i'r cyhoedd a chaiff ei hanfon at yr Arolygiaeth Gynllunio.

Mae'n bosib derbyn ffurflenni sylwadau ychwanegol gan yr Uned Polisi Cynllunio ar y Cyd drwy ffonio 01286 685003 neu gellir eu llawr lwytho o wefan y Cyngor yn: [www.gwynedd.llyw.cymru/cdll](http://www.gwynedd.llyw.cymru/cdll) neu [www.ynysmon.gov.uk/cdll](http://www.ynysmon.gov.uk/cdll) neu gallwch lungopio'r ffurflen hon. Wrth wneud sylwadau, defnyddiwch dudalennau ychwanegol os oes angen, gan nodi rhif y dudalen yn glir.

Following consultation on the Deposit Joint Local Development Plan (LDP), Anglesey and Gwynedd Councils are proposing some 'Focussed Changes'. We would like your views on these.

This form should be used for all representations (i.e. comments or objections). Direct Online/Electronic versions and guidance notes are available at [www.gwynedd.llyw.cymru/ldp](http://www.gwynedd.llyw.cymru/ldp) or [www.anglesey.gov.uk/ldp](http://www.anglesey.gov.uk/ldp). If you are submitting a paper copy, attach additional sheets as necessary. **Separate forms should be completed for each comment** that you wish to make.


**Please note that representations MUST relate only to the Focussed Changes, and not to other aspects of the Deposit Joint Local Development Plan.** Other representations will be disregarded.

**Your representations must be received by no later than 4.30pm on the 13 April 2016. REPRESENTATIONS RECEIVED AFTER THIS TIME WILL NOT BE CONSIDERED**

Please return forms to: **Joint Planning Policy Unit, Bangor City Council Offices, Ffordd Gwynedd, Bangor, Gwynedd, LL57 1DT** or [planningpolicy@gwynedd.gov.uk](mailto:planningpolicy@gwynedd.gov.uk)

**Data Protection** - This form has two parts: Part A (Personal details) and Part B (Your representation). Please note that only Part B will be made publicly available and will be forwarded to the Planning Inspectorate.

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

		<b>Defnydd swyddfa yn unig/ Office use only</b> Rhif Cyn./Rep No.: Derbyniwyd/Received: Cydnabod/Acknowledged
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**Cynllun Datblygu Lleol ar y Cyd Adnau Ynys Môn a Gwynedd 2011-2026**  
**FFURFLEN SYLWADAU NEWIDIADAU Â FFOCWS/**  
**Anglesey and Gwynedd Deposit Joint Local Development Plan 2011-2026**  
**FOCUSSED CHANGES COMMENTS FORM**

25/2/16.

<b>RHAN B: Eich Sylwadau a Newidiadau a Awgrymir</b> <b>PART B: Your Comments and Suggested Changes</b>	
<b>Eich enw/Sefydliad:</b> <b>Your name/Organisation:</b>	Rhys Davies, Cadnant Planning on behalf of John Williams

**1. Ar ba Newid â Ffocws yr ydych chi'n gwneud sylwadau? (Cofiwch defnyddio un ffurflen ar gyfer pob cynrychiolaeth)**

**1. Which Focussed Change are you commenting on? (Remember to use one form for each representation)**

Rhif y Newid â Ffocws (NF) <i>Focussed Change Number (NF)</i>	NF78 NF127 NF128 NF129	Cefnogi/ <i>Support</i>	<input type="checkbox"/>	Gwrthwynebu/ <i>Object</i>	<input checked="" type="checkbox"/>
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**2. Cyn i chi esbonio eich sylwadau'n fanwl, byddai'n dda gwybod os ydych yn credu fod y Cynllun yn gadarn a'i pheidio, o ganlyniad i'r Newidiadau â Ffocws, neu a ydych o'r farn bod rhannau ohono neu bob rhan ohono ddim yn gadarn a bod angen ei newid.**

I gael rhagor o wybodaeth am gadernid a gofynion gweithdrefnol, gweler y nodiadau cyfarwyddyd. Os ydych yn ansicr, gadewch y rhan yma yn wag.

**2. Before you set out your comments in detail, it would be helpful to know whether you think that, as a result of the Focussed Changes, the Plan is sound or that all or parts of it are unsound.**

*For more information on soundness and procedural requirements, see the guidance notes. If you are unsure, leave this section blank.*

Cadarn/Sound	<input type="checkbox"/>	Dim yn gadarn ac dylid ei newid/ <i>Unsound and should be changed</i>	<input checked="" type="checkbox"/>
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**3. Rhowch fanylion eich sylwadau ar y Newid â Ffocws yn y blwch nesaf.**

Esboniwch pam rydych yn gwrthwynebu neu'n cefnogi'r Newid â Ffocws a nodir a pha newidiadau sydd eu hangen i'r Newid â Ffocws i wneud y Cynllun yn gadarn. Dylech gynnwys yr holl wybodaeth, tystiolaeth a gwybodaeth ategol sy'n angenrheidiol i gefnogi eich sylw. Bydd hyn yn helpu'r Awdurdod a'r Arolygydd i ddeall y materion y byddwch yn eu codi. Ni fyddwch yn gallu cyflwyno rhagor o wybodaeth i'r Archwiliad dim ond os bydd yr Arolygydd yn eich gwahodd i wneud hynny.

**3. Please provide details of your representation on the Focussed Change in the next box.**

*Explain why you object to or support the identified Focussed Change and outline what changes are needed to the Focussed Change to make the Plan sound. Include all the information, evidence and supporting information necessary to support your representation. This will help the Authority and the Inspector to understand the issues you raise. You will only be able to submit further information to the Examination if the Inspector invites you to do so.*

Please see attached document.

Defnyddiwch dudalennau ychwanegol os bydd angen.  
Nodwch faint o dudalennau ychwanegol rydych wedi'u defnyddio.....  
*Please use additional sheet if necessary.  
Please state how many additional sheets have been used.....*

**4. Os yw eich sylw yn 3 yn fwy na 100 o eiriau, darparwch grynodedb os gwelwch yn dda (dim mwy na 100 o eiriau.**

**4. If your response to 3 above exceeds 100 words, please provide a summary (no more than 100 words).**

The removal of site T58, which was clearly the preferred housing site in Bethel in the Deposit JLDP, is unnecessary and unjustified. The inclusion of site T70 and T71 as housing allocations will lead to an encroachment into the countryside, whilst the allocation of site T58 would integrate better with the built form of the village due to its location to the north of the B4366 and its logical extension to the existing built form of the village without encroaching into the countryside.

Site T58 is in a sustainable location which already benefits from good accessibility, allowing future residents the choice of walking, cycling or convenient access to public transport with bus stops immediately adjacent to the site. A single housing allocation will allow a more integrated approach to safely linking future housing with local services and facilities.

It is suspected that site T58 may have been removed as a draft housing allocation due to it forming part of a wider candidate wildlife site – Rhos-chwilog (South). However, evidence set out in an Ecological Assessment (April 2016) identifies that the habitat present does not contribute to the ecological assets that makes Rhos-chwilog (South) a candidate wildlife site.

**5. A ydych am i'ch sylwadau gael eu hystyried fel 'sylwadau ysgrifenedig' neu a hoffech siarad mewn sesiwn gwrandawriad yn yr Archwiliad Cyhoeddus? (Ticiwch un o'r isod)**

Ar y cam hwn, gallwch wneud sylwadau'n ysgrifenedig yn unig (gelwir y rhain yn 'sylwadau ysgrifenedig'). Fodd bynnag, gall pawb sydd am newid y Cynllun ymddangos gerbron yr Arolygydd a siarad mewn 'sesiwn gwrandawriad' yn ystod yr Archwiliad Cyhoeddus. Ond dylech gofio y bydd yr Arolygydd yn rhoi'r un pwysau ar eich sylwadau ysgrifenedig ar y ffurflen hon â'r rheiny a wneir ar lafar mewn sesiwn gwrandawriad. Sylwer, bydd yr Arolygydd yn dewis y weithdrefn fwyaf priodol er mwyn darparu ar gyfer y rhai sydd eisiau rhoi tystiolaeth lafar.

**5. 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)**

*At this stage, you can only make comments in writing (these are called 'written representations'). However, everyone that wants to change the Plan can appear before and speak to the Inspector at a 'hearing session' during the Public Examination. But 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. Please note that the Inspector will determine the most appropriate procedure for accommodating those who want to provide oral evidence.*

Nid wyf am siarad mewn sesiwn gwrandawriad ac rwyf yn fodlon i'm sylwadau ysgrifenedig gael eu hystyried gan yr Arolygydd.  
*I do not want to speak at a hearing session and am happy for my written comments to be considered by the Inspector.*

Hoffwn siarad mewn sesiwn gwrandawriad.  
*I want to speak at a hearing session.*

**6. Os hoffech siarad, cadarnhewch pam rydych yn ystyried ei bod hi'n angenrheidiol i chi siarad yn y Gwrandawriad.**

***6. 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.***

All parts of representation. As the discussion relates to a significant housing allocation and to properly investigate the Council's concerns relating to biodiversity.

**7. Os ydych am siarad, byddai'n ddefnyddiol pe gallech nodi ym mha iaith hoffech chi gael eich clywed? (Ticiwch un o'r isod)**

***6. If you wish to speak, it would be helpful if you could indicate in which language you would like to be heard. (Please tick one of the following boxes)***

Hoffwn i gael fy nghlywed yn Gymraeg  
*I wish to be heard in Welsh*

Hoffwn i gael fy nghlywed yn Saesneg  
*I wish to be heard in English*

**DIOLCH AM EICH SYLWADAU AM Y NEWIDIADAU Â FFOCWS/ THANK YOU FOR YOUR COMMENTS ON THE FOCUSED CHANGES**



<b>Nodiadau cyfarwyddyd</b>	<b>Guidance notes</b>
<p>Bydd Cynllun Datblygu Lleol Gwynedd a Môn ar y Cyd yn cael ei archwilio gan Arolygydd annibynnol a benodir gan Lywodraeth Cymru. Gwaith yr Arolygydd yw ystyried a yw'r Cynllun yn bodloni gofynion gweithdrefnol ac a yw'n gadarn.</p> <p>Gellir ystyried 'Cadarn' yn y cyd-destun hwn o fewn ei ystyr arferol o 'dangos barnu da' a 'gellir ymddiried ynddo'. Y cwestiynau neu'r 'profion' y bydd yr Arolygydd yn eu hystyried wrth benderfynu a yw'r Cynllun yn gadarn yw:</p> <ol style="list-style-type: none"> <li>1. A yw'r cynllun yn ffitio? (h.y. a yw'n gyson â chynlluniau eraill?)</li> <li>2. A yw'r cynllun yn briodol? (h.y. a yw'n briodol ar gyfer yr ardal yng ngoleuni'r dystiolaeth?)</li> <li>3. A fydd y cynllun yn cyflawni? (h.y. a yw'n debygol o fod yn effeithiol?)</li> </ol> <p>Darperir rhagor o wybodaeth am y profion cadernid a'r gofynion gweithdrefnol yn Arweiniad Gweithdrefnol ar Archwiliadau Cynllun Datblygu Lleol yr Arolygiaeth Gynllunio.</p> <p>Wedi ymgynghori ar fersiwn adneuo'r Cynllun Datblygu Lleol, mae Cynghorau Gwynedd a Môn yn gwneud nifer gyfyngedig o Newidiadau â Ffocws er mwyn gwneud y Cynllun yn gadarn cyn iddo gael ei archwilio. Ymgynghorir ar y newidiadau rwan. Caiff unrhyw ymatebon eu hanfon ymlaen yn uniongyrchol at yr Arolygydd Cynllunio.</p> <p>Os ydych yn gwrthwynebu Newid â Ffocws, dylech ddweud pam nad yw'n gwneud y Cynllun yn gadarn a sut dylid newid y Newid â Ffocws er mwyn gwneud y Cynllun yn gadarn.</p> <p>Lle rydych yn cynnig newid i 'r Newid â Ffocws byddai'n ddefnyddiol egluro pa brawf (profion) cadernid rydych yn credu ei fod yn methu. Fydd methu adnabod prawf ddim yn golygu na chaiff eich sylw ystyriaeth, cyn belled â'i fod yn ymwneud a'r Newidiadau â Ffocws. Dylech gynnwys eich holl sylwadau ar y ffurflen, gan ddefnyddio dogfennau ychwanegol a thystiolaeth ategol lle bod angen.</p>	<p><i>The Joint Anglesey and Gwynedd Local Development Plan (LDP) will be examined by an independent Inspector appointed by the Welsh Government. It is the Inspector's job to consider whether the Plan meets procedural requirements and whether it is sound.</i></p> <p><i>'Sound' may be considered in this context within its ordinary meaning of 'showing good judgement' and 'able to be trusted'. The questions or 'tests' which the Inspector will consider in deciding whether the Plan is sound are:</i></p> <ol style="list-style-type: none"> <li>1. <i>Does the plan fit? (i.e. is it consistent with other plans?)</i></li> <li>2. <i>Is the plan appropriate? (i.e. is it appropriate for the area in the light of the evidence?)</i></li> <li>3. <i>Will the plan deliver? (i.e. is it likely to be effective?)</i></li> </ol> <p><i>More information on the soundness tests and procedural requirements is provided in the Planning Inspectorate's Local Development Plan Examinations Procedural Guidance.</i></p> <p><i>Having consulted on the Deposit version of the Local Development Plan, Anglesey and Gwynedd Councils are making a limited number of 'Focussed Changes' to make the Plan sound before it is examined. These changes are being consulted upon now. Any responses will be forwarded directly to the Planning Inspector.</i></p> <p><i>If you are objecting to a Focussed Change, you should say why you think it makes the Plan unsound, and how the Focussed Change should be amended to make the Plan sound.</i></p> <p><i>Where you propose an amendment to a Focussed Change it would be helpful to make clear which test(s) of soundness you believe it fails. Failing to identify a test will not mean that your comment will not be considered, providing it relates to the Focussed Changes. You should include all your comments on the form, using accompanying documents and supporting evidence where necessary.</i></p>
<p>Dychwelwch y ffurflen i: <b>Uned Polisi Cynllunio ar y Cyd, Swyddfa Cyngor Dinas Bangor, Ffordd Gwynedd, Bangor, Gwynedd, LL57 1DT</b> neu <a href="mailto:polisicynllunio@gwynedd.gov.uk">polisicynllunio@gwynedd.gov.uk</a> erbyn 4.30yh ar 13/4/16</p>	<p>Please return the form to: <b>Joint Planning Policy Unit, Bangor City Council Offices, Ffordd Gwynedd, Bangor, Gwynedd, LL57 1DT</b> or <a href="mailto:planningpolicy@gwynedd.gov.uk">planningpolicy@gwynedd.gov.uk</a> by 4.30pm on 13/4/16</p>

## **APPENDIX A**

Comments by Gwynedd Council's Senior  
Biodiversity Officer (January 2016)

## **APPENDIX B**

Ecological Assessment by Eco-scope Ltd (April  
2016)

## **APPENDIX C**

### Letter from local councilor Sion Jones

## **APPENDIX D**

### **Letter from Llanddeiniolen Community Council**

## JLDP Representations – Focussed Changes

**To:** Joint Planning Policy Unit

**From:** Rhys Davies, Cadnant Planning

**On behalf of:** John Williams

**Date:** 12 April 2016

**Subject:** Anglesey and Gwynedd Joint Local Development Plan (JLDP) 2011-2026 – comments on Focussed Changes (April 2016)

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### 1. Introduction

- 1.1 These comments relate to Focussed Changes proposed under reference NF78, specifically the proposed removal of site T58 (land near Saron) as a residential allocation for 41 dwellings at Bethel (Gwynedd) and the proposed inclusion of sites T70 (land opposite Cremlyn Estate) and T71 (land opposite Rhoslan Estate) as housing allocation sites for Bethel.
- 1.2 The comments also relate to Focussed Changes proposed under references NF127, NF128 and NF129. These changes relate to inset maps to correspond with NF78.
- 1.3 We object to the Focussed Changes proposed under references NF78, NF127, NF128 and NF129.

## 2. Background

### Site T58

2.1 Within the Deposit JLDP (March 2015), site T58 was included as a draft allocation for the delivery of housing in the service village of Bethel. The site was included as a draft housing allocation on the basis of evidence set out in the JLDP Sustainability Appraisal Report (February 2015) and Topic Paper 1A: Assessing Candidate Sites (March 2015). Relevant extracts are set out below for ease of reference.

