

## Hearing Session 10

# ALLOCATIONS AND ALTERNATIVE SITES: GWYNEDD - NORTH

9.30 am, Tuesday 27 September 2016

Anglesey and Gwynedd Joint  
Local Development Plan



CYNGOR SIR  
YNYS MÔN  
ISLE OF ANGLESEY  
COUNTY COUNCIL

This Statement has been produced by the Isle of Anglesey County Council and Gwynedd Council to set out their response to the matters and issues raised by the Inspector for the Hearing relating to Allocations and Alternative Sites in North Gwynedd in the submitted Anglesey and Gwynedd Joint Local Development Plan.

This Statement relates to the elements of the Plan that have been raised by the Inspector as matters to be discussed. Where appropriate the Statement draws on and cross-refers to the main sources of information used in the preparation of the Plan such as the outcomes of public consultation, the Sustainability Appraisal, the Background Documents and the supporting Topic Papers. Document reference numbers are given where appropriate.

For the purpose of clarity within this statement any Matters Arising Changes suggested to the Deposit Plan and/or a Focussed Change to the Plan, is shown in bold **Red** and underlined. Any Focussed Change text to the Deposit Plan is shown in **Bold** underlined text.

## BANGOR

**a) Site Reference / Name:**

- Part of SP270 – Land adjacent to Ffordd Ty'n Clwt, Penrhosganedd, Bangor
- Rep ID: 1020 (Bleddyn Hughes 68 c/o David Holmes, Jones Peckover 1500)

QUESTION	COUNCILS' RESPONSE
<b>b) What is the current status / use of the site and what is the proposed use?</b>	Greenfield site which lies outside the Deposit Plan development boundary. The representor wishes to include the site within the development boundary for residential purposes for local people who work locally.
<b>c) What is the size of the site and what scale / numbers of units are proposed?</b>	0.19ha - Based on the JLDP guidelines of 30 dwellings per hectare the site could accommodate 6 dwellings.
<b>ch) Are there any significant obstacles to the development of the site within the Plan period?</b>	As the Councils are not promoting the site for inclusion in the Plan, it is for the representor to demonstrate that the site is ultimately deliverable.
<b>d) What are the anticipated timescales for delivery?</b>	As the Councils are not promoting the site for inclusion in the Plan, this is for the representor to demonstrate.
<b>dd) Should the site be included within the settlement boundary and /or be allocated?</b>	No. The Deposit Plan and its supporting documents, which includes an Urban Capacity Study (Topic Paper 6, PT.0013), clearly demonstrates that there is sufficient land allocated, windfall opportunities and a landbank provision within the Deposit Plan Development Boundary for Bangor to meet the housing need identified in the Plan. Therefore, it is considered that there is no justification to include this land within the development boundary.
<b>e) Is the site necessary to ensure that the LDP is sound?</b>	No, there is sufficient land allocated, windfall opportunities and a landbank provision for housing development within the Deposit Plan Development Boundary for Bangor to meet the housing need identified in the Plan. Having considered the policy context, Plan strategy and other relevant material factors, it is considered there is no demonstrable need to include the site in the Plan and the inclusion of the alternative site is not considered necessary to ensure that Plan LDP is sound. Therefore, It is considered that the Plan meets the tests of soundness without the need for a different approach or

QUESTION	COUNCILS' RESPONSE
<p><b>f) How would the alternative site contribute to the aims and strategic objectives of the Plan?</b></p>	<p>alternative sites to deliver the evidenced need.</p> <p>As the Councils are not promoting the site for inclusion in the Plan this is for the representor to demonstrate.</p>
<p><b>ff) Is the Council's site selection process reasonable and appropriate and is it founded on a robust and credible evidence base?</b></p>	<p>Yes. The Council's site selection process is considered reasonable and appropriate and founded on a robust and credible evidence base. As part of the earlier evidence gathering stages the Councils invited interested parties to submit Candidate Sites to provide an indication of sites available for development. Details of the Candidate Sites submitted are contained in the Candidate Site Register (CDLL.002) The methodology for assessing the suitability of candidate sites can be found in Topic Paper 1 (PT.001) and contains a robust 3 step process to assess the suitability of the sites.</p> <p>The Joint Planning Policy Unit (JPPU) consulted on the methodology for assessing the Candidate Site between 18<sup>th</sup> August and 15<sup>th</sup> September 2011 which included engagement with statutory consultees and internal Council departments. The summary of the main issues raised and Councils' response can be found in Topic Paper 1A (PT.002).</p> <p>The site selection methodology clearly demonstrates the interrelationship between the candidate site assessment and SA appraisal of the options explored in the Deposit Plan.</p>
<p><b>g) Has the alternative allocation sought been considered in respect of the Sustainability Appraisal / Strategic Environmental Assessment? Would the change be likely to have significant effects that require re-assessment? If so, has such an assessment been carried out? What was the outcome of the process?</b></p>	<p>A sustainability appraisal has been submitted by the objector in support of this proposal.</p> <p>As the Councils are not promoting the site for inclusion in the Plan it is for the representor to demonstrate alignment with the SA/ SEA.</p>

