

Ms Sharon Ellis, Swyddog Rhaglen
Swyddfa'r Cyngor
Stryd y Jel
Caernarfon LL55 1SH

Hearing Session 10 **Statement**
9.30 am. Tuesday 27 September 2016

- a) Name/ Site reference - Land at Cae'r Allt, Penrhosgarnedd, Bangor: Site Ref. SP270
- b) Current Status - Agricultural land; Proposed use – small scale housing development.
- c) Size of site – less than 0.4 hectare; number of units - 4/5 houses targeted at employees of the local hospital trust.
- d) None other than constraints of planning
- e) Anticipated timescale of delivery – indeterminate and subject to planning consent.
- f) We believe the site should be included within the boundary of the Development Plan.
- g) We believe that its exclusion is detrimental to the stated objectives and policies promoted by the relevant authorities in creating the plan e.g. Development of the site would have a neutral or negligible effect on traffic and has the potential to mitigate/reduce existing problems. Providing homes within walking distance of work will not only encourage a healthier life style but will also reduce transport emissions.
- h) Community cohesion and viability will be enhanced due to the proximity of a major workplace and other amenities in close proximity such as transport. Penrhosgarnedd has a very good transport hub from where buses are available to all parts of Wales. This small development is likely to promote use of such a facility.
- i) The Council's site selection is neither reasonable nor appropriate in our view as the advantages of this site have not been considered.

Bleddyn Hughes, R F Jones and Sylvia Jones