**Figure 1. Extract of assessment of site T58 in JLDP Sustainability Appraisal Report (February 2015)**

Site Ref	Address	Area (ha)	Proposed Use	Summary of issues identified	Planning Policy Comments	Allocation?	Within Development Boundary?
SP788	Land at Saron	7.17	Housing	<ul style="list-style-type: none"> <li>* Highways – Possible public footpath crossing the land which may restrict development density.</li> <li>* Planning – Extent of the site is overbearing.</li> <li>* Local Member – Number of dwellings on the site should be restricted to 15. Drainage issue on nearby land which may require resolving. Consideration will have to be given to ensuring that the views of nearby properties aren't adversely affected. Provision of parking for local residents on the site should also be considered.</li> </ul>	<ul style="list-style-type: none"> <li>* Situated to the east of the settlement, allocating the whole site would form a very large extension to the village and would form a significant encroachment into the open countryside if developed.</li> <li>* Whole site is not required to meet settlement needs.</li> <li>* Consideration could be given however to allocate part of the site closest to Post Office Row and the B4366 which would form a more logical extension to the village.</li> </ul>	<ul style="list-style-type: none"> <li>✓</li> </ul> Allocate in part (T58)	<ul style="list-style-type: none"> <li>✓</li> </ul> (Part)

**Figure 2. Extract of assessment of site T58 and reasoning for progressing or rejecting the site in Topic Paper 1A: Assessing Candidate Sites (March 2015)**

Options considered and appraised	Summary of Reasons for Progressing or Rejecting the Option in Plan Making	Progress or Reject?
SP788 Land at Saron	<ul style="list-style-type: none"> <li>- Situated to the east of the settlement, allocating the whole site would form a very large extension to the village and would form a significant encroachment into the open countryside if developed.</li> <li>- Allocate southern part of the site</li> </ul>	<p>✓ (part)</p>

2.2 On the basis of extracts set out in Figures 1 and 2, site T58 (in part) was included as a draft allocation for the delivery of housing for the village of Bethel. Allocating the southern part of the wider T58 site was considered to form a logical extension to the village.

## Site T70

2.3 Site T70 was not included as a draft housing allocation site within the Deposit JLDP (March 2015) on the basis of evidence set out in the JLDP Sustainability Appraisal Report (February 2015) and Topic Paper 1A: Assessing Candidate Sites (March 2015).



**Figure 1. Extract of assessment of site T70 in JLDP Sustainability Appraisal Report (February 2015)**

Site Ref	Address	Area (ha)	Proposed Use	Summary of issues identified	Planning Policy Comments	Allocation?	Within Development Boundary?
SP962	Land adj the B4366	0.94	Housing	* DCWW – The nearest public sewer is approximately 65 metres away from the site and off-site mains would be required.	* Situated to the south of the B4366 this site has adequate road frontage to provide a suitable access. * The majority of the built up part of the village is located to the north of the B4366 therefore consideration needs to be given to whether residential development here would encroach on the countryside as it sits beyond the existing built form.	x	x

**Figure 2. Extract of assessment of site T70 and reasoning for progressing or rejecting the site in Topic Paper 1A: Assessing Candidate Sites (March 2015)**

Options considered and appraised	Summary of Reasons for Progressing or Rejecting the Option in Plan Making	Progress or Reject?
SP962 Land adj B4366	- The majority of the built up part of the village is located to the north of the B4366 therefore residential development here would encroach on the countryside as it sits beyond the existing built form.	x

2.4 As can be seen from the extracts above, Site T70 was not progressed as a draft housing allocation in the Deposit LDP on the basis that the majority of the built up area of the village of Bethel is located to the north of the B4366 highway and developing Site T70 would encroach into the countryside as it sits beyond the existing built form of the village.

## Site T71

2.5 Site T71 was not included as a draft housing allocation site within the Deposit JLDP (March 2015) on the basis of evidence set out in the JLDP Sustainability Appraisal Report (February 2015).

**Figure 1. Extract of assessment of site T71 in JLDP Sustainability Appraisal Report (February 2015)**

Site Ref	Address	Area (ha)	Proposed Use	Summary of issues identified	Planning Policy Comments	Allocation?	Within Development Boundary?
SP282	Land opposite Stâd Rhoslan	0.70	Housing	<ul style="list-style-type: none"> <li>* Highways – Improvements would have to be made to the highway, require widening and provision of pavement from the site to the centre of the village</li> <li>* DCWW – Site is crossed by a sewer which may restrict development density.</li> <li>* Local Member – Planning history to the site where it has previously been refused for housing development by the Welsh Government twice before. Issues with sewerage and water on the site.</li> <li>*Intrusion into open countryside, front of the site only</li> </ul>	<ul style="list-style-type: none"> <li>* Located opposite Rhoslan estate, improvements would need to be made to the local highway network to be able to support allocating the site in its entirety.</li> <li>*Other sites with better access are available</li> </ul>	x	x

2.6 Site T71 was not allocated for residential development at the JLDP Deposit stage due to site access considerations and the fact that other sites in Bethel were considered to have better access arrangements than this site.

### **3. Objection to NF78, NF127, NF128 and NF129**

3.1 We object to the Focussed Changes proposed under reference NF78, NF127, NF128 and NF129. These Focussed Changes would see the initially preferred site, site T58 removed as a housing allocation in Bethel and site T70 and T71 introduced in its place to deliver circa 40 residential units in the village. Focussed Change NF78 is unjustified within the current consultation document. When considering the allocation of land for residential development in the village of Bethel, we consider the main differentiating considerations to be effect on the landscape character and appearance of the area; accessibility and connectivity; and, biodiversity. Our comments on these matters are set out below:

#### **Landscape Character and Appearance**

3.2 All three sites (T58, T70 and T71) are classified as undeveloped greenfield land near the built form of Bethel. Sites T70 and T71 were previously discounted as suitable housing allocations at the Deposit JLDP stage, however, the sites are now proposed as draft housing allocations through Focus Change NF78. The justification now set out in the Focussed Changes for the inclusion of site T70 is that there is residential development on land adjacent to the site to the south of the B4366

3.3 However, when considering the overall built form of Bethel, there is only very limited development to the south of the B4366, limited to Ysgol Gynradd Bethel, a Public House, garage and infill residential dwellings along the road frontage. When comparing sites T58, T70 and T71, it is evident that development on site T58 is likely to integrate better with the built form of the village due to its location to the north of the B4366 and its logical extension to the existing built form of the village without encroaching into the countryside. Allocating site T70 as now proposed in the Focussed Change would encroach further south into the open countryside and would not reflect the loose, low density pattern of development to the south of the B4366.

3.4 When considering the development of site T71, whilst this site forms a more logical extension to the built form of Bethel when compared with site T70, this site would also lead to an illogical ribbon development which would encroach into the open countryside to the north of Bethel. Further ribbon development beyond the proposed allocated site would then be difficult to resist.

## **Accessibility and Connectivity**

3.5 Site T71 would provide a limited amount of housing and due to the configuration of the site each house would need to have direct access to the road fronting the site. The road fronting the site does not have adequate pavement linking proposed new housing to the remainder of the village. Residents would also need to cross numerous new and existing driveways should they choose to walk to the village centre or to bus-stops on the B4366. The site is therefore poorly located in terms of compliance with the advice in Planning Policy Wales which seeks to allocate land for housing in locations which encourage movement to and from the site by means other than using private cars.

3.6 Site T70, is comparable with site T58 in terms of accessibility access to bus stops and facilities within the village available along safe pedestrian routes. However, it does not provide sufficient housing land for the village as set out in the JLDP Strategy and relies on site T71 to make up the shortfall. We consider the originally allocated site T58 to be comparable to site T70 in terms of accessibility and connectivity. However, allocating a single site is likely to deliver a more integrated approach to any improvements required to pedestrian links with the remainder of the village. On that basis, we believe that the original allocation T58 should be preferred in terms of compliance with the advice in Planning Policy Wales which advises that housing allocations should be located where good access by public transport, walking and cycling.

## **Biodiversity**

3.7 It is unclear within the Focussed Changes consultation document why it is proposed for site T58 to be removed as a housing allocation and for sites T70 and T71 to be included however a review of Topic Paper 1B- Assessing Candidate Sites (March 2016) (an update to Topic Paper 1A) identifies that site T58, in its entirety forms part of a wider candidate wildlife site. The Sustainability Appraisal Report (March 2015 and February

2016) considers all three sites against a biodiversity objective and all three sites score a neutral uncertain effect. All three sites, according to the Sustainability Appraisal (February 2016) score the same against a biodiversity objective, although it is acknowledged that site T58 forms part of a candidate wildlife site.

- 3.8 Comments have been provided by Gwynedd Council's Senior Biodiversity Officer in relation to the identification of site T58 as a candidate wildlife site and these are included in appendix A. The comments recommend that site T58 is not included as a housing allocation as this would lead to a significant loss of high value habitat locally and nationally.
- 3.9 In response to the biodiversity comments set out in appendix A, an Ecological Assessment has been undertaken by Eco-scope, a copy of which is included in appendix B. The Ecological Assessment was informed by a detailed botanical and walkover survey during April 2016 and a desktop search. The Ecological Assessment provides site specific up-to-date ecological evidence in relation to site T58.
- 3.10 In summary, the Ecological Assessment confirms that the survey data collected indicates that the three fields in question are semi-improved neutral grassland. The site forms the periphery of the Rhos-chwilog (South) candidate wildlife site. The habitat present does not contribute to the ecological assets that makes Rhos-chwilog (South) a candidate wildlife site. The wildlife site has been designated due to "marshy grassland" habitat, while the application area consists to semi-improved neutral grassland. This grassland is subject to agricultural practices including fertilisation and grazing thus reducing its potential ecological value. Semi-improved neutral grassland is not listed as an important local habitat. For a more detailed assessment, please refer to appendix B.
- 3.11 The Ecological Assessment suggests possible enhancement and mitigation measures which could be considered as part of a planning application for the development of the land for residential purposes. It is evident from the Ecological Assessment that the habitat present at site T58 does not contribute to the ecological assets that make Rhos-chwilog (South) a candidate wildlife site. Site T58 is not therefore constrained from a biodiversity perspective for future development.

- 3.12 To the best of our knowledge, and the information submitted to the Planning Inspectorate as part of the submission of the Anglesey and Gwynedd JLDP for examination, no detailed ecological assessment has been undertaken in relation to sites T70 and T71 and therefore elements of biodiversity uncertainty still exist.
- 3.13 In light of the Ecological Assessment set out in appendix B, there are no biodiversity considerations which limit the allocation of site T58 for residential development as part of the JLDP.

## **Other considerations**

- 3.14 It is evident from the letters included at appendix C (letter from Local Councillor, Sion Jones) and appendix D (letter from Llanddeiniolen Community Council) that there is local support for the allocation of site T58 to housing development for the village of Bethel and that concerns about allocating sites T70 and T71. These reasons are set out in greater detail in the letters included in appendix C and D.

## **4. Conclusion**

- 4.1 We object to the Focussed Changes proposed under reference NF78, NF127, NF128 and NF129 to the Deposit JLDP. The removal of site T58 which was clearly the preferred housing site in Bethel in the Deposit JLDP is unnecessary and unjustified. The inclusion of site T70 and T71 as housing allocations will lead to an encroachment into the countryside, whilst the allocation of site T58 would integrate better with the built form of the village due to its location to the north of the B4366 and its logical extension to the existing built form of the village without encroaching into the countryside.
- 4.2 Site T58 is in a sustainable location which already benefits from good accessibility, allowing future residents the choice of walking, cycling or convenient access to public transport with bus stops immediately adjacent to the site. A single housing allocation will allow a more integrated

approach to safely linking future housing with local services and facilities. In comparison site T71 is poorly located in terms of access to public transport and has poor accessibility for resident who would wish to walk to and from the site.

- 4.3 It is suspected that site T58 may have been removed as a draft housing allocation due to it forming part of a wider candidate wildlife site – Rhos-chwilog (South). However, evidence set out in an Ecological Assessment by Eco-scope (April 2016) identifies that the habitat present does not contribute to the ecological assets that makes Rhos-chwilog (South) a candidate wildlife site. The wildlife site has been designated due to “marshy grassland” habitat, while the application area consists to semi-improved neutral grassland. This grassland is subject to agricultural practices including fertilisation and grazing thus reducing its potential ecological value. Semi-improved neutral grassland is not listed as an important local habitat. Site T58 is not therefore constrained from a biodiversity perspective for future development.



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## ECOLOGICAL ASSESSMENT

TO SUPPORT A PLANNING APPLICATION FOR A RESIDENTIAL DEVELOPMENT  
ON LAND IN SARON, BETHEL

for

**Cadnant Planning Ltd.**

April 2016

Ref: ECO 114

**Eco-scope ltd.**

Lowcroft Rowen Conwy LL32 8TP t. 01492 650 001 e. [info@eco-scope.co.uk](mailto:info@eco-scope.co.uk) w. [www.eco-scope.co.uk](http://www.eco-scope.co.uk)  
Registered address as above | Company Number: 08916412 | VAT Reg. No. 199526844



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<b>Appendix III</b>	Cofnod data search records

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**CRYNODEB:**

*Cafodd Ecoscope Cyf. ei gomisiynu gan Mr John Williams drwy Cadnant Planning Cyf. i wneud arolwg ecolegol ar dri chae ym Methel, Caernarfon, Gwynedd. Mae'r safle yn lleoliad arfaethedig ar gyfer datblygiad preswyl. Yn Ebrill 2016 yn dilyn gwaith ymchwil data, gwnaethpwyd arolwg eang ac astudiaeth fotanegol fanwl o'r safle.*

*Mae'r data a gasglwyd yn dangos fod y tri chae dan sylw yn laswelltir niwtral wedi'i led-wella. Mae'r safle 'n ffurfio cyrion safle Bywyd Gwyllt ymgeisiol Rhos-chwilog (Deheuol). Mae'r caeau yn dangos ôl gor-bori a defnydd rheolaidd o wrtaith. Nid yw'r caeau hyn yn cyfrannu at yr asedau ecolegol sy'n gwneud Rhos-chwilog (Deheuol) yn safle bywyd gwyllt ymgeisiol.*

*Mae'r adroddiad yn asesu effeithiau bosibl y datblygiad arfaethedig, sydd yn y camau cyntaf o'i ddyluniad ac yn awgrymu ffyrdd i liniaru unrhyw effeithiau negyddol o'r cynigiad.*

**SUMMARY**

*Ecoscope Ltd. were commissioned by Mr John Williams through Cadnant Planning Ltd to undertake an ecological survey of three fields in Bethel, Caernarfon, Gwynedd. The site is the proposed location of a housing development. A detailed botanical and walkover survey of the site was undertaken in April 2016 along with a desktop search.*

*The survey data collected indicates that the three fields in question are semi-improved neutral grassland. The site forms the periphery of the Rhos-chwilog (South) candidate wildlife site. The fields are subject to overgrazing and the regular application of fertiliser. The habitat present does not contribute to the ecological assets that make Rhos-chwilog (South) a candidate wildlife site.*

*The report assesses the potential impact of the proposed development which is in the very early stages of design and suggests possible mitigation measures to offset any negative impacts of the proposal.*

**Document Issue Date:** 06<sup>th</sup> April 2016

**Revision:** #1

**Field surveyors:** Mr. Stuart Kato M.Sc., MCIEEM

Mr Simon Cope M.Sc., MCIEEM

Mr. Mathew Saunders, B.Sc. (Hons.)

**Approved by:** Mr. Stuart Kato M.Sc., MCIEEM

## 1 INTRODUCTION

### 1.1 Background

1.1.1 This assessment has been carried out by appropriately qualified and experienced Ecologists employed by Ecoscope Ltd. to evaluate the effects of a proposed residential development on land in Saron, Bethel, Caernarfon. The plot consists of 3 fields located adjacent to the B4366, the centre of the plot lies on NGR SH 5301 6550. The area is proposed to be used for residential housing, no detailed plans are currently available.

1.1.2 This report describes the ecology and nature conservation assessment that has been undertaken as part of a suite of preliminary work to accompany a planning application for these proposals. **Appendix I** shows photographs of the site.