**a) Site Reference / Name:**

- Land off Siliwen Road, Bangor
- Rep ID: 913 (Catrin Eames 3097 c/o Rhys Davies, Cadnant Planning 1366)

QUESTION	COUNCILS' RESPONSE
<b>b) What is the current status / use of the site and what is the proposed use?</b>	Greenfield site which is lies outside the Deposit Plan development boundary. The representor wishes to include the site within the development boundary.
<b>c) What is the size of the site and what scale / numbers of units are proposed?</b>	0.1ha. - Based on the JLDP guidelines of 30 dwellings per hectare the site could accommodate 3 dwellings
<b>ch) Are there any significant obstacles to the development of the site within the Plan period?</b>	As the Councils are not promoting the site for inclusion in the Plan, it is for the representor to demonstrate that the site is ultimately deliverable.
<b>d) What are the anticipated timescales for delivery?</b>	As the Councils are not promoting the site for inclusion in the Plan, this is for the representor to demonstrate.
<b>dd) Should the site be included within the settlement boundary and /or be allocated?</b>	No. Development boundaries are drawn around the urban form of settlements. The site in question is not considered to be part of the Bangor's urban form. The Deposit Plan and its supporting documents, which includes an Urban Capacity Study (Topic Paper 6, PT.0013), clearly demonstrates that there is sufficient land allocated, windfall opportunities and landbank provision within the Deposit Plan Development Boundary for Bangor to meet the housing need identified in the Plan. Therefore, it is considered that there is no justification to include this land within the development boundary.
<b>e) Is the site necessary to ensure that the LDP is sound?</b>	No, there is sufficient land allocated, windfall opportunities and landbank provision for housing development within the Deposit Plan Development Boundary for Bangor to meet the housing need identified in the Plan. It is considered that the Plan meets the tests of soundness without the need for a different approach or alternative sites to deliver the evidenced need. Having considered the policy context, Plan strategy and other relevant material factors, it is considered there is no demonstrable need to include the site in the Plan and the inclusion of the alternative site is not considered necessary to ensure that Plan LDP is sound.
<b>f) How would the alternative site contribute to the aims</b>	As the Councils are not promoting the site for inclusion in the Plan this is for the representor to demonstrate.

QUESTION	COUNCILS' RESPONSE
<p>and strategic objectives of the Plan?</p>	
<p><b>ff) Is the Council's site selection process reasonable and appropriate and is it founded on a robust and credible evidence base?</b></p>	<p>Yes. The Council's site selection process is considered reasonable and appropriate and founded on a robust and credible evidence base. As part of the earlier evidence gathering stages the Council invited interested parties to submit Candidate Sites to provide an indication of sites available for development. Details of the Candidate Sites submitted are contained in the Candidate Site Register (CDLL.002) The methodology for assessing the suitability of candidate sites can be found in Topic Paper 1 (PT.001) and contains a robust 3 step process to assess the suitability of the sites.</p> <p>The Joint Planning Policy Unit (JPPU) consulted on the methodology for assessing the Candidate Site between 18<sup>th</sup> August and 15<sup>th</sup> September 2011 which included engagement with statutory consultees and internal Council departments. The summary of the main issues raised and Councils' response can be found in Topic Paper 1A (PT.002).</p> <p>The site selection methodology clearly demonstrates the interrelationship between the candidate site assessment and SA appraisal of the options explored in the Deposit Plan.</p>
<p><b>g) Has the alternative allocation sought been considered in respect of the Sustainability Appraisal / Strategic Environmental Assessment? Would the change be likely to have significant effects that require re-assessment? If so, has such an assessment been carried out? What was the outcome of the process?</b></p>	<p>A sustainability appraisal has been submitted by the objector in support of this proposal.</p> <p>As the Councils are not promoting the site for inclusion in the Plan it is for the representor to demonstrate alignment with the SA/ SEA.</p>