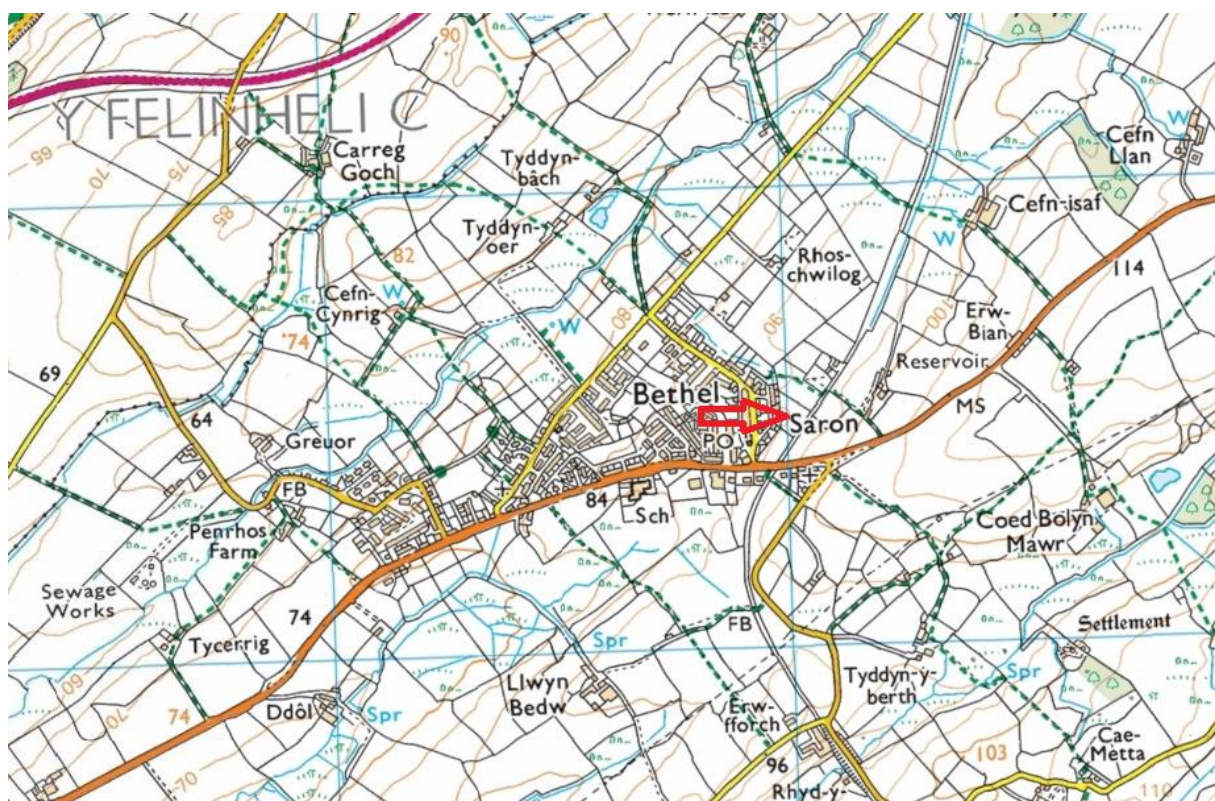


Figure 1. OS Map showing the site location (red arrow marks the plot position)





**Figure 2.** Aerial photograph of the site (approximate boundary highlighted in red)

## 1.2 Legislative context

1.2.1 A wide range of legislation relating to wildlife exists, this study considered all relevant legislation. A summary of wildlife legislation is provided in **Appendix II**.

## **2 APPROACH AND METHOD OF ASSESSMENT**

### **2.1 General approach**

2.1.1 To assess the likely effects of the development of the site, a series of desk-top and site investigations were undertaken during the spring of 2016. The data collection method followed the general guidance provided by the Institute of Ecology and Environmental Management (IEEM) in the Ecological Impact Assessment Guidelines (EclA). Information about the site has been gathered through a graduated series of surveys and searches which have highlighted the key ecological issues concerning the proposals. The search area was not limited to the site boundary, the desk top search considered habitat and species within 1km.

2.1.2 Three levels of survey were used to establish the ecological baseline for the site:

- A desktop search;
- A preliminary ecological assessment;
- A full botanical survey

2.1.3 The surveyors were all appropriately experienced ecologists licensed to undertake surveys for protected species as required and experienced in botanical survey work.

### **2.2 Survey and assessment methods**

#### *Desktop search*

2.2.1 A 'desk-top' search for protected species and sites within 1km radius of the site centred on NGR SH 5301 6550 was conducted, using Cofnod. Cofnod is one of the four local record centres in Wales. Cofnod holds the largest number of records for biodiversity and geo-diversity information in North Wales. The results of this combined with walkover surveys enabled surveys to focus upon specific species and habitats of particular relevance to the project.

### *Preliminary Ecological Assessment*

2.2.2 A preliminary ecological assessment of the site was undertaken in March/April 2016 to ascertain the ecological value, identify habitat types which have the potential to support protected species, record any evidence of protected species and to establish if further surveys needed to be undertaken. The survey recorded the general vegetation, making a list of vascular plant species. Features of wildlife interest were recorded, and the potential for protected / important species to be present was noted.

### *Detailed ecological surveys*

2.2.3 The following specialist surveys, shown by the desk-top and preliminary ecological assessment work to be needed, were undertaken. All survey methods followed best practice guidance and were undertaken by suitably experienced and where appropriate licensed ecologists;

- Botanical survey

2.2.4 In addition, an assessment of the site was made against the local and national Bio-Diversity Action Plan Species (BAP and LBAP species) and the Section 42 'Welsh Species and Habitats of Principal Importance' (as listed in the Natural Environment and Rural Communities Act (NERC Act). Planning guidance publication Technical Advice Note 5 (TAN5) recommends that these species are taken into account (in addition to those protected by U.K. and European legislation) as a material consideration in the planning process.

## **2.3 Limitations of the method**

2.3.1 The observations and evidence of wildlife using the landscape are valid and accurate for the times the survey was conducted. Undertaking the botanical survey in early April may limit the detectability of some herbaceous perennial species. Wild

animals can be unpredictable and regularly change their territories and habits; therefore we advise that the results are valid for one year from the date of collection. If the data is relied upon after this period update surveys will be required.



### **3 BASELINE**

#### **3.1 Planning context**

3.1.1 Relevant nature conservation legislation and planning guidance has been taken into consideration during the impact assessment phase of this investigation. Please see Section 1.2 for an outline of the nature conservation legislation affecting the proposals. The following planning documents have been consulted:

- Technical Advice Note Five: Nature Conservation and Planning (TAN5);
- The Gwynedd Unitary and Local Development Plan (UDP / LDP);
- The Local and National Biodiversity Action Plans (L/N BAP).

3.1.2 TAN 5 provides guidance on how local planning authorities, developers and key stakeholders can work together to deliver more sustainable development that does not result in losses from the natural habitat but enhances it. It contains information on the role of nature conservation in relation to development control, a topic relevant to this proposal.

3.1.3 The assessment has been undertaken to satisfy the following points:

- To ensure that all potentially significant nature conservation interests and effects on them are considered at the outset;
- To ensure that the planning application fully address all likely significant environmental effects;
- To ensure that opportunities for the enhancement of nature conservation interest are considered.

3.1.4 The Gwynedd UDP has the following policies which relate directly to this project and nature conservation:

**Policy B17: Protecting sites of regional or local significance:**

*“Proposals likely to cause direct or indirect significant harm to a Local Nature Reserve (LNR), or Non-statutory Nature Reserve (NsNR) or Wildlife Site (WS) will be refused unless:*

- 1. the damage to nature conservation features can be prevented and the developer takes steps to protect, enhance and manage the nature conservation features, or*
- 2. the proposal is required in order to fulfil social, environmental and/or economic needs that override the site’s regional or local importance and all the following criteria can be met:*
  - a) the location, design and construction of the development is such that damage to nature conservation features are minimised, and opportunities for nature conservation gain are taken;*
  - b) compensating and equivalent nature conservation features are provided;*
  - c) the remaining nature conservation features are protected and enhanced and provision is made for their management;*
  - d) where appropriate opportunities are provided for the public to enjoy and interpret the site.*

*When a development is approved planning conditions or agreements will be used in order to conserve and enhance the biodiversity value of any affected site, or any new site that is created, and to put in place appropriate compensatory and management measures.”*

**Policy B20: Species and their habitats that are internationally and nationally important:**

*“Proposals likely to result in direct or indirect unacceptable disturbance or harm to protected species and their habitats will be refused unless:*

2. *In the case of a species protected under national legislation:*
  - a) *the effects will be minimised or mitigated through careful design, work arrangements or other actions or, when this is not practical and the following is likely to prove effective;*
  - b) *the developer will take careful and effective steps to relocate the species or habitat.*

*When a development is approved, planning conditions and/or agreements will be used in order to protect and sustain the species' vitality."*

***Policy B21: Wildlife corridors, habitat linkages and stepping stones:***

*"Development which may adversely affect the integrity or continuity of the landscape features which are of major importance for wild flora and fauna will only be permitted if it can be shown that the reasons for the development clearly outweigh the need to retain the features and that mitigating measures can be provided, which are within the control of the developer, which would reinstate the integrity or continuity of the features.*

*Appropriate management of these features will be encouraged generally and particularly by the imposition of conditions on planning permissions, by the use of planning agreements and by entering into management agreements with landowners and developers where appropriate."*

- 3.1.5 Biodiversity action plan species and habitats are considered to be important local features of the landscape. Action plans are split into two levels covering Local (LBAP) and National (UKBAP) action plan species. The presence of a listed species on a development site is taken into account during the planning process as a material consideration.
- 3.1.6 Nineteen species and fifteen habitat types are included for consideration in the Natur Gwynedd Biodiversity Action Plan (LBAP), not all of these habitats and species are relevant to the study area. Throughout the report we have highlighted BAP species and habitats as they occur, we have also considered species considered likely to use the site but were not recorded.

## 3.2 Desktop Study

- 3.2.1 The full results of the COFNOD environmental information search are displayed in **Appendix III**. Searches were also made through the NBN Gateway and the MAGIC map application websites, the results of these investigations are detailed below.
- 3.2.2 A desk study was carried out to identify species or habitats that are considered important in a local context and to identify any species recorded locally that may be associated with the application site. A search of the Natural Resources Wales website was undertaken to determine the presence of all statutory sites (e.g. Sites of Special Scientific interest [SSSI's], Special Areas of Conservation [SAC] etc.) within 2km of the application site.
- 3.2.3 Cofnod, the North Wales environmental information service was contacted for records of protected, priority and locally important species and habitats, international, national and local biodiversity sites within a 1km radius of the application site.

### ***Statutory and non-statutory wildlife site records***

- 3.2.4 The only statutory site within 2km of the study area is the Menai Strait Special Area of Conservation (SAC), located 1.87km from the proposed development plot. This statutory designation is due to sandbank, mudflat and reef habitats within the strait; thus no further consideration of this SAC is required for the scope of this study.
- 3.2.5 Seven non-statutory candidate wildlife sites are present in the search area. Data supplied by Cofnod revealed that the application area itself lies within the non-statutory candidate wildlife site of Rhos-chwilog (South). This wildlife site consists of 10.6ha of rhôs pasture which is known for marshy grassland habitat containing species such as purple moor grass and rush pasture; the application area consists of 1.31ha of this area.

3.2.6 The remaining six non-statutory wildlife sites within the search area include; “Pen-yr-orsedd” rhôs pasture (located 137m to the south-west on the opposite side of the B4366), “Gwyndy” semi-improved neutral grassland (located 215m to the north-east with broadleaved woodland plots further afield), “Rhos-chwilog (North)” semi-improved neutral grassland (located 300m north-west), “Coed Belyn Mawr/Wern Fawr” marshy grassland (located 476m to the south-east), “Cefn-Cynrig” semi-improved neutral grassland & marshy grassland (located 534m to the west) and “Penrhyn Stud” marshy grassland (located 643m to the south with semi-improved neutral grassland and broadleaved woodland further afield).

#### ***Protected species records***

3.2.7 Category 1 (species with European and/or UK Legal Protection, Section 42 [NERC] Species or UK BAP Priority species) recorded in the search area include;

- Barn Owl (*Tyto alba*): 441m south-east, 2006.
- Red Kite (*Milvus milvus*): 1km north-west above the Felinheli bypass, 2014.
- Whiskered Bat (*Myotis mystacinus*): 407m west on the outskirts of Bethel, 1992.
- Badger (*Meles meles*): 441m west on the outskirts of Bethel (old record 1979).
- Otter (*Lutra lutra*): 603m to the north (old record 1998, individual found dead)

3.2.8 Category 2 species (Global Red List, British Red Data Book, Nationally Rare & Scarce, Welsh Red and Amber Birds & Welsh Vascular Plant Red Data List, where these are not identified in Category 1) recorded within 1km of the proposed development area include;

- Snipe (*Gallinago gallinago*): 462m south-west in Pen-yr-orsedd wildlife site, 2008.
- Whitethroat (*Sylvia communis*): 594m south, 2013.  
605m north, 2013.  
827m north, 2013.

- Swallow (*Hirundo rustica*): 505m north, 2013.  
605m south, 2013.  
817m north, 2013.
- Willow Warbler (*Phylloscopus trochilus*) 623m north, 2013.
- Greylag Goose (*Anser anser*) 868m south-west, 2013.
- Lesser black-backed gull (*Larus fuscus*) 879m south-west, 2013.
- *Laccobius sinuatus* (Beetle): 464m west, 2002.

3.2.7 Category 3 species (LBAP Species not identified under Categories 1 & 2, Locally Important species as specified by local experts) identified during the data search include;

- Brown Hare (*Lepus europaeus*): 255m south, 2003.
- Hedgehog (*Erinaceus europaeus*): 796m west, 2008.
- Corn Spurrey (*Spergula arvensis*): 443m south-east, 2005.
- Field Woundwort (*Stachys arvensis*): 443m south-east, 2005.
- Lesser Butterfly-orchid (*Platanthera bifolia*): 470m north within Rhos-chwilog (South), 1992.
- Common Toad (*Bufo bufo*): 816m west, 2007.

### **3.3 Walkover Survey results**

- 3.3.1 A 'walkover survey' (visual inspection) as part of a Preliminary Ecological Assessment of the site was conducted in daylight to assess the potential for the site to be used by protected species. The walkover survey was undertaken by Principal Ecologist Mr Stuart Kato M.Sc. MCIEEM on 29<sup>th</sup> March 2016. Weather conditions were calm and cloudy with no precipitation, suitable for such a survey.
- 3.3.2 The study area is situated on the eastern end of the village of Bethel. The village lies immediately adjacent to the site; bordering the entire western boundary of the site, and continues approximately 1km to the West. The village comprises of a considerable residential area of hard-standing and road infrastructure. The southern boundary of the site lies adjacent to the B4366 road which runs in an east-to-west direction beyond which lie approximately 12 other residential buildings and improved agricultural pasture further afield to the south. A hard-standing private driveway runs along the entire eastern boundary of the site leading to a residential plot of Tyddyn Andrew Isaf adjacent to the north-eastern corner of the study area. The area beyond the driveway to the east comprises predominantly of improved agricultural pasture with very little connectivity to any features of ecological value. The northern boundary of the site comprises of a drainage ditch and public footpath, beyond which lies the remainder (and majority) of the Rhos-chwilog (South) candidate wildlife site, comprising of marshy grassland. This area of marshy grassland contains a network of hedgerows and standard trees providing connectivity to other wetland areas and 3 small plots of restored ancient woodland approximately 900m to the north-east.
- 3.3.3 The application area consists of 3 fields which are separated by two hedgerows running parallel in a north-west to south-east direction. A third short hedgerow (50m) lies parallel to the others along the north of the plot. The hedgerows form one of the two primary habitat types at this site; the second and most abundant habitat being semi-improved neutral grassland across all 3 of the fields on site.
- 3.3.4 The 3 field areas of semi-improved neutral grassland have undergone agricultural improvement by application of fertilisers for the production of bales, the vegetation



within the fields was short at the time of survey due the fields also having been used for grazing. Cock's-foot (*Dactylis glomerata*), Perennial Rye-grass (*Lolium perenne*) and White Clover (*Trifolium repens*) were dominant along with Yarrow (*Achillea millefolium*), Common Bent (*Agrostis capillaris*), and Ribwort Plantain (*Plantago lanceolata*).

- 3.3.5 Three hedgerows in the application area have undergone intense maintenance by use of a tractor-mounted flail and coppicing works. The hedgerows are species-poor, dominated by Bramble (*Rubus fruticosus*), with recently-coppiced Hawthorn (*Crataegus monogyna*), Holly (*Ilex aquifolium*) and Oak (*Quercus sp.*). The three hedgerows are “intact” however have little connectivity on either end due to the village of Bethel being on the western end and a defunct hedge on the eastern end. As a result these are isolated short lengths of hedgerow, likely relics of previous field boundaries within the surrounding area.
- 3.3.6 A ditch and public footpath form the northern boundary of the application area, the ditch has been subject to clearance and thus the banks have low vegetation and are the same as the surrounding semi-improved neutral grassland fields, with no further species of interest or any areas of potential refuge for protected species.
- 3.3.7 A further drain runs north to south along the western boundary of the site. This drain was installed relatively recently as infrastructure to remove standing water from the village of Bethel. At the time of survey the water level was very low. The banks have low vegetation and are the same as the surrounding semi-improved neutral grassland fields.
- 3.3.8 The application site is included within the Rhos-chwilog (South) candidate wildlife site. Rhos-chwilog (South) has received this classification due to the presence of marshy grassland habitat which forms “Rhôs pasture” as specified by the Natur Gwynedd Local Biodiversity Action Plan (Gwynedd LBAP). Rhôs pasture is defined as areas of marshy grassland containing a mixture of Purple Moor-grass and rush pasture occurring below the “fridd” wall. The initial ‘walkover survey’ did not identify obvious features to imply the application area as being suitable for such a

designation; therefore a full botanical survey was conducted of the proposed development area in order to establish the botanical value of the grassland in question.