**a) Site Reference / Name:**

- C1 Parc Bryn Cegin, Bangor

- Rep ID: 786 (Tammy Hales, Bryn Cegin Cinema Campaign 2745]

QUESTION	COUNCILS' RESPONSE
<b>b) What is the current status / use of the site and what is the proposed use?</b>	<ul style="list-style-type: none"> <li>• Safeguarded Employment Site under policy CYF1 of the Deposit Plan</li> <li>• Strategic Regional Employment Site</li> <li>• B1, B2 &amp; B8 use</li> <li>• The respondent wishes to change the status of the employment allocation so that A1, A3, C1, D2 &amp; D8 uses are acceptable on the site.</li> </ul>
<b>c) What is the size of the site and what scale / numbers of units are proposed?</b>	n/a
<b>ch) Are there any significant obstacles to the development of the site within the Plan period?</b>	<p>As the Councils are not promoting the amendment of this site, it is for the representor to demonstrate that without the changes the site is not deliverable.</p> <p>The site has full planning permission and benefits from having infrastructure in place i.e. access and roads. There are no physical constraints to development.</p>
<b>d) What are the anticipated timescales for delivery?</b>	<p>The site is owned and marketed by the Welsh Government and the current economic climate and the state of the market is the main obstacle to developing the site. The Welsh Government has recently asked for expressions of interest for alternative sites in order to trigger development of the site.</p>
<b>dd) Should the site be included within the settlement boundary and /or be allocated?</b>	<p>The planning status of this site should not be amended to include the use classes listed above. However, Policy CYF4 does facilitate alternative uses on employment sites when justification for this has been accepted. The Plan would also need to be read as a whole to ensure that the alternative use is policy compliant. To ensure clarity a minor change to the Plan was proposed in response to representations submitted at the Deposit stage (NB10) stating the SPG on employment will include a section in relation to change of use on employment sites.</p>
<b>e) Is the site necessary to ensure that the LDP is sound?</b>	<p>Yes, the employment allocations and their use classes are supported by the Plan's evidence base. It is considered that the Plan meets the tests of soundness without the need for a different approach or alternative sites to deliver the evidenced need. Having considered the policy context, Plan strategy and other relevant material factors, it is considered there is no demonstrable need to amend the status of the allocation in the Plan.</p>
<b>f) How would the alternative site contribute to the aims and strategic objectives of the Plan?</b>	<p>As the Councils are not promoting the amendment to this site this is for the representor to demonstrate.</p>

QUESTION	COUNCILS' RESPONSE
<p><b>ff) Is the Council's site selection process reasonable and appropriate and is it founded on a robust and credible evidence base?</b></p>	<p>Yes. The Council's site selection process is considered reasonable and appropriate and founded on a robust and credible evidence base. As part of the earlier evidence gathering stages the Council invited interested parties to submit Candidate Sites to provide an indication of sites available for development. Details of the Candidate Sites submitted are contained in the Candidate Site Register (CDLL.002) The methodology for assessing the suitability of candidate sites can be found in Topic Paper 1 (PT.001) and contains a robust 3 step process to assess the suitability of the sites.</p> <p>The Joint Planning Policy Unit (JPPU) consulted on the methodology for assessing the Candidate Site between 18<sup>th</sup> August and 15<sup>th</sup> September 2011 which included engagement with statutory consultees and internal Council departments. The summary of the main issues raised and Councils' response can be found in Topic Paper 1A (PT.002).</p> <p>The site selection methodology clearly demonstrates the interrelationship between the candidate site assessment and SA appraisal of the options explored in the Deposit Plan.</p> <p>The Employment Land Review (DC.004) assessed the suitability of each employment site to assess the likelihood that the sites would be developed within the Plan period. Following the assessment of the sites suitability (based upon locational and infrastructure factors) the sites were divided into prime and secondary sites. The prime sites are those thought to be most attractive to the market and are more likely to be developed in the short term. Secondary sites may be in inferior locations in terms of access/market presence compared with prime sites but they retain an important role as they represent opportunities that are highly relevant to the Energy Island Programme or serve a local need in more remote or rural areas. Within the Employment Land Review Bryn Cegin has been recognised as a prime Employment Site.</p>
<p><b>g) Has the alternative allocation sought been considered in respect of the Sustainability Appraisal / Strategic Environmental Assessment? Would the change be likely to have significant effects that require re-assessment? If so, has such an assessment</b></p>	<p>A sustainability appraisal has been submitted by the objector in support of this proposal.</p> <p>As the Councils are not promoting the amendments to the site it is for the representor to demonstrate alignment with the SA/ SEA.</p> <p>This site is being supported by the Councils. All allocations have been assessed against the SA Framework found in the Sustainability Appraisal (Feb 2016) (CDLL.007).</p>