### 3.4 Botanical survey

3.4.1 A full botanical survey of the site was conducted in daylight to assess the botanical value of the site and the habitats present. The botanical survey was undertaken by Ecologist Mr Simon Cope M.Sc. MCIEEM on 1<sup>st</sup> April 2016. Weather conditions were calm and cloudy with no precipitation, suitable for such a survey. The results of this survey are displayed in **Table 1**.

**Table 1.** Species recorded within the grassland habitat

Scientific name	Common name	Frequency (DAFOR)
<i>Acer pseudoplatanus</i>	Sycamore	R
<i>Achillea millefolium</i>	Yarrow	F
~ <i>Agrostis capillaris</i>	Common Bent	F (LA)
* <i>Agrostis stolonifera</i>	Creeping Bent	O (LF)
* <i>Anthoxanthum odoratum</i>	Sweet Vernal-grass	O
<i>Centaurea nigra</i>	Knapweed	R (LO)
<i>Cerastium fontanum</i>	Common Mouse-ear	O
* <i>Conopodium majus</i>	Pignut	F
<i>Crataegus monogyna</i>	Hawthorn	O
* <i>Cynosurus cristatus</i>	Crested Dog's-tail	F
<i>Dactylis glomerata</i>	Cock's-foot	F (LA)
<i>Epilobium sp.</i>	A Willowherb	R
<i>Ficaria verna</i>	Lesser Celandine	O
<i>Hedera helix</i>	Ivy	O (LF)
<i>Heracleum sphondylium</i>	Hogweed	R
<i>Holcus lanatus</i>	Yorkshire Fog	O

Scientific name	Common name	Frequency (DAFOR)
<i>Hyacinthoides non-scripta</i>	Bluebell	R
<i>Hypochaeris radicata</i>	Cat's-ear	LO
<i>Ilex aquifolium</i>	Holly	R
<i>Iris pseudacorus</i>	Flag Iris	R (LF)
<i>Juncus acutiflorus</i>	Sharp-flowered Rush	LF
<i>Lolium perenne</i>	Perennial Rye-grass	F (LA)
* <i>Luzula campestre</i>	Field Wood-rush	LO
<i>Odontites vernus</i>	Red Bartsia	O
<i>Plantago lanceolata</i>	Ribwort Plantain	F
<i>Poa annua</i>	Annual Meadow-grass	LO
<i>Poa trivialis</i>	Rogh-stalked Meadow-grass	O
<i>Prunus spinosa</i>	Blackthorn	O (LD)
* <i>Ranunculus acris</i>	Meadow Buttercup	LF
<i>Ranunculus repens</i>	Creeping Buttercup	O
<i>Rosa canina</i> agg.	Dog-rose	R
<i>Rubus fruticosus</i> agg.	Bramble	R (LO)
<i>Rumex acetosa</i>	Sorrel	LO
<i>Rumex obtusifolius</i>	Broad-leaved Dock	O (LF)
<i>Senecio jacobaea</i>	Common Ragwort	R
<i>Taraxacum officinale</i> agg.	Dandelion	R
* <i>Trifolium pratense</i>	Red Clover	R
<i>Trifolium repens</i>	White Clover	F
<i>Urtica dioica</i>	Nettle	R (LO)
<i>Veronica serpyllifolia</i>	Thyme-leaved Speedwell	O
<p><b>DAFOR scale: D = Dominant; A = Abundant, F = Frequent, O = Occasional, R = Rare, Prefix L = Locally.</b>  *indicator of neutral grassland ~ indicator of Acid grassland</p>		

3.4.2 Overall, the site is a considered to be a “low quality” example of neutral Semi – improved grassland, with only relics and small patches of the original sward

remaining intact. The survey did not reveal the presence of any unimproved grassland indicator species. Seven indicator species for neutral grassland were identified compared with a single species indicating acid grassland

- 3.4.3 The sward has been degraded by the regular application of fertilisers and apparent heavy grazing. Along the route of recently replaced pipelines (gas and water) (running along the eastern boundary of the southern field) the ground has been re-seeded with low quality grass. The “best quality” area of intact original sward is concentrated in a small area in the southern-most field nearest the main road. The site is regularly grazed by sheep and horses. Evidence of heavy over-grazing was present in areas of poached ground at pinch points.
- 3.4.4 Overall the botanical survey identified the bulk of the grassland habitat as semi-improved neutral grassland, some very small patches of poor quality relict MG5 grassland were present in the southern field. It is possible that in the past more of the grassland was MG5 but little currently remains because of management practices.
- 3.4.5 Rhos-chwilog (South) is designated as a candidate wildlife site due to “marshy grassland” habitat which is located to the north of the application area. It is therefore arguable that the application site, which is on the very edge of the designated area, does not contribute to the ecological assets that make Rhos-chwilog (South) a candidate wildlife site. In addition the survey undertaken indicated the grassland to be of low quality.
- 3.4.6 Of the 1.3ha application site only a very small proportion of this area is considered to be of wildlife value, this is concentrated in patches in the southernmost field and is estimated to equate to less than 0.1 hectares.

### **3.5 Assessment of other Section 42 and LBAP species present**

- 3.5.1 Assessment of the site was made on the ability of the habitat present to support species listed as important on Biodiversity Action Plans (Local and National) and

those species listed on Schedule 42 of the NERC Act (Species of Principal Importance in Wales).

3.5.2 The habitat is considered to be suitable for a range of species which were not recorded but considered possible to be present. Their absence during the survey period may be because of a low population density, survey timing, chance or simply that the species has not expanded its range to this area yet. Section 42 and LBAP species that meet these criteria are listed below along with their status and reasons for consideration:

- **Hedgehog** (*Erinaceus europaeus*) – suitable habitat present, recorded locally
- **Brown Hare** (*Lepus europaeus*) – suitable habitat present, recorded locally

3.5.3 These species were not observed on site but the habitat and on the site is suitable and they are known to occur locally.

### 3.6 Limitations

3.6.1 All data presented in this report was correct at the time of collection. Undertaking the botanical survey in early April may limit the detectability of some herbaceous perennial species. Further botanical surveys in June would be beneficial to provide further confirmation of the importance of the habitat.

3.6.2 The data presented is considered to be valid for a period of one year, after which update surveys are recommended.

## 4 IMPACT ASSESSMENT

### 4.1 Construction and operational effects

4.1.1 The anticipated potential impacts, without mitigation, are outlined in the following section.

#### *Avifauna*

4.1.2 Three short lengths of heavily managed hedgerow amounting to a total of 185m are located within the application plot; any vegetation clearance works would need to be timed to avoid the bird nesting season which runs from March to September inclusive. The potential removal of hedgerows would result in the loss of some nesting habitat for common species. The lack of ecological connectivity of these hedgerows restricts their ecological concern to bird species. The impacts are considered to be **LOW** and of **LOCAL** scale.

#### *Habitat*

4.1.3 Any development of the plots would involve the loss of part of the semi-improved neutral grassland forming the majority of the site. The development site is not considered to form a rare habitat in itself although the site is associated with the Rhos-chwilog (South) candidate wildlife site known for its “Rhôs-pasture” or “marshy grassland”. The proposal will not impact upon any wildlife corridors or wildlife links and is not considered to have a direct impact upon the Rhôs-pasture. The impact on habitat without mitigation is considered to be **LOW** and of **LOCAL** scale.

***Chiroptera***

- 4.1.4 The proposals do not interfere with any known roosting areas for bats. The short lengths of hedgerow do not provide connectivity or “linear features” such as those commonly used by bats. Suitable foraging habitat is common in the locality and the loss of this area in isolation is not considered to be detrimental to the continued survival of bat species in the area. The impact upon bats is considered to be **LOW** and of **LOCAL** scale.

***Herpetofauna***

- 4.1.5 The habitat on site provides very little suitable habitat for reptile species, the grassland is heavily managed (i.e. cut for hay and grazed) and vegetation on the site provides little ground cover as potential refuge; no reptiles were recorded as being present thus no impacts are considered to be likely.

***Wildlife sites***

- 4.1.6 The application site resides within the “Rhos-chwilog (South)” non-statutory candidate wildlife site. It is arguable however that the land in question does not contribute to the ecological assets that make Rhos-chwilog (South) a candidate wildlife site. The wildlife site has been designated due to “marshy grassland” habitat, while the application area consists to semi-improved neutral grassland. This grassland is subject to agricultural practices including fertilisation and grazing thus reducing its potential ecological value. Semi-improved neutral grassland is not listed as an important local habitat.

- 4.1.7 The application site forms a “peninsula” extending to the south from the majority of Rhos-chwilog (South), it is surrounded on 3 of its 4 sides by a residential area, a main road and a hard-standing driveway, beyond which lies intensively-managed, improved farmland of low ecological value.
- 4.1.8 **Figure 3** shows the application area in relation to candidate wildlife sites in the locality. The site does not form a wildlife corridor, habitat linkage or stepping stone. The site lies between the village of Bethel to the west and improved farmland to the east.



**Figure 3.** Application site (blue) in relation to local wildlife sites (brown) and the village of Bethel to the west.



## 5 ENHANCEMENT AND MITIGATION

### 5.1 Possible measures

5.1.1 There is little information currently available on the detail of the proposal. Developing the fields in question will result in an overall minor negative impact to nature conservation. However, the habitat present is not exceptional and improvements to nearby habitat and incorporation of wildlife enhancing measures with the proposed development are a realistic possibility to ensure that the development results in an overall net biodiversity gain. We propose possible mitigation and enhancement, these suggestions would need to be further refined once more detailed plans are available.

5.1.2 The landowner owns 18 acres of land in the locality. The development would represent an opportunity to condition long term management of both the immediate site and adjacent land to a management plan approved by Gwynedd council.

5.1.3 The impacts and possible mitigation measures are detailed in table two below.

**Table 2. Impacts, enhancements and mitigation**

Impact	Description of possible impact	Mitigation / enhancement proposal	Possible Impact following mitigation
Avifauna	Loss of bird nesting habitat.	RAMS to avoid interference. Bird nesting boxes included as part of the scheme.	Negligible
Habitat	Loss of semi-improved neutral grassland	Incorporate areas of wildflower grassland and invertebrate attracting planting in the proposal	Low

<b>Impact</b>	<b>Description of possible impact</b>	<b>Mitigation / enhancement proposal</b>	<b>Possible Impact following mitigation</b>
Habitat	Enhancement	Manage adjacent habitat to an agreed ten year management plan to enhance the biodiversity value of the local area.	Potential enhancement
Habitat	Enhancement	Install bat boxes	Potential enhancement
Habitat	Enhancement	Create wetland habitat on adjacent land.	Potential enhancement

## **6 CONCLUSION**

### **6.1 Concluding Statement**

- 6.1.1 The survey data indicates that the three fields in question are semi-improved neutral grassland. The site is subject to overgrazing and regular application of fertiliser. The habitat present does not contribute to the ecological assets that make Rhos-chwilog (South) a candidate wildlife site.
- 6.1.2 We recommend further botanical survey work is undertaken in June to fully confirm the findings of the April survey.
- 6.1.3 Provided that the possible mitigation and enhancement recommendations suggested are implemented it is feasible that the impacts noted could be significantly offset and biodiversity gain realised.
- 6.1.4 The Gwynedd UDP policies do allow provision for development on candidate wildlife sites with the condition that any loss is appropriately compensated for. It is considered that with careful planning and a long term commitment to management, the proposed development could provide an opportunity to better manage nearby existing habitat. The loss of a small area of steadily-degrading, poor quality relict grassland could be offset by local mitigation and enhancement resulting in an overall biodiversity gain.

## **Appendix I    Relevant wildlife Legislation Summary**

Although we believe our interpretation of the law to be accurate, we recommend that for any further clarification required, that advice is sought from a legal professional.

*The Wildlife and Countryside Act (1981) as amended*

- 1.2.2 The Wildlife and Countryside Act 1981 (as amended) is the principal mechanism for the legislative protection of wildlife in Great Britain. This piece of legislation protects the species listed in Section Nine of the Act from a range of actions including disturbance, capture or damage to breeding or resting places. It is important to consider this legislation as actions undertaken during construction may be classed as illegal under the act if any of the protected species listed occur on the site.

*The Conservation of Habitats and Species Regulations (2010)*

- 1.2.3 This piece of legislation transposes European legislation (Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora (EC Habitats Directive)) into national law. Of particular relevance to development projects these regulations require that important sites are designated Special Area of Conservation (SAC) and the protection of certain species listed in the regulations from, killing, disturbance, trade or deliberate capture.
- 1.2.4 The illegal actions under the Conservation of Habitats and Species Regulations (2010) can be made lawful through the granting of licenses by the appropriate authorities. Licenses may be granted for a number of purposes (such as science and education, conservation, preserving public health and safety), but only after the appropriate authority is satisfied that there are no satisfactory alternatives and that such actions will have no detrimental effect on wild population of the species concerned.

*The protection of Badgers Act (1992)*

1.2.5 Badgers are protected under the Protection of Badgers Act 1992. This Act consolidates all previous legislation including the Badgers Act 1973 (as amended) and the Badgers (Further Protection) Act 1991. It is an offence to wilfully take, kill, injure or ill-treat a badger. Amongst other offences it is illegal to interfere with a badger sett through actions such as:

- damaging a sett or any part thereof;
- destroying a sett;
- obstructing access to a sett;
- causing a dog to enter a sett;
- disturbing a badger while occupying a sett

1.2.6 These offences can easily be committed during development proposals if a Badger sett is located close to the works. Some activities can be undertaken close to a sett in certain circumstances under licence.

*The Natural Environment and Rural Communities Act (NERC) (2006)*

1.2.7 This legislation means that local authorities and other public authorities in England and Wales have a duty to promote and enhance biodiversity in all of their functions. The act aims to raise the profile of biodiversity and to make sure that it is considered in all local authority decisions and policies. The official wording of the legislation, in section 40 of the Act, states that: "Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity."

## Appendix II Photographs of the site



**A.** View from southern field boundary hedge looking North-west



**B.** View from the southern field boundary hedge looking west



**C.** View from the southern field boundary hedge looking North.

**Appendix III COFNOD data search records**

Our Reference	Client Name	Date Run	Your Reference
E04886	Ecoscope Ltd	29/03/2016	ECO 114 - Bethel

Search Location	Grid Reference
Bethel	<a href="#">SH5300965505</a>

Birds											
Species Name	Grid Reference	Date	Recorder(s)	Abundance	Record Type	Site Name	Comments	Dataset ID	Lists	V	☒
<i>Anser anser</i> (Greylag Goose / Gwydd Wylt)	<a href="#">SH5271264567</a>	May 2013 - July 2013	Anon - Wildwood Ecology Ltd				BBS survey	<a href="#">D1374/005/01</a>	BDir2.1, Bern, Bonn, RD2(UK), UKBA, WCA1.2, LBAP[CON]	4	☒
<i>Chroicocephalus ridibundus</i> (Black-headed Gull / Gwylan Benddu)	<a href="#">SH5329366371</a>	May 2013 - July 2013	Anon - Wildwood Ecology Ltd				BBS survey	<a href="#">D1374/005/01</a>	BDir2.2, Bonn, S42, UKBA, WBR, LBAP[GWY]	4	☒
<i>Emberiza citrinella</i> (Yellowhammer / Bras Melyn)	<a href="#">SH5265</a> (Approximate)	28/05/1999	Andrew Clarke	1		Bethel		<a href="#">D0061/005/01</a>	BAP, Bern, S42, UKBR, WBR, LBAP[ANG, CON, DEN, FLI, GWY, SNP]	4	☒
<i>Emberiza schoeniclus</i> (Reed Bunting / Bras y Cyrs)	<a href="#">SH532650</a> (Supplied by Original Recorder)	28/12/2005	John Harold	1		Bethel East; Tyddyn y Berth		<a href="#">D0061/009/01</a>	BAP, Bern, S42, UKBA, UKBR, WBA, LBAP[CON, DEN, FLI, GWY]	4	☒
<i>Emberiza schoeniclus</i> (Reed Bunting / Bras y Cyrs)	<a href="#">SH5306866117</a>	May 2013 - July 2013	Anon - Wildwood Ecology Ltd				BBS survey	<a href="#">D1374/005/01</a>	BAP, Bern, S42, UKBA, UKBR, WBA, LBAP[CON, DEN, FLI, GWY]	4	☒
<i>Gallinago gallinago</i> (Snipe / Giach Cyffredin)	<a href="#">SH525651</a>	11/10/2008	Bratton, Mr J.H.			Marsh N of Llwyn Bedw, Bethel	Tussocky marsh on a north-facing slope. Largely consists of seepage, with scattered Sphagnum tussocks.	<a href="#">D1451/001/01</a>	BDir2.1, Bonn, UKBA, WBA, LBAP[ANG, CON, DEN, FLI, GWY]	4	☒
<i>Hirundo rustica</i> (Swallow / Gwennol)	<a href="#">SH5306166095</a>	May 2013 - July 2013	Anon - Wildwood Ecology Ltd				BBS survey	<a href="#">D1374/005/01</a>	Bern, UKBA, WBA, LBAP[ANG, CON, GWY]	4	☒
<i>Hirundo rustica</i> (Swallow / Gwennol)	<a href="#">SH5298064798</a>	May 2013 - July 2013	Anon - Wildwood Ecology Ltd				BBS survey	<a href="#">D1374/005/01</a>	Bern, UKBA, WBA, LBAP[ANG, CON, GWY]	4	☒
<i>Hirundo rustica</i> (Swallow / Gwennol)	<a href="#">SH5329966358</a>	May 2013 - July 2013	Anon - Wildwood Ecology Ltd				BBS survey	<a href="#">D1374/005/01</a>	Bern, UKBA, WBA, LBAP[ANG, CON, GWY]	4	☒
<i>Larus argentatus</i> (Herring Gull / Gwylan y Penwaig)	<a href="#">SH5305466107</a>	May 2013 - July 2013	Anon - Wildwood Ecology Ltd				BBS survey	<a href="#">D1374/005/01</a>	BAP, BDir2.2, Bern, Bonn, S42, UKBA, UKBR, WBR, LBAP[CON, GWY]	4	☒
<i>Larus argentatus</i> (Herring Gull / Gwylan y Penwaig)	<a href="#">SH5298064815</a>	May 2013 - July 2013	Anon - Wildwood Ecology Ltd				BBS survey	<a href="#">D1374/005/01</a>	BAP, BDir2.2, Bern, Bonn, S42, UKBA, UKBR, WBR, LBAP[CON, GWY]	4	☒
<i>Larus argentatus</i> (Herring Gull / Gwylan y Penwaig)	<a href="#">SH5312566180</a>	May 2013 - July 2013	Anon - Wildwood Ecology Ltd				BBS survey	<a href="#">D1374/005/01</a>	BAP, BDir2.2, Bern, Bonn, S42, UKBA, UKBR, WBR, LBAP[CON, GWY]	4	☒