QUESTION	COUNCILS' RESPONSE
been carried out? What was the outcome of the process?	

**a) Site Reference / Number:**

- **Not site specific**
- **Rep ID: 839 (Branwen Thomas, Menter Iaith Bangor 2762)**
- The responder states that robust research must be undertaken that relates specifically to Bangor to ascertain the actual need for housing in the city and considers that Bangor's role is not to provide a dormitory suburb for workers from north-east Wales and north-west England which may undermine the Welsh language.

**Response:**

- Topic Paper 4A, which is based on information gathered from several sources, such as the evidence prepared by Edge Analytics “Gwynedd & Anglesey Population & Household Forecasts, Assumptions, Methodology & Scenario Results” (2014), “Explaining the difference between Welsh Government’s 2008- and 2011-based projections for Gwynedd” (2014), provide information on the issues and justification for the level of housing growth in the Plan area. In order to assess and identify the demand for new homes in the Plan, consideration was given in the first instance to the population and housing forecasts of the Welsh Government for the area of the two Councils, in line with the expectations of Planning Policy Wales (9.2.2). Edge Analytics prepared a series of scenarios that looked at migration patterns, economic changes and housing construction. In addition a number of national and local factors that influence the local housing market were studied. It is believed that the demand for new housing units seen in the Deposit Plan is a positive way of planning in terms of scale development. It gives a figure which is more likely to be realized, reflecting the characteristics of the Plan area and its communities and recognizing demographic, economic changes that can happen and environmental and other constraints on development.
- The spatial strategy will ensure that development is directed to locations that are sustainable in terms of size, function, character, facilities, transport links, social and environmental inclusion. Therefore there will be a sustainable pattern of settlement with viable communities.
- The Welsh language has been a consideration in formulating the vision, objectives, strategies and policies of the Plan since its inception. The potential effects of the Plan on the Welsh language were considered during the Sustainability Assessment process (including the SEA), which was informed by a Language Impact Assessment. Attention should be paid to the various policies of the Plan and topic documents, as well as the SPG for: planning obligations, maintaining and creating sustainable communities, affordable housing, the type and mix of housing, and development briefs.
- See also the Councils’ Statements in response to matters and issues raised in relation to Hearing Sessions 1 and 2.

**a) Site Reference / Number:**

- **Not site specific**
- **Rep ID: 939 (Branwen Thomas, Menter Iaith Bangor 2762)**

- The responder believes that the housing growth figure for Bangor is too high and may be detrimental to the Welsh language.

**Response:**

- The distribution strategy was established in the first place during the process of developing the Preferred Strategy of the Plan on the basis of evidence and public participation. In spatial terms the strategy is to ensure that the detailed and strategic policies of the Plan promote developments that address the expectations of the Vision and Strategic Objectives of the Plan. It will ensure that development is directed to centres that are sustainable in terms of size, function, character, facilities, transport links, social and environmental inclusion. Therefore there will be a sustainable pattern of settlement with viable communities.
- The Welsh language has been a consideration in formulating the vision, objectives, strategies and policies of the Plan since its inception. The potential effects of the Plan on the Welsh language were considered during the Sustainability Assessment process (including the SEA), which was informed by a Language Impact Assessment. Attention should be given to the various policies of the Plan and topic documents, as well as the SPG for: planning obligations, maintaining and creating sustainable communities, affordable housing, the type and mix of housing, and development briefs.
- See also the Councils' Statements to matters and issues raised in relation to Hearing Sessions 1 and 2

**a) Site Reference / Number:**

- **Not site specific**
- **Rep ID: 942 (Branwen Thomas, Menter Iaith Bangor 2762)**

- The representor does not think that any more purpose built student accommodation should be built in Bangor which has a negative effect on the local community.