Species Name	Grid Reference	Date	Recorder(s)	Abundance	Record Type	Site Name	Comments	Dataset ID	Lists	V	☒
<i>Larus argentatus</i> (Herring Gull / Gwylan y Penwaig)	<a href="#">SH5283564694</a>	May 2013 - July 2013	Anon - Wildwood Ecology Ltd				BBS survey	<a href="#">D1374/005/01</a>	BAP, BDir2.2, Bern, Bonn, S42, UKBA, UKBR, WBR, LBAP[CON, GWY]	4	☒
<i>Larus argentatus</i> (Herring Gull / Gwylan y Penwaig)	<a href="#">SH5272064570</a>	May 2013 - July 2013	Anon - Wildwood Ecology Ltd				BBS survey	<a href="#">D1374/005/01</a>	BAP, BDir2.2, Bern, Bonn, S42, UKBA, UKBR, WBR, LBAP[CON, GWY]	4	☒
<i>Larus argentatus</i> (Herring Gull / Gwylan y Penwaig)	<a href="#">SH5331264493</a>	May 2013 - July 2013	Anon - Wildwood Ecology Ltd				BBS survey	<a href="#">D1374/005/01</a>	BAP, BDir2.2, Bern, Bonn, S42, UKBA, UKBR, WBR, LBAP[CON, GWY]	4	☒
<i>Larus fuscus</i> (Lesser Black-backed Gull / Gwylan Gefnddu Leiaf)	<a href="#">SH5271264555</a>	May 2013 - July 2013	Anon - Wildwood Ecology Ltd				BBS survey	<a href="#">D1374/005/01</a>	BDir2.2, Bern, Bonn, UKBA, WBA, LBAP[CON, GWY, SNP]	4	☒
<i>Milvus milvus</i> (Red Kite / Barcud)	<a href="#">SH56</a> (Selected from Interactive Map)	08/06/2014	Catrin Slade	1		Site Name Withheld	Comments Withheld	<a href="#">D1117/001/01</a>	BDir1, Bonn, CITES, RD1(UK), UKBA, WBA, WCA1.1, WCA9, LBAP[CON, GWY]	4	☒
<i>Numenius arquata</i> (Curlew / Gylfinir)	<a href="#">SH535662</a> (Estimated Centroid of Site)	2005 approx	BASC Recorder (13461753-2)				Shoot Size Range: 0-3km	<a href="#">D0132/001/02</a>	BAP, BDir2.2, Bonn, RD1(UK), S42, UKBA, WBR, LBAP[ANG, CON, DEN, FLI, GWY, SNP]	4	☒
<i>Passer domesticus</i> (House Sparrow / Aderyn y To)	<a href="#">SH5330564496</a>	May 2013 - July 2013	Anon - Wildwood Ecology Ltd				BBS survey	<a href="#">D1374/005/01</a>	BAP, Bern, S42, UKBR, WBA, LBAP[CON, FLI, GWY]	4	☒
<i>Phylloscopus trochilus</i> (Willow Warbler / Telor yr Helyg)	<a href="#">SH5314566198</a>	May 2013 - July 2013	Anon - Wildwood Ecology Ltd				BBS survey	<a href="#">D1374/005/01</a>	UKBA, WBR, LBAP[CON]	4	☒
<i>Picus viridis</i> (Green Woodpecker / Cnocell Werdd)	<a href="#">SH540652</a>	2003	Kate Williamson	1 Adult, 1 Juvenile		Dinorwig Quarry	Grid Reference Type: Estimated from Map	<a href="#">D0106/001/07</a>	Bern, UKBA, WBA, LBAP[CON, DEN, FLI, GWY, SNP]	4	☒
<i>Prunella modularis</i> (Dunnoch / Llwyd y Gwrych)	<a href="#">SH5306066088</a>	May 2013 - July 2013	Anon - Wildwood Ecology Ltd				BBS survey	<a href="#">D1374/005/01</a>	BAP, Bern, RD2(UK), S42, UKBA, LBAP[CON]	4	☒
<i>Prunella modularis</i> (Dunnoch / Llwyd y Gwrych)	<a href="#">SH5312566170</a>	May 2013 - July 2013	Anon - Wildwood Ecology Ltd				BBS survey	<a href="#">D1374/005/01</a>	BAP, Bern, RD2(UK), S42, UKBA, LBAP[CON]	4	☒
<i>Prunella modularis</i> (Dunnoch / Llwyd y Gwrych)	<a href="#">SH5298264803</a>	May 2013 - July 2013	Anon - Wildwood Ecology Ltd				BBS survey	<a href="#">D1374/005/01</a>	BAP, Bern, RD2(UK), S42, UKBA, LBAP[CON]	4	☒
<i>Scolopax rusticola</i> (Woodcock / Cyfflylog)	<a href="#">SH535662</a> (Estimated Centroid of Site)	2005 approx	BASC Recorder (13461753-2)				Shoot Size Range: 0-3km	<a href="#">D0132/001/02</a>	BDir2.1, Bonn, UKBA, WBA, LBAP[CON, DEN, FLI, GWY]	4	☒
<i>Sturnus vulgaris</i> (Starling / Drudwen)	<a href="#">SH5298764800</a>	May 2013 - July 2013	Anon - Wildwood Ecology Ltd				BBS survey	<a href="#">D1374/005/01</a>	BAP, BDir2.2, Bern, RD2(UK), S42, UKBR, WBR, LBAP[CON, FLI, GWY]	4	☒
<i>Sylvia communis</i> (Whitethroat / Llwydfron)	<a href="#">SH5298564809</a>	May 2013 - July 2013	Anon - Wildwood Ecology Ltd				BBS survey	<a href="#">D1374/005/01</a>	UKBA, WBA, LBAP[CON]	4	☒
<i>Sylvia communis</i> (Whitethroat / Llwydfron)	<a href="#">SH5312966183</a>	May 2013 - July 2013	Anon - Wildwood Ecology Ltd				BBS survey	<a href="#">D1374/005/01</a>	UKBA, WBA, LBAP[CON]	4	☒
<i>Sylvia communis</i> (Whitethroat / Llwydfron)	<a href="#">SH5330266368</a>	May 2013 - July 2013	Anon - Wildwood Ecology Ltd				BBS survey	<a href="#">D1374/005/01</a>	UKBA, WBA, LBAP[CON]	4	☒

Species Name	Grid Reference	Date	Recorder(s)	Abundance	Record Type	Site Name	Comments	Dataset ID	Lists	V	☒
<i>Turdus philomelos</i> (Song Thrush / Bronfraith)	<a href="#">SH5298764809</a>	May 2013 - July 2013	Anon - Wildwood Ecology Ltd				BBS survey	<a href="#">D1374/005/01</a>	BAP, BDir2.2, Bern, RD2(UK), S42, UKBR, WBA, LBAP[ANG, CON, DEN, FLI, GWY, SNP, WRE]	4	☒
<i>Turdus philomelos</i> (Song Thrush / Bronfraith)	<a href="#">SH5271164568</a>	May 2013 - July 2013	Anon - Wildwood Ecology Ltd				BBS survey	<a href="#">D1374/005/01</a>	BAP, BDir2.2, Bern, RD2(UK), S42, UKBR, WBA, LBAP[ANG, CON, DEN, FLI, GWY, SNP, WRE]	4	☒
<i>Tyto alba</i> (Barn Owl / Tylluan Wen)	<a href="#">SH56</a>	16/11/2006	Chris Wynne	1		Site Name Withheld	Comments Withheld	<a href="#">D1117/001/01</a>	Bern, CITES, RD2(UK), UKBA, WBA, WCA1.1, WCA9, LBAP[ANG, CON, DEN, FLI, GWY, SNP, WRE]	4	☒
<i>Tyto alba</i> (Barn Owl / Tylluan Wen)	<a href="#">SH56</a> (Estimated Centroid of Site))	2005 approx	BASC Recorder (13461753-2)			Site Name Withheld	Comments Withheld	<a href="#">D0132/001/02</a>	Bern, CITES, RD2(UK), UKBA, WBA, WCA1.1, WCA9, LBAP[ANG, CON, DEN, FLI, GWY, SNP, WRE]	4	☒
<i>Tyto alba</i> (Barn Owl / Tylluan Wen)	<a href="#">SH56</a> (Approximate)	Winter 2006	Jim Dustow	1 or 2		Site Name Withheld	Comments Withheld	<a href="#">D0061/010/01</a>	Bern, CITES, RD2(UK), UKBA, WBA, WCA1.1, WCA9, LBAP[ANG, CON, DEN, FLI, GWY, SNP, WRE]	4	☒

#### Fungi, Lichen and Slime Moulds

Species Name	Grid Reference	Date	Recorder(s)	Abundance	Record Type	Site Name	Comments	Dataset ID	Lists	V	☒
<i>Hygrocybe miniata</i> (Vermilion Waxcap)	<a href="#">SH5366</a>	25/10/2000	Debbie Evans			Back Bethel road	Bank, hedgerow. Associated Organism: Grass. Substrate: Soil	<a href="#">D1192/001/01</a>	LBAP[DEN, GWY]	3	☒
<i>Hygrocybe reidii</i> (Honey Waxcap)	<a href="#">SH5366</a>	24/11/2000	Debbie Evans			Back Bethel road	Bank, hedgerow. Associated Organism: Grass. Substrate: Soil	<a href="#">D1192/001/01</a>	LBAP[DEN, GWY]	3	☒

#### Mammals

Species Name	Grid Reference	Date	Recorder(s)	Abundance	Record Type	Site Name	Comments	Dataset ID	Lists	V	☒
<i>Chiroptera</i> (Unknown Bat / Ystlum)	<a href="#">SH5266</a>	25/08/1992	Anon		Bat Roost	Site Name Withheld	Comments Withheld	<a href="#">D1486/001/01</a>	S42, WCA5, LBAP[ANG, DEN, FLI, SNP]	3	☒
<i>Chiroptera</i> (Unknown Bat / Ystlum)	<a href="#">SH5165</a>	09/08/1993	Mr Rhodes	1 Adult	Bat Rescue	Site Name Withheld	Comments Withheld	<a href="#">D1486/001/01</a>	S42, WCA5, LBAP[ANG, DEN, FLI, SNP]	3	☒
<i>Erinaceus europaeus</i> (Hedgehog / Draenog)	<a href="#">SH52156523</a>	May 2008	Mrs. O'Brian	1 Male; 1 Female		Bethel	Garden Wildlife Record version 2. Grid reference supplied.	<a href="#">D1117/001/01</a>	BAP, Bern, S42, LBAP[ANG, CON, FLI, GWY]	4	☒
<i>Lepus europaeus</i> (Hare / Ysgyfarnog)	<a href="#">SH529651</a>	2 records, both on 01/06/2003	Huw Jones	1 Juvenile		Bethel	Alive. Pasture; Dead. Pasture	<a href="#">D0108/001/03</a>	BAP, Bern, S42, LBAP[ANG, CON, DEN, FLI, GWY, SNP]	4	☒
<i>Lepus europaeus</i> (Hare / Ysgyfarnog)	<a href="#">SH530660</a>	3 records, all on 23/01/1997	Anon; Debbie Evans; Evans, Ms D.	1		Bethel	Alive; Alive. Seen regularly = Not sure. Pasture	<a href="#">D0108/001/03</a> , <a href="#">D0116/001/01</a>	BAP, Bern, S42, LBAP[ANG, CON, DEN, FLI, GWY, SNP]	4	☒
<i>Lepus europaeus</i> (Hare / Ysgyfarnog)	<a href="#">SH535662</a> (Estimated Centroid of Site))	2005 approx	BASC Recorder (13461753-2)				Shoot Size Range: 0-3km	<a href="#">D0132/001/02</a>	BAP, Bern, S42, LBAP[ANG, CON, DEN, FLI, GWY, SNP]	1	☒
<i>Lepus europaeus</i> (Hare / Ysgyfarnog)	<a href="#">SH5365</a>	18/04/1965	Milner, C.			Bethesda, WE of		<a href="#">D1072/001/02</a>	BAP, Bern, S42, LBAP[ANG, CON, DEN, FLI, GWY, SNP]	3	☒
<i>Lepus europaeus</i> (Hare / Ysgyfarnog)	<a href="#">SH5265</a>	2 records, between 04/03/1969 and 1977	Hill, G.R.; Anon			Bethel	Field	<a href="#">D1072/001/02</a> , <a href="#">D0108/001/03</a>	BAP, Bern, S42, LBAP[ANG, CON, DEN, FLI, GWY, SNP]	3	☒

Species Name	Grid Reference	Date	Recorder(s)	Abundance	Record Type	Site Name	Comments	Dataset ID	Lists	V	☒
<i>Lutra lutra</i> (Otter / Dyfrgi)	<a href="#">SH5366</a>	23/09/1998	Cattanach, Ms F.J.	1	Dead on road	Site Name Withheld	Comments Withheld	<a href="#">D0116/001/01</a>	BAP, Bern, CITES, EPS, HDir, RD1(UK), RD2(UK), S42, WCA5, LBAP[ANG, CON, DEN, FLI, GWY, SNP, WRE]	1	☒
<i>Meles meles</i> (Badger / Mochyn Daear)	<a href="#">SH5265</a>	1979	Jones, G.			Site Name Withheld	Comments Withheld	<a href="#">D1072/001/02</a>	Bern, PBA, LBAP[CON, DEN, FLI, WRE]	3	☒
<i>Mustela nivalis</i> (Weasel / Gwenci)	<a href="#">SH5264</a>	25/03/1967	Hill, G.R.			Bethel		<a href="#">D1072/001/02</a>	Bern, NRW, LBAP[ANG, CON, FLI]	3	☒
<i>Myotis mystacinus</i> (Whiskered Bat / Ystlum Barfog)	<a href="#">SH5265</a>	24/09/1992	Mike Howe, Liz Howe	1 Adult Male		Site Name Withheld	Comments Withheld	<a href="#">D1486/001/01</a>	Bern, Bonn, EPS, HDir, RD2(UK), WCA5, LBAP[ANG, DEN, FLI, GWY, SNP]	3	☒

#### Other Invertebrates

Species Name	Grid Reference	Date	Recorder(s)	Abundance	Record Type	Site Name	Comments	Dataset ID	Lists	V	☒
<i>Laccobius sinuatus</i>	<a href="#">SH52516564</a>	05/05/2002	Bratton, Mr J.H.			Well field, Bethel	Marshy horse pasture, including a well and seepages.	<a href="#">D1451/001/01</a>	RD2(UK)	1	☒

#### Plants

Species Name	Grid Reference	Date	Recorder(s)	Abundance	Record Type	Site Name	Comments	Dataset ID	Lists	V	☒
<i>Grimmia trichophylla</i> (Hair-pointed Grimmia)	<a href="#">SH5364</a>	June 1974	Hill, M.O.			Llanrug, Afon Seiont		<a href="#">D1075/001/03</a>	LI[VC49]	3	☒
<i>Platanthera bifolia</i> (Lesser Butterfly-orchid / Tegeirian Llydanwyrdd Bach)	<a href="#">SH528660</a> (Estimated (From Recorder's Map))	14/07/1992	Dan Guest, Stuart Smith	1 DOMIN (Estimate)	Field record	Wern-bach		<a href="#">D0820/003/02</a>	BAP, RD1(UK), S42, LBAP[CON, GWY]	3	☒
<i>Porella pinnata</i> (Pinnate Scalewort)	<a href="#">SH5364</a>	1974	Hill, M.O.			Llanrug, Afon Seiont		<a href="#">D1075/001/03</a>	RD2(UK), LI[VC49]	3	☒
<i>Spergula arvensis</i> (Corn Spurrey / Troellig yr Yd)	<a href="#">SH532650</a>	08/07/2005	Harold, J. and Thomas, S.			Tyddyn y Berth, Bethel	Multiple veg crops	<a href="#">D0124/002/01</a>	RD1(UK), WVP, LBAP[GWY]	1	☒
<i>Stachys arvensis</i> (Field Woundwort / Briwllys y Tir Âr)	<a href="#">SH532650</a>	08/07/2005	Harold, J. and Thomas, S.			Tyddyn y Berth, Bethel	Multiple veg crops	<a href="#">D0124/002/01</a>	RD1(UK), WVP, LBAP[GWY]	1	☒

#### Reptiles and Amphibians

Species Name	Grid Reference	Date	Recorder(s)	Abundance	Record Type	Site Name	Comments	Dataset ID	Lists	V	☒
<i>Bufo bufo</i> (Common Toad / Llyffant Dafadennog)	<a href="#">SH52146519</a>	June 2007	Mrs. O'Brian			Bethel	Garden Wildlife Record version 2. Grid reference supplied.	<a href="#">D1117/001/01</a>	BAP, Bern, S42, WCA5, LBAP[ANG, CON, DEN, FLI, GWY]	4	☒
<i>Rana temporaria</i> (Common Frog / Llyffant Melyn)	<a href="#">SH526656</a>	2 records, both on 11/02/1984	Pulford, E.A.; S. Diamond			Port Dinorwic, 1.5km SE	Pond	<a href="#">D1076/001/02</a> , <a href="#">D1491/001/01</a>	Bern, HDir, WCA5, LBAP[ANG, CON, FLI]	3	☒
<i>Rana temporaria</i> (Common Frog / Llyffant Melyn)	<a href="#">SH527658</a> (Supplied by Original Recorder)	2 records, both on 17/03/1983	G. Owen - Hughes; Anon			Bethel	Pond	<a href="#">D1491/001/01</a> , <a href="#">D1076/001/02</a>	Bern, HDir, WCA5, LBAP[ANG, CON, FLI]	1	☒

Species Name	Grid Reference	Date	Recorder(s)	Abundance	Record Type	Site Name	Comments	Dataset ID	Lists	V	☒
<i>Rana temporaria</i> (Common Frog / Llyffant Melyn)	<a href="#">SH524653</a> (Supplied by Original Recorder)	2 records, both on 20/02/1984	R. Hughes; Pulford, E.A.			Bethel	Pond	<a href="#">D1491/001/01</a> , <a href="#">D1076/001/02</a>	Bern, HDir, WCA5, LBAP[ANG, CON, FLI]	1	☒
<i>Rana temporaria</i> (Common Frog / Llyffant Melyn)	<a href="#">SH529661</a>	2 records, both on 20/02/1984	Pulford, E.A.; R. Hughes			Port Dinorwic, 1km S	Pond	<a href="#">D1076/001/02</a> , <a href="#">D1491/001/01</a>	Bern, HDir, WCA5, LBAP[ANG, CON, FLI]	3	☒

Statutory Sites intersecting 1000m buffer	None
Wildlife Sites intersecting 1000m buffer	<a href="#">0874: Rhos-chwilog (South) (0m)</a> , <a href="#">0876: Pen-yr-orsedd</a> (137m), <a href="#">0870: Gwyndy</a> (215m), <a href="#">0873: Rhos-chwilog (North)</a> (300m), <a href="#">0951: Coed Bolyn Mawr/Wern Fawr</a> (476m), <a href="#">0872: Cefn-Cynrig</a> (534m), <a href="#">0884: Penrhyn Stud</a> (643m)
NWWT Reserves intersecting 1000m buffer	None
RSPB Reserves intersecting 1000m buffer	None
RIGS intersecting 1000m buffer	None
Ancient Woodland intersecting 1000m buffer	25896: Restored Ancient Woodland Site (746m), 25898: Restored Ancient Woodland Site (840m), 43626: Plantation on Ancient Woodland Site (878m), 24989: Restored Ancient Woodland Site (993m)
Habitats intersecting 1000m buffer (Habitat at central point shown in red, if found)	<b>A.1.1.1:</b> Semi-natural Broad-leaved Woodland (1.24% / 46,028 sq.m), <b>A.1.2.2:</b> Planted Coniferous Woodland (0.41% / 15,284 sq.m), <b>A.1.3.2:</b> Planted Mixed Woodland (0.12% / 4,530 sq.m), <b>A.2.1:</b> Dense Scrub (0.88% / 32,728 sq.m), <b>B.1.2:</b> Semi-improved Acid Grassland (2.46% / 91,226 sq.m), <b>B.2.2:</b> <b>Semi-improved Neutral Grassland (10.07% / 373,105 sq.m)</b> , <b>B.4:</b> Improved Grassland (61.21% / 2,267,120 sq.m), <b>B.5:</b> Marshy Grassland (13.7% / 507,317 sq.m), <b>C.1.1:</b> Bracken (0.14% / 5,006 sq.m), <b>C.3.1:</b> Tall Ruderal Herb (0.03% / 1,220 sq.m), <b>E.2.1:</b> Acid/Neutral Flush (0.28% / 10,330 sq.m), <b>G.1:</b> Standing Water (0% / 140 sq.m), <b>J.1.2:</b> Amenity Grassland (0.14% / 5,179 sq.m), <b>J.1.3:</b> Ephemeral/Short Perennial (0.23% / 8,612 sq.m), <b>J.1.5:</b> Gardens (0.33% / 12,272 sq.m), <b>J.3.6:</b> Buildings (5.59% / 207,110 sq.m), <b>J.4:</b> Bare Ground (0.03% / 1,057 sq.m), <b>NA:</b> Not Accessed Land (0.01% / 525 sq.m)

- PUBLIC VERSION -



## Important Issues

1. Usage of the above information is governed by Cofnod's **Terms and Conditions of Data Release**, which can be downloaded [here](#).
2. Records shown in **bold** typeface are sensitive species records, and some details have been restricted in this public version of the report.
3. Past records of presence of a habitat or species do not guarantee continued occurrence; absence of records does not imply absence of a species, merely that no records are held at Cofnod; Cofnod cannot guarantee the accuracy of supplied data; copyright of records remains with the original recorder.

## Notes

**Grid References:** Click on any grid references within the report to view them on an interactive map on Cofnod's website.

**Sites:** As well as designated and non-statutory Wildlife Sites, NWWT and RSPB reserves are shown. Where they are within 50m of the search location, they are highlighted in **red**. Where further information is available for a site, the name will appear as a link which you can click on to visit an external website. Wildlife Sites which remain unconfirmed by the relevant Local Authority are given 'Candidate' status and are displayed with the (c) suffix. The following reasons for candidate status apply: 1. Anglesey and Flintshire Wildlife Sites were identified by survey but have not been formally confirmed. 2. Conwy and Gwynedd Wildlife Sites were identified by survey and air photos and remain candidate until evaluated using selection criteria.

**Habitats:** Habitats shown are from the Habitat Survey of Wales (1979 to 1997) using the Phase 1 survey methodology. The habitat at the search location is shown in **red**. Habitats are ordered in descending size order, with the area and percentage cover of each habitat within the search radius shown in brackets.

**Dataset ID:** All species records within the reports include Dataset ID codes. Click on the link to find the relevant Metadata from the **Data We Hold** page on Cofnod's website ([www.cofnod.org.uk/DataWeHold](http://www.cofnod.org.uk/DataWeHold)). The number below the Dataset ID is the individual record ID. Please quote this if you need more information on a specific record.

**'V' Column:** Record Verification Level. The following abbreviations apply: **1:** Unassessed, **2:** Unconfirmed, **3:** Considered Correct by Cofnod, **4:** Considered Correct by Expert. Dataset Categories and Record Verification Levels are explained in more detail within Cofnod's policy on Data Quality, available from our website.

**✉ column:** - Click on the red envelope icon next to a record to send us an email if you think there is a problem with a record, or if you would like more information about it.

### Abbreviations Used:

**Site Types:** **AW** - Ancient Woodland Sites, **WS** - Wildlife Sites

### Contact Us:

Cofnod - Gwasanaeth Gwybodaeth Amgylcheddol Gogledd Cymru/North Wales Environmental Information Service

Intec, Ffordd y Parc, Parc Menai, Bangor, Gwynedd. LL57 4FG **Tel:** (01248) 672603 **Email:** [contactus@cofnod.org.uk](mailto:contactus@cofnod.org.uk) **Website:** [www.cofnod.org.uk](http://www.cofnod.org.uk) **Facebook:** [facebook.com/Cofnod](https://facebook.com/Cofnod) **Twitter:** [twitter.com/Cofnod](https://twitter.com/Cofnod)

# Y Cynghorydd - 10fed o Ebrill, 2016 Councillor – 10<sup>th</sup> of April, 2016

Sion Jones  
Ward – Bethel a Seion



## Cynllun Datblygu Lleol – Cymuned Bethel / Cyfnod Ymgynghori Arolygwr y Cynulliad

**Annwyl Syr / Madam,**

Mae'n ddyletswydd arna i, i ymateb i'r Cynllun Datblygu Lleol, ac yr opsiynau sydd yn cael ei drafod ar gyfer Bethel, ger Caernarfon.

Rwyf wedi ymgynghori yn drylwyr gyda pobl Bethel yn ystod y blynyddoedd dwythaf ynglyn ag anghenion tai preswyl yma. Cefais ymateb cymysg o angen tai i bobl ifanc a prynwyr cyntaf, ac hefyd cefnogaeth mawr i dai addas ar gyfer pobl hyn. Mi wnes i yru'r ymateb i'r adran yn Nghyngor Gwynedd.

Dwi hefyd wedi cynnal cyfarfodydd gyda trigolion Bethel ynglyn a'r CDL, rwyf hefyd wedi cwrdd a phobl Bethel yn aml i drafod posibiladau o ddatblygiadau i'r dyfodol. Cafwyd ymateb da iawn, ac penderfynwyd bod angen tai ym Methel er budd y dyfodol, ond roeddem yn pwysleisio y ffaith bod angen safleoedd priodol ar gyfer datblygu, gan bod yno hanes cynllunio sensitif yn Bethel.

Yn ystod y cyfnod Cynllun Adnau, roedd yr adran wedi derbyn 12 o geisiadau o Bethel, ac wedi penderfynu bod 11 o'r safleoedd yno ddim yn addas ar gyfer datblygu, felly penderfynwyd bwrw 'mlaen gyda un safle, sef safle T58 (Cyf – NF127). Yn amlwg mi roedd yno wrthwynebiad i'r bwriad o ardal gyferbyn ac ardal Saron, ond yn gyffredinol ym Methel, mi roedd y cefnogaeth yn weddol dda i'r bwriad o ddatblygu tai ar y safle.

Yn ystod y cyfnod 'Newidiadau a Ffocws', roedd yr adran wedi penderfynu newid y cynllun yn llwyr, a symud ymlaen ddwy safle yn hytrach 'na'r un safle T58. Erbyn rwan, mae'r safle T58 wedi'i dileu, ac mae safleoedd cyfeirnodau – NF128 a NF129 wedi ei cynnwys o fewn yr cynllun yn dilyn y Newidiadau a Ffocws. Mae NF127 wedi'i dynnu yn nol.

Y rhesymau dros tynnu safle NF127 (T58) yn nol yw ar sail adrodd bioamrwyiaeth. Mae'r adroddiad bioamrwyiaeth a gomisiynwyd gan y Cyngor 'nol yn 2012 wedi'i seilio ar wybodaeth anghywir. Mae'r wybodaeth yn gyntaf yn cyfeirio at ddefaid ar y tir, does yna erioed wedi bod defaid ar y tir. Mae yno hefyd gwestiynau ynglyn a cyferiad yr tir mae'r adroddiad wedi'i seilio arno. O ganlyn, gomisinwyd adroddiad arall annibynnol yn ddiweddar, ac mae'r adroddiad newydd yn egluro nid oes unrhyw broblemau gyda'r tir. – Mae'r adroddiad yma ynghlwm i'r holl ohebiaeth. Mae pobl Bethel yn gefnogol i'r tir T58, mi roedd yno ychydig iawn o gwynion, ac mae'r cwynion yno yn ymwneud a effaith gwledol. Dwi'n deall bod yno sensitifrwydd gyda hynny, ac rwy'n deall na nid yw unrhyw safle yn ddelfrydol ym Methel, ond mae rhaid edrych ar y pictwr mawr ar gyfer datblygu'r gymuned. Rwyf innau, ac rhen helaeth o'r gymuned yn gefnogol o ddatblygu tai ar y safle T58. Byddwn yn cydweithio gyda y perchennog i sicrhau bod unrhyw ddatblygiad yn cael lawn ystyriaeth diogelwch y ffordd, ac bod yno fynedfa addas ar ei gyfer.

Ynglyn a'r ddau safle sydd nawr o dan ystyriaeth yn dilyn 'Newidiadau a Ffocws' –

### **Cyf – NF129 (Tir gyferbyn Rhoslan, Bethel.**

Mae yno gryn wrthwynebiad i'r bwriad yma gyferbyn Rhoslan ym Methel. Mae'r safle yma wedi'i wrthod o'r blaen, drwy Cyngor Gwynedd, ac hefyd Llywodraeth Cymru drwy apel dwy waith. Mae yno hanes cynllunio ar y safle, ac nid oes unrhyw ddatblygiad bwriedir yno heb gael caniatad gan y Cyngor na chwaith gan y Llywodraeth.

# Y Cynghorydd - 10fed o Ebrill, 2016

## Councillor – 10<sup>th</sup> of April, 2016

Sion Jones  
Ward – Bethel a Seion

Mae yno gryn dipyn o dystiolaeth yn dangos hynny ynglyn a'r safle yn Rhoslan. Mae yno broblemau mawr yno ynglyn a carffosiaeth, mynedfa, ac hefyd mae'n dir ffermio da presennol. Rydym yn cytuno gyda'r farn gan yr arolygydd na nid yw'r safle yma yn addas ar gyfer cynllunio. Mae'r adran gynllunio wedi argymhell 12 o dai ar y safle, sydd am fod yn rhwystr mawr i'r gymuned gan bod yno cyn gymaint o broblemau ar y safle. Dwi'n argymhell yn gryf i chi edrych yn fanwl ar adroddiad yr arolygydd, y ddwy waith cafodd ei wrthod.

### Safle NF128 – Tir dros y ffordd i Cremlyn, Bethel.

Mae'r Cyngor wedi nodi bod y tir yn addas ar gyfer 28 o dai i ddatblygu. Mae yno hanes cynllunio ar y safle, mi roedd yno gais am un ty preswyl ychydig o flynyddoedd yn nol, ond cafodd ei wrthod ar y sail ei fod yn ddatblygiad mewn cefn gwlad. Mae yno bryder bod 28 o dai yn afresymol i'r safle yma.

Mae'r mynedfa ar y brif ffordd brysur ym Methel, sef ffordd category 'B'. Mae'r lon yn cael cryn dipyn o draffig, ac yn brysur dros ben. Mae yno bryder ynglyn a mynedfa i'r safle gan bod hi'n ffordd brysur iawn. Rydym yn teimlo bod 28 o dai yn ormod i'r safle, mae hefyd gyferbyn y ffin datblygu presennol, ac rydym yn teimlo bod yno opsiynau gwell a mwy naturiol i ddatblygu ffin y gymuned o rhan cynllunio.

.....

Mae'r adran wedi darganfod bod angen adeiladu 40 o dai i gyfarch anghenion cymuned Bethel, rydym yn cytuno gyda hynny yn llwyr. Rydym yn mawr obeithio bydd y ffigwr o 40 yn gymysg o dai i bobl ifanc a phrynwyr cyntaf, ac hefyd tai addas i bobl hyn.

Rydym yn mawr obeithio bydd yr arolygwr yn edrych yn fanwl ar y sefyllfa ym Methel. Rydw i fel y cynghorydd lleol yn gwrthwynebu'r cynllun cyfredol, ac yn gofyn yn garedig i'r arolygwr os oes modd symud ymlaen gyda'r cynllun gwreiddiol a mabwysiadu'r tir T58.

Ynghlwm yw'r holl wybodaeth ynglyn a'r sefyllfa, ac rydym yn edrych ymlaen clywed yn nol gennych.