• **Response:**

Criteria 1 within the Policy TAI 6 seeks evidence to support any proposed development in terms of need. It is considered that provision of

purpose built accommodations promotes the release of existing housing stock into the general housing market, which can assist with meeting the housing growth from the existing population. This will be monitored annually in the Annual Monitoring Report.

**a) Site Reference / Name:**

- T2, Former Friars Playing Field, Bangor
- Rep ID: 113 & 1419 (Cllr Elin Walker Jones 2760)

QUESTION	COUNCILS' RESPONSE
<b>b) What is the current status / use of the site and what is the proposed use?</b>	The site is allocated as a housing allocation. It does not currently benefit from planning permission. The representor seeks the deletion of housing allocation T2 from the Plan.
<b>c) What is the size of the site and what scale / numbers of units are proposed?</b>	<ul style="list-style-type: none"> <li>• 1.44ha</li> <li>• Indicative growth level (policy TAI14) – 43 units</li> </ul>
<b>ch) Are there any significant obstacles to the development of the site within the Plan period?</b>	<p>The Councils are of the opinion that the site is deliverable and that there are no insurmountable infrastructure or other constraints that would hinder the development of the site within the Plan period. Delivery of the site is not reliant on any strategic infrastructure projects and the Plan's policies set out how potential impacts of the development of the site can be managed.</p> <p>Notwithstanding this, the Plan includes a 10% slippage allowance and therefore the Councils consider there to be sufficient flexibility within the Plan.</p> <p>The delivery of housing will be monitored in the Annual Monitoring Reporting process using the data obtained through the Joint Housing Land Availability Studies. The monitoring framework will therefore identify areas where there may be a need to consider any actions in order to facilitate the delivery of sites, potential plan or policy reviews, including any site allocations where significant Plan deliverability issues arise.</p>
<b>d) What are the anticipated timescales for delivery?</b>	Please refer to Annex 1, Schedule of Sites in Topic Paper 20A: Housing Trajectory (DB.023).
<b>dd) Should the site be included within the settlement boundary and /or be allocated?</b>	Yes. During the Plan preparation process, an extensive range of supporting evidence that demonstrates the housing requirement over the JLDP period has been collated. The sites allocated within the Plan are deliverable within the Plan period to enable the JLDP to meet the identified housing need of the Plan area up to 2026.

QUESTION	COUNCILS' RESPONSE
<p><b>e) Is the site necessary to ensure that the LDP is sound?</b></p>	<p>Yes. During the Plan preparation process, an extensive range of supporting evidence that demonstrates the housing requirement over the JLDP period has been collated. The sites allocated within the Plan are deliverable within the Plan period to enable the JLDP to meet the identified housing need of the Plan area up to 2026.</p>
<p><b>f) How would the alternative site contribute to the aims and strategic objectives of the Plan?</b></p>	<p>This site is being supported by the Councils in accordance with the Plan's Spatial Strategy. The Plan's Spatial Strategy means that 55% of the overall housing land requirement identified for the Plan area is directed to the Sub-regional Centre and Urban Service Centres because these are the largest settlement in the Plan area where there are concentrations of facilities, employment opportunities and transport options.</p>
<p><b>ff) Is the Council's site selection process reasonable and appropriate and is it founded on a robust and credible evidence base?</b></p>	<p>Yes. The Council's site selection process is considered reasonable and appropriate and founded on a robust and credible evidence base. As part of the earlier evidence gathering stages the Council invited interested parties to submit Candidate Sites to provide an indication of sites available for development. Details of the Candidate Sites submitted are contained in the Candidate Site Register (CDLL.002) The methodology for assessing the suitability of candidate sites can be found in Topic Paper 1 (PT.001) and contains a robust 3 step process to assess the suitability of the sites.</p> <p>The Joint Planning Policy Unit (JPPU) consulted on the methodology for assessing the Candidate Site between 18<sup>th</sup> August and 15<sup>th</sup> September 2011 which included engagement with statutory consultees and internal Council departments. The summary of the main issues raised and Councils' response can be found in Topic Paper 1A (PT.002).</p> <p>The site selection methodology clearly demonstrates the interrelationship between the candidate site assessment and SA appraisal of the options explored in the Deposit Plan.</p> <p>The Councils are therefore of the opinion that the site's inclusion within the development boundary and its allocation is founded on application of a robust and credible assessment methodology.</p>
<p><b>g) Has the alternative allocation sought been considered in respect of the Sustainability Appraisal / Strategic Environmental Assessment? Would the change be likely to have</b></p>	<p>This site is being supported by the Councils. All allocations have been assessed against the SA Framework found in the Sustainability Appraisal (Feb 2016) (CDLL.007).</p>