Gyda diolchiadau,

Sion Jones

Cynghorydd Bethel

01248 670491 / 07584 120238 / sionwjones@hotmail.co.uk

10 Cremlyn  
Bethel  
Caernarfon  
Gwynedd  
LL55 1AJ



01248 670491



07584 120238

**Proposed development sites in Gwynedd & Mon LDP 2015**  
**Bethel Housing**

**Bethel Housing T58**

Three fields on the eastern edge of Bethel. These fields are part of the candidate Wildlife Site Rhos-chwilog (South) 874. The 3 fields have been selected as a candidate Wildlife Site because they contain habitats of high biodiversity value, lowland haymeadow, a habitat listed by the Welsh Government under section 42 of the NERC Act 2006 as a habitat of principle biodiversity importance in Wales. The fields contain plant species which are indicators of MG5 grassland (National Vegetation Classification) and lowland meadow (knapweed, yellow-rattle, red clover and birds-foot trefoil). The fields are 1.4ha and this is a significant area of lowland hay-meadow; the criteria for SSSI designation is 0.5ha for MG5 grassland/lowland hay-meadow.

There is a ditch across on field and hedges around the fields.

These fields have been surveyed in 2012 as part of a project to survey of Wildlife Sites in Gwynedd (attached is the survey report).

I visited the fields on 4<sup>th</sup> December 2015. I can confirm that the fields qualify as lowland hay-meadow.

I recommend that these fields are **not** included as a site for housing development, because this would be a significant loss of high value habitat locally and nationally.

**Emily Meilleur**  
**Senior Biodiversity Officer**  
6<sup>th</sup> January 2016



**CYNGOR CYMUNED LLANDDEINIOLEN**  
**LLANDDEINIOLEN COMMUNITY COUNCIL**

*Clerc a Swyddog Ariannol :*

Eleri Bean

Bwthyn Isaf, Deiniolen, Caernarfon, Gwynedd LL55 3LS

Ffôn: (01286) 871 757

e. bôst – eleribean@btinternet.com

**Nia H Davies,**  
**Rheolwr Cynllunio,**  
**Uned Polisi Cynllunio ar y Cyd Gwynedd a Mon**  
**Llawr 1af**  
**Swyddfeydd Cyngor Dinas Bangor**  
**Bangor**  
**Gwynedd**  
**LL57 1DT**

**08/04/2016**

**Annwyl Nia,**

Yn dilyn llythyr ar 14 o Fawrth, mae yna dipyn o aneddigrwydd ymysg trigolion Bethel a Saron ynglyn a'r cynllun. Yn sicr roedd cefnogaeth gref i'r cynllun gwreiddiol, onde nid i'r ddau atodol sydd yn newid i'r cynllun gwreiddiol.

Yn nghyfarfod y cyngor yr wythnos yma, daeth 2 ddogfen i law.

1. Emily Meilleur
2. Eco Scope Ltd

Mae'r adroddiadau wedi eu gwneud ar y tir, ac mae awgrym oddi fewn yn dod i ganlyniad nad yw'r tir yn addas i'w gynnwys fel tir datblygu.

Mae perchennog y tir ynghyd a Cadnant Planning Ltd wedi cael 3 arbennigwyr annibynnol i wneud y run archwiliad ar y tir, ac maent wedi dod i ganlyniad cyferbyniol. Rydym ar ddallt fod y perchennog wedi anfon copi ymlaen i chwi o hyn.

Felly, fel cyngor, buasem yn falch o'ch ymateb i'r adroddiad newydd a pha ddylanwad gaiff hyn ar y cynllun gwreiddiol.

Diolch am eich cydweithrediad arferol.

Yn gywir,

**CYNGOR CYMUNED LLANDDEINIOLEN**

LLANDDEINIOLEN COMMUNITY COUNCIL

*Clerc a Swyddog Ariannol :*

**Eleri Bean**

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Yn nghyfarfod y cyngor yr wythnos yma, daeth 2 ddogfen i law.

1. Emily Meilleur
2. Eco Scope Ltd

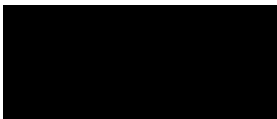
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Mae perchennog y tir ynghyd a Cadnant Planning Ltd wedi cael 3 arbennigwyr annibynnol i wneud y run archwiliad ar y tir, ac maent wedi dod i ganlyniad cyferbyniol. Rydym ar ddallt fod y perchennog wedi anfon copi ymlaen i chwi o hyn.

Felly, fel cyngor, buasem yn falch o'ch ymateb i'r adroddiad newydd a pha ddylanwad gaiff hyn ar y cynllun gwreiddiol.

Diolch am eich cydweithrediad arferol.

Yn gywir,





## Lee Linda (Rh-CTGC)

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**Subject:** FW: Newid â ffocws Bethel

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**From:** eleribean [REDACTED]

**Sent:** 15 April 2016 09:43

**To:** Davies Nia Haf (Rh-CTGC)

**Subject:** Re: Newid â ffocws Bethel

Bore da Nia,

Sut hwyl? Dwi reit dda Diolch a

Diolch am ffonio ac ymateb i'm llythyr mor brydlon. Wedi trafod neithiwr gyda cynghorwyr y cyngor a dyma eu barn:

" os yw'r adroddiad newydd yn cefnogi cais John Williams uwchlaw yr adroddiad 'ecolegol hwyr' a ddaeth i fei, yna dylsid cefnogi cais gwreiddiol John Williams a gwrthwynebu y ddau safle amgen a gynnigir."

Gobeithio bod hyn yn gwneud y peth yn fwy clir.

Diolch

Eleri

Sent from my Samsung Galaxy smartphone.

----- Original message -----

From: "Davies Nia Haf (Rh-CTGC)" <[NiaHafDavies@gwynedd.gov.uk](mailto:NiaHafDavies@gwynedd.gov.uk)>

Date: 14/04/2016 12:44 (GMT+00:00)

To: 'eleribean' <[REDACTED]>

Cc:

Subject: Newid â ffocws Bethel

Annwyl Eleri,

Gobeithio bod chi'n cadw'n iawn.

Rydym wedi derbyn llythyr y Cyngor Cymuned ynglyn a Bethel.

Ydi'r Cyngor Cymuned yn dymuno i ni gofrestru y llythyr fel:

- (i) gwrthwynebiad i'r Newid â Ffocws sy'n tynnu safle Mr John Williams (ger Saron) allan o'r Cynllun, a

(ii) gwrthwynebiad i'r Newidiadau â Ffocws i ychwanegu 2 safle amgen yn ei le?

Ynteu, ai dymuno cael gwybod maes o law beth fydd ymateb swyddogion i'r adroddiad ecolegol ac wedyn beth fydd penderfyniad yr Arolygydd am y mater?

Dim ond isio gwneud yn siwr ein bod yn trin y llythyr yn gywir.

Cofion

Nia

01286 679890

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Mae'r e-bost hwn ac unrhyw atodiad iddo yn gyfrinachol ac fe'i bwriedir ar gyfer y sawl a enwir arno yn unig. Gall gynnwys gwybodaeth freintiedig. Os yw wedi eich cyrraedd trwy gamgymeriad ni ellwch ei gopio, ei ddosbarthu na'i ddangos i unrhyw un arall a dylech gysylltu â'r anfonwr ar unwaith.



Mae unrhyw gynnwys nad yw'n ymwneud â busnes swyddogol y corff sy'n anfon yr e-bost yn bersonol i'r awdur.  
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Arbedwch bapur, ynni ac arian - Peidiwch argraffu'r neges yma oni bai ei bod yn hollol angenrheidiol.  
Save paper, energy and money - Do not print this message unless it is absolutely necessary.



		<p><b>Defnydd swyddfa yn unig/ Office use only</b></p> <p>Rhif Cyn./Rep No.:</p> <p>Derbyniwyd/Received:</p> <p>Cydnabod/Acknowledged</p>
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**Cynllun Datblygu Lleol ar y Cyd Adnau Ynys Môn a Gwynedd 2011-2026**  
**FFURFLEN SYLWADAU NEWIDIADAU Â FFOCWS/**  
**Anglesey and Gwynedd Deposit Joint Local Development Plan 2011-2026**  
**FOCUSSED CHANGES COMMENTS FORM**  
**25/2/16.**

Yn dilyn ymgynghoriad ar y Cynllun Datblygu Lleol ar y Cyd ar Adnau, mae Cyngorhau Gwynedd a Môn yn cynnig rhai 'Newidiadau â Ffocws.' Hoffem glywed eich barn ar y rhain.

Dylid defnyddio'r ffurflen hon ar gyfer yr holl sylwadau (h.y. sylwadau neu wrthwynebiadau). Mae fersiynau Uniongyrchol Ar-lein/Electronig a nodiadau cyfarwyddyd ar gael ar [www.gwynedd.llyw.cymru/cdll](http://www.gwynedd.llyw.cymru/cdll) neu [www.anglesey.gov.uk/cdll](http://www.anglesey.gov.uk/cdll). Os ydych yn cyflwyno copi ar bapur, dylech atodi tudalennau ychwanegol lle bod angen. **Dylech lenwi ffurflenni ar wahân ar gyfer pob sylw** yr hoffech ei wneud.

**Sylwer bod RHAID i sylwadau fod yn ymwneud â'r Newidiadau â Ffocws yn unig, ac nid i agweddau eraill ar y Cynllun Datblygu Lleol ar y Cyd ar Adnau.** Ni fydd sylwadau eraill yn derbyn sylw.

**Mae'n rhaid derbyn eich sylwadau ddim hwyrach na 4.30yh ar yr 13 Ebrill 2016. NI FYDD SYLWADAU A DDERBYNNIR WEDI'R DYDDIAD YMA YN CAEL EU HYSTYRIED**

Dychwelwch y ffurflenni at: **Uned Polisi Cynllunio ar y Cyd, Swyddfa Cyngor Dinas Bangor, Ffordd Gwynedd, Bangor, Gwynedd, LL57 1DT** neu [polisycynllunio@gwynedd.gov.uk](mailto:polisycynllunio@gwynedd.gov.uk)

**Diogelu Data** - Mae gan y ffurflen hon ddwy ran: Rhan A (Manylion Personol) a Rhan B (Eich sylw). Sylwer mai Rhan B yn unig fydd ar gael i'r cyhoedd a chaiff ei hanfon at yr Arolygiaeth Gynllunio.

Mae'n bosib derbyn ffurflenni sylwadau ychwanegol gan yr Uned Polisi Cynllunio ar y Cyd drwy ffonio 01286 685003 neu gellir eu llawr lwytho o wefan y Cyngor yn: [www.gwynedd.llyw.cymru/cdll](http://www.gwynedd.llyw.cymru/cdll) neu [www.ynysmon.gov.uk/cdll](http://www.ynysmon.gov.uk/cdll) neu gallwch lungopio'r ffurflen hon. Wrth wneud sylwadau, defnyddiwch dudalennau ychwanegol os oes angen, gan nodi rhif y dudalen yn glir.

Following consultation on the Deposit Joint Local Development Plan (LDP), Anglesey and Gwynedd Councils are proposing some 'Focussed Changes'. We would like your views on these.

This form should be used for all representations (i.e. comments or objections). Direct Online/Electronic versions and guidance notes are available at [www.gwynedd.llyw.cymru/ldp](http://www.gwynedd.llyw.cymru/ldp) or [www.anglesey.gov.uk/ldp](http://www.anglesey.gov.uk/ldp). If you are submitting a paper copy, attach additional sheets as necessary. **Separate forms should be completed for each comment** that you wish to make.

**Please note that representations MUST relate only to the Focussed Changes, and not to other aspects of the Deposit Joint Local Development Plan.** Other representations will be disregarded.

**Your representations must be received by no later than 4.30pm on the 13 April 2016. REPRESENTATIONS RECEIVED AFTER THIS TIME WILL NOT BE CONSIDERED**

Please return forms to: **Joint Planning Policy Unit, Bangor City Council Offices, Ffordd Gwynedd, Bangor, Gwynedd, LL57 1DT** or [planningpolicy@gwynedd.gov.uk](mailto:planningpolicy@gwynedd.gov.uk)

**Data Protection** - This form has two parts: Part A (Personal details) and Part B (Your representation). Please note that only Part B will be made publicly available and will be forwarded to the Planning Inspectorate.

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



CYNGOR SIR  
YNYS MÔN  
ISLE OF ANGLESEY  
COUNTY COUNCIL

Defnydd swyddfa yn unig/ Office use only

Rhif Cyn./Rep No.:

Derbyniwyd/Received:

Cydnabod/Acknowledged

**Cynllun Datblygu Lleol ar y Cyd Adnau Ynys Môn a Gwynedd 2011-2026  
FFURFLEN SYLWADAU NEWIDIADAU Â FFOCWS/  
Anglesey and Gwynedd Deposit Joint Local Development Plan 2011-2026  
FOCUSSED CHANGES COMMENTS FORM**

**25/2/16.**

**RHAN B: Eich Sylwadau a Newidiadau a Awgrymir  
PART B: Your Comments and Suggested Changes**

Eich enw/Sefydliad: Steve Burgess Builders  
Your name/Organisation:

**1. Ar ba Newid â Ffocws yr ydych chi'n gwneud sylwadau? (Cofiwch defnyddio un ffurflen ar gyfer pob cynrychiolaeth)**

**1. Which Focussed Change are you commenting on? (Remember to use one form for each representation)**

Rhif y Newid â Ffocws (NF) Focussed Change Number (NF)	NF78/ NF128/ NF129	Cefnogi/ Support	<input type="checkbox"/>	Gwrthwynebu/ Object	<input checked="" type="checkbox"/>
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**2. Cyn i chi esbonio eich sylwadau'n fanwl, byddai'n dda gwybod os ydych yn credu fod y Cynllun yn gadarn a'i pheidio, o ganlyniad i'r Newidiadau â Ffocws, neu a ydych o'r farn bod rhannau ohono neu bob rhan ohono ddim yn gadarn a bod angen ei newid.**

I gael rhagor o wybodaeth am gadernid a gofynion gweithdrefnol, gweler y nodiadau cyfarwyddyd. Os ydych yn ansicr, gadewch y rhan yma yn wag.

**2. Before you set out your comments in detail, it would be helpful to know whether you think that, as a result of the Focussed Changes, the Plan is sound or that all or parts of it are unsound.**

For more information on soundness and procedural requirements, see the guidance notes. If you are unsure, leave this section blank.

Cadarn/Sound	<input type="checkbox"/>	Dim yn gadarn ac dylid ei newid/Unsound and should be changed	<input checked="" type="checkbox"/>
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**3. Rhowch fanylion eich sylwadau ar y Newid â Ffocws yn y blwch nesaf.**

Esboniwch pam rydych yn gwrthwynebu neu'n cefnogi'r Newid â Ffocws a nodir a pha newidiadau sydd eu hangen i'r Newid â Ffocws i wneud y Cynllun yn gadarn. Dylech gynnwys yr holl wybodaeth, tystiolaeth a gwybodaeth ategol sy'n angenrheidiol i gefnogi eich sylw. Bydd hyn yn helpu'r Awdurdod a'r Arolygydd i ddeall y materion y byddwch yn eu codi. Ni fyddwch yn gallu cyflwyno rhagor o wybodaeth i'r Archwiliad dim ond os bydd yr Arolygydd yn eich gwahodd i wneud hynny.

**3. Please provide details of your representation on the Focussed Change in the next box.**

Explain why you object to or support the identified Focussed Change and outline what changes are needed to the Focussed Change to make the Plan sound. Include all the information, evidence and supporting information necessary to support your representation. This will help the Authority and the Inspector to understand the issues you raise. You will only be able to submit further information to the Examination if the Inspector invites you to do so.

Mae'r Newidiadau â Ffocws yn cynnig diwygio ac ymestyn Ffin Datblygu Bethel i gynnwys y tiroedd ychwanegol a'u dynodi fel safleoedd ar gyfer tai(NF128 a NF129). Mae NF78 yn cynnwys Tabl sy'n cynnwys darpariaeth dangosol o 28 uned breswyl ar dir NF128 (tir gyferbyn â Stâd y Cremlyn - Map M) a 12 uned breswyl ar dir NF129 (tir gyferbyn â Stad Rhoslan – Map N). Mae hyn yn awgrymu fod angen dynodi tir ar gyfer 40 tŷ i gyfarfod â'r tŷf y mae'r Cynllun am ei weld.

Mae'r Cyngor yn dadlau fod angen gwneud y Newidiadau hyn yn sgil sylwadau a gwrthwynebiadau a dderbyniwyd i Bolisi TAI16 a dynodiad safle T58 ( tir yn Saron) yn benodol yn y Cynllun Adnau (gweler Papur Trafod 1A). 'Roedd dau sail pennaf dros y gwrthwynebiad i ymestyn y ffin datblygu a dynodi'r safle T58 ar gyfer tai. Yn gyntaf, roedd rhai gwrthwynebwyr (1256,1391,1458) yn dadlau nad oedd angen rhagor o dai. Yn ail, roedd gwrthwynebiad i'r safle ar sail rhesymau cynllunio ffisegol annerbyniol gan gynnwys y perygl o lifogydd ar dir cyfagos a bod y safle wedi ei ddynodi fel Safle Bywyd Gwyllt a'i fod o "werth uchel yn lleol". Nid yw'r Cyngor wedi derbyn y ddatl gyntaf gan fod angen "bodloni'r angen ar gyfer tŷf tai yn y pentref" ac felly fod angen dynodi tir dros gyfnod y Cynllun Datblygu Lleol ar gyfer 40 o dai.

Dadleuwyd bod safleoedd eraill amgen sydd yn cael eu hystyried yn "llai cyfyngedig" ac ar sail y rheswm hwn mae'r Cyngor yn cynnig NF128 a NF 129 i gyfarfod â'r angen ar gyfer tŷf tai yn y pentref.

Mae ill dau wendidau o safbwynt rhesymau cadernid a chynladwyedd y Cynllun.

#### **NF128 – Tir Gyferbyn â stad y Cremlyn**

O'r dystiolaeth sydd i law nid yw'r tir hwn wedi ei gynnig fel safle posibl yn y lle cyntaf ac ni chynhwyswyd fel estyniad i ffin datblygu Bethel na'i ddynodi ar gyfer tai yn y Cynllun Adnau. Nid yw'r dewis o ddynodiad felly wedi cael ei graffu gan y cyhoedd adeg y Cynllun Adnau. Mae wedi ei gynnig a'i wrthod fel safle posibl (SP 962) yn sgil y cyfnod Adnau ar yr un ochr i'r de o'r ffordd B4566 ac felly wedi methu profion cynladwyedd y Cyngor ar sail ei fod yn "gorgyffwrdd â chefn gwlad agored gan y'i lleolir y tu hwnt i'r ffurf adeiledig presennol". Mae safle arall ddigon tebyg gerllaw ac ar yr un ochr i'r ffordd (SP857) wedi ei wrthod oherwydd ymwithiad y barnwyd ei fod "mewn cefn gwlad agored" ac yn "groes i bolisi cynllunio cenedlaethol a Strategaeth y CDLI ar y Cyd".

#### **NF129 – Tir Gyferbyn â Stad Rhoslan**

Mae'r dynodiad a gynigir yn rhan o safle posibl a gyflwynwyd yn y Gofrestr erbyn y dyddiad cau ym Ebrill 2014. Mae'r asesiad o'r safle yn Mhapur 1A yn Chwefror 2015 yn dangos i'r Cyngor ystyried fod y safle'n annerbyniol gan y "byddai angen gweud gwelliannau i'r rhwydwaith ffyrdd lleol er mwyn gallu cefnogi dyrannu'r safle cyfan" a "bod safleoedd eraill ar gael a chanddynt well mynediad". Mae crynodeb o sylwadau'r Gwasanaeth Priffyrdd yn nodi y "byddai rhaid gwneud gwelliannau i'r briffordd, ei lledu a darparu palmant o'r safle i ganol y pentref". Mae'r Aelod Lleol o'r farn "y byddai'n ymwithio i mewn i gefn gwlad agored ond yn awgrymu y byddai tu blaen y safle'n dderbyniol". Daeth Arolygydd Cynllunio, wrth ystyried apêl am godi wyth tŷ fforddiadwy ar gyfer angen lleol (APP/Q6810/A/08/2080666) i'r farn "Byddai perthynas agos rhwng safle'r apêl ac ardaloedd preswyl sefydledig. Fodd bynnag, byddai'r datblygiad arfaethedig yn cyflwyno tai newydd ar dir sy'n bennaf wledig byddai'n niweidiol ac yn amharu ar gymeriad gwledig y cefn gwlad yn barhaol."

Mae Pennod 9, ac adran 9.2.8 o Bolisi Cynllunio Cymru yn datgan:

"9.2.8 Wrth ddynodi safleoedd sydd 'w neiltuo ar gyfer tai mewn cynlluniau datblygu, dylai awdurdodau cynllunio lleol ddilyn **trefn chwilio**, gan ddechrau ag ailddefnyddio tir ac adeiladau a ddatblygwyd o'r blaen mewn aneddiadau, wedyn estyniadau i aneddiadau, ac wedyn ddatblygiadau newydd o amgylch aneddiadau sydd â chysylltiadau da o ran trafndiaeth cyhoeddus."



Ystyriwn fod NF 128 a NF129 yn perthyn i'r trydydd categori (datblygiadau newydd o amgylch aneddiadau). Ein dadl yw fod rhai safleoedd posibl sydd wedi eu gwrthod gan y Cyngor ar y cymal Cynllun Adnau a fyddai'n well dewis o ran y drefn chwilio gan eu bod yn perthyn i'r ail categori, sef estyniadau i aneddiad presennol. Ystyriwn felly fod y safle a adnabyddir fel "Tir ger yr Ysgoldy" (LS0034) yn cynnig gwell dewis fel safle i wneud cyfraniad tuag at y tir sydd angen ar gyfer tŵf tai yn y pentref.

Mae'r safle hwn yn ôl y Cyngor yn mesur 0.78 hectar. Mae wedi ei leoli union i'r gogledd o stâd presennol Bron Gwynedd sydd gydag 13 tŷ deulawr arno o boptu'r ffordd mabwysiedig. Mae carthffos yn croesi'r tir i gornel ogleddol o gyffyrddiad y safle gyda Ffordd Stad Bron Gwynedd. Er y gallai hyn amharu ar ddwysedd y datblygiad mae modd goresgyn rhain gyda dylunio priodol a darparu rhwng 20 a 30 o dai ar y safle.

Mae Papur 1A yn gwrthod y cynnig i ymestyn y ffin datblygu a chynnwys y safle ar gyfer tai ar y sail fod "problemau mynediad" a bod "safleoedd eraill ar gael â gwell mynediad". Pan gynigiwyd y safle fel dewis neilllog i ddynodiad T58 yn sgil cyfnod ymgynghorol ar y Cynllun Adnau, dadleuodd y Cyngor fod "safleoedd eraill amgen ym Methel sydd yn cael ei ystyried i fod llai cyfyngedig". Fel y dadleuwyd uchod mae'r ddau safle sy'n cael eu cynnig fel Newidiadau â Ffocws gyda chyfyngiadau a gwendidau sywleddol o ran eu lleoliad.

Nid yw'n glir o sylwadau y Cyngor, a'r dystiolaeth arall sydd i law beth a olygir gan "problemau mynediad" a "chyfyngder y safle".

O ran **mynediad** mae modd cael mynediad gerbydau hwylus a diogel o'r B4366 i'r safle drwy ffordd fabwysiedig Stâd Bron Gwynedd. Yn ein barn ni, ni fyddai'r cynnydd yn y drafnidiaeth yn sgil y datblygiad yn peri pwysau annerbyniol ar y gyffordd gyda'r B4366. Nodwyd na chyflwynyd pryderon o'r fath gan y Gwasanaeth Priffyrdd ym Mhapur 1A. Yr ydym yn dadlau y byddai modd goresgyn unrhyw bryderon drwy fesurau priodol i wella gweledd a rheoli parcio wrth y fynedfa, drwy fesurau tawelu traffig priodol ar hyd Ffordd Stâd Bron Gwynedd a thrwy ddarparu gofod parcio ychwanegol o fewn y dynodiad pe bai angen hynny. Mae modd dadlau hefyd fod y safle hwn yn fwy hygrych i gerddedwyr, pobl ag anableddau corfforl a defnyddwyr trafniadaeth gyhoeddus na safle NF129 a llawn mor gyfleus â safle NF128.

Nid yw'r Cyngor wedi cyflwyno tystioleth i egluro beth y mae'n ystyried yw'r **cyfyngiadau** ar y safle. Byddai ymestyn y ffin o amgylch y safle a'i ddynodi ar gyfer tai yn ddewis rhesymegol i'r pentref ac yn cydynd yn well gyda'r drefn chwilio y mae Llywodraeth Cymru, drwy Polisi Cynllunio Cymru, yn gofyn amdano. Ag eithrio'r bibell garffosiaeth nid oes cyfyngiadau eraill o ran datblygiad ffisegol y safle ac nid yw'n destun pryder o ran risg llifogydd na chynefin bywyd gwyllt.

Defnyddiwch dudalennau ychwanegol os bydd angen.  
Nodwch faint o dudalennau ychwanegol rydych wedi'u defnyddio.....  
*Please use additional sheet if necessary.*  
*Please state how many additional sheets have been used.....*

4. Os yw eich sylw yn 3 yn fwy na 100 o eiriau, darparwch grynodedb os gwelwch yn dda (dim mwy na 100 o eiriau).

4. If your response to 3 above exceeds 100 words, please provide a summary (no more than 100 words).

Nid yw'r Cyngor wedi dilyn y drefn chwilio priodol ar gyfer dynodi tir ac y mae gwell dewisiadau o ran integreiddio tai newydd gyda'r pentref.

Byddai dynodiadau NF128/129 yn golygu cyflwyno tai newydd ar dir sy'n bennaf wledig. Yn achos NF 129 byddai angen gwneud gwelliannau sylweddol i'r briffordd a darparu palmant i ganol y pentref.

Ystyriwn fod y safle LS0034 yn cynnig gwell dewis fel safle i wneud cyfraniad ar gyfer y tŵf o 45 tŷ sydd angen. Mae modd goresgyn unrhyw bryderon diogelwch am fynediad i'r safle a chyfyngder y safle drwy fesurau a gwelliannau priodol.

5. A ydych am i'ch sylwadau gael eu hystyried fel 'sylwadau ysgrifenedig' neu a hoffech siarad mewn sesiwn gwrandawriad yn yr Archwiliad Cyhoeddus? (Ticiwch un o'r isod)

Ar y cam hwn, gallwch wneud sylwadau'n ysgrifenedig yn unig (gelwir y rhain yn 'sylwadau ysgrifenedig'). Fodd bynnag, gall pawb sydd am newid y Cynllun ymddangos gerbron yr Arolygydd a siarad mewn 'sesiwn gwrandawriad' yn ystod yr Archwiliad Cyhoeddus. Ond dylech gofio y bydd yr Arolygydd yn rhoi'r un pwysau ar eich sylwadau ysgrifenedig ar y ffurflen hon â'r rheiny a wneir ar lafar mewn sesiwn gwrandawriad. Sylwer, bydd yr Arolygydd yn dewis y weithdrefn fwyaf priodol er mwyn darparu ar gyfer y rhai sydd eisiau rhoi tystiolaeth lafar.

5. 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)

At this stage, you can only make comments in writing (these are called 'written representations'). However, everyone that wants to change the Plan can appear before and speak to the Inspector at a 'hearing session' during the Public Examination. But 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. Please note that the Inspector will determine the most appropriate procedure for accommodating those who want to provide oral evidence.

Nid wyf am siarad mewn sesiwn gwrandawriad ac rwyf yn fodlon i'm sylwadau ysgrifenedig gael eu hystyried gan yr Arolygydd.

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



Hoffwn siarad mewn sesiwn gwrandawriad.

I want to speak at a hearing session.



6. Os hoffech siarad, cadarnhewch pam rydych yn ystyried ei bod hi'n angenrheidiol i chi siarad yn y Gwrandawriad.

*6. 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.*

Mae angen cyfle i egluro'n llawn paham nad yw'r newidiadau a ffocws a gynigr i Fethel yn addas i'r gymuned honno a pham fod gwell dewisiadau i'w cael er sicrhau fod y Cynllun yn gadarn a derbyniol.

7. Os ydych am siarad, byddai'n ddefnyddiol pe gallech nodi ym mha iaith hoffech chi gael eich clywed? (Ticiwch un o'r isod)

*6. If you wish to speak, it would be helpful if you could indicate in which language you would like to be heard. (Please tick one of the following boxes)*

Hoffwn i gael fy nghlywed yn Gymraeg  
*I wish to be heard in Welsh*



Hoffwn i gael fy nghlywed yn Saesneg  
*I wish to be heard in English*



**DIOLCH AM EICH SYLWADAU AM Y NEWIDIADAU Â FFOCWS/ THANK YOU FOR YOUR COMMENTS ON THE FOCUSSED CHANGES**

Nodiadau cyfarwyddyd	Guidance notes
<p>Bydd Cynllun Datblygu Lleol Gwynedd a Môn ar y Cyd yn cael ei archwilio gan Arolygydd annibynnol a benodir gan Lywodraeth Cymru. Gwaith yr Arolygydd yw ystyried a yw'r Cynllun yn bodloni gofynion gweithdrefnol ac a yw'n gadarn.</p> <p>Gellir ystyried 'Cadarn' yn y cyd-destun hwn o fewn ei ystyr arferol o 'dangos barnu da' a 'gellir ymddiried ynddo'. Y cwestiynau neu'r 'profion' y bydd yr Arolygydd yn eu hystyried wrth benderfynu a yw'r Cynllun yn gadarn yw:</p> <ol style="list-style-type: none"> <li>1. A yw'r cynllun yn ffitio? (h.y. a yw'n gyson â chynlluniau eraill?)</li> <li>2. A yw'r cynllun yn briodol? (h.y. a yw'n briodol ar gyfer yr ardal yng ngoleuni'r dystiolaeth?)</li> <li>3. A fydd y cynllun yn cyflawni? (h.y. a yw'n debygol o fod yn effeithiol?)</li> </ol> <p>Darperir rhagor o wybodaeth am y profion cadernid a'r gofynion gweithdrefnol yn Arweiniad Gweithdrefnol ar Archwiliadau Cynllun Datblygu Lleol yr Arolygiaeth Gynllunio.</p> <p>Wedi ymgynghori ar fersiwn adneuo'r Cynllun Datblygu Lleol, mae Cynghorau Gwynedd a Môn yn gwneud nifer gyfyngedig o Newidiadau â Ffocws er mwyn gwneud y Cynllun yn gadarn cyn iddo gael ei archwilio. Ymgynghorir ar y newidiadau rwan. Caiff unrhyw ymatebon eu hanfon ymlaen yn uniongyrchol at yr Arolygydd Cynllunio.</p> <p>Os ydych yn gwrthwynebu Newid â Ffocws, dylech ddweud pam nad yw'n gwneud y Cynllun yn gadarn a sut dylid newid y Newid â Ffocws er mwyn gwneud y Cynllun yn gadarn.</p> <p>Lle rydych yn cynnig newid i'r Newid â Ffocws byddai'n ddefnyddiol egluro pa brawf (profion) cadernid rydych yn credu ei fod yn methu. Fydd methu adnabod prawf ddim yn golygu na chaiff eich sylw ystyriaeth, cyn belled â'i fod yn ymwneud a'r Newidiadau â Ffocws. Dylech gynnwys eich holl sylwadau ar y ffurflen, gan ddefnyddio dogfennau ychwanegol a thystiolaeth ategol lle bod angen.</p>	<p><i>The Joint Anglesey and Gwynedd Local Development Plan (LDP) will be examined by an independent Inspector appointed by the Welsh Government. It is the Inspector's job to consider whether the Plan meets procedural requirements and whether it is sound.</i></p> <p><i>'Sound' may be considered in this context within its ordinary meaning of 'showing good judgement' and 'able to be trusted'. The questions or 'tests' which the Inspector will consider in deciding whether the Plan is sound are:</i></p> <ol style="list-style-type: none"> <li>1. <i>Does the plan fit? (i.e. is it consistent with other plans?)</i></li> <li>2. <i>Is the plan appropriate? (i.e. is it appropriate for the area in the light of the evidence?)</i></li> <li>3. <i>Will the plan deliver? (i.e. is it likely to be effective?)</i></li> </ol> <p><i>More information on the soundness tests and procedural requirements is provided in the Planning Inspectorate's Local Development Plan Examinations Procedural Guidance.</i></p> <p><i>Having consulted on the Deposit version of the Local Development Plan, Anglesey and Gwynedd Councils are making a limited number of 'Focussed Changes' to make the Plan sound before it is examined. These changes are being consulted upon now. Any responses will be forwarded directly to the Planning Inspector.</i></p> <p><i>If you are objecting to a Focussed Change, you should say why you think it makes the Plan unsound, and how the Focussed Change should be amended to make the Plan sound.</i></p> <p><i>Where you propose an amendment to a Focussed Change it would be helpful to make clear which test(s) of soundness you believe it fails. Failing to identify a test will not mean that your comment will not be considered, providing it relates to the Focussed Changes. You should include all your comments on the form, using accompanying documents and supporting evidence where necessary.</i></p>
<p>Dychwelwch y ffurflen i: <b>Uned Polisi Cynllunio ar y Cyd, Swyddfa Cyngor Dinas Bangor, Ffordd Gwynedd, Bangor, Gwynedd, LL57 1DT</b> neu <a href="mailto:polisicynllunio@gwynedd.gov.uk">polisicynllunio@gwynedd.gov.uk</a> erbyn 4.30yh ar 13/4/16</p>	<p>Please return the form to: <b>Joint Planning Policy Unit, Bangor City Council Offices, Ffordd Gwynedd, Bangor, Gwynedd, LL57 1DT</b> or <a href="mailto:planningpolicy@gwynedd.gov.uk">planningpolicy@gwynedd.gov.uk</a> by 4.30pm on 13/4/16</p>