QUESTION	COUNCILS' RESPONSE
<p>significant effects that require re-assessment? If so, has such an assessment been carried out? What was the outcome of the process?</p>	

a) **Site Reference / Name:**

- **Not site specific**
- **Rep ID: 969 (Cllr Elin Walker Jones 2760)**
- The representor states that the High Street and the city centre should also be used for dwellings, as well as commerce and entertainment. Buildings higher than three storeys should not be permitted while building student flats or halls on non-campus sites.

Response:

- The Plan is facilitates residential development in town centres as long as it does not adversely affect their viability and vitality.
- The Urban Capacity Study (PT.013) has considered the potential for delivering housing units through building conversions ('flats above shops', 'dividing existing houses', 'converting commercial buildings' and 'other conversions'). This study found that 114 units could potentially be delivered by this means in Bangor during the Plan period.
- Policy TAI 6 ('Purpose built student accommodation') would deal with applications for student accommodation. The height of such developments is a factor that will be considered at the planning application stage. It will be necessary to consider the specifics of an application on the basis of its own merit in accordance with the requirements of policies such as Policy PCYFF2, 'Design and Place Shaping'.

## CAERNARFON

a) **Site Reference / Name:**

- **Candidate Site SP606, Land adjacent to Glan Seiont, Caernarfon**
- **Rep ID: 990 [Aporis Trading LLP (3151) c/o Rhys Davies, Cadnant Planning (1366)]**

QUESTION	COUNCILS' RESPONSE
<b>b) What is the current status / use of the site and what is the proposed use?</b>	Greenfield site which lies outside the Deposit Plan development boundary. The representor wishes to include the site within the development boundary and allocate for housing.
<b>c) What is the size of the site and what scale / numbers of units are proposed?</b>	0.8ha - Based on the JLDP guidelines of 30 dwellings per hectare the site could accommodate 24 dwellings.
<b>ch) Are there any significant obstacles to the development of the site within the Plan period?</b>	As the Councils are not promoting the site for inclusion in the Plan, it is for the representor to demonstrate that the site is ultimately deliverable.
<b>d) What are the anticipated timescales for delivery?</b>	As the Councils are not promoting the site for inclusion in the Plan, this is for the representor to demonstrate.
<b>dd) Should the site be included within the settlement boundary and /or be allocated?</b>	No. The Deposit Plan and its supporting documents, which includes an Urban Capacity Study (Topic paper 6, PT.0013), clearly demonstrates that there is sufficient land allocated, windfall opportunities and landbank provision within the Deposit Plan Development Boundary for Caernarfon to meet the housing need identified in the Plan. Therefore, it is considered that there is no justification to include this land within the development boundary and allocated for housing.
<b>e) Is the site necessary to ensure that the LDP is sound?</b>	No, there is sufficient land allocated, windfall opportunities and landbank provision for housing development within the Deposit Plan Development Boundary for Caernarfon to meet the housing need identified in the Plan. It is considered that the Plan meets the tests of soundness without the need for a different approach or alternative sites to deliver the evidenced need. Having considered the policy context, Plan strategy and other relevant material factors, it is considered there is no demonstrable need to include the site in the Plan and the inclusion of the alternative site is not considered necessary to ensure that Plan LDP is sound.
<b>f) How would the alternative site contribute to the aims and strategic objectives of the Plan?</b>	As the Councils are not promoting the site for inclusion in the Plan this is for the representor to demonstrate.
<b>ff) Is the Council's site selection process reasonable and appropriate</b>	Yes. The Council's site selection process is considered reasonable and appropriate and founded on a robust and credible evidence base. As part of the earlier evidence gathering stages the Council invited interested parties to submit Candidate Sites to provide an indication of sites available for development.

QUESTION	COUNCILS' RESPONSE
<p><b>and is it founded on a robust and credible evidence base?</b></p>	<p>Details of the Candidate Sites submitted are contained in the Candidate Site Register (CDLL.002) The methodology for assessing the suitability of candidate sites can be found in Topic Paper 1 (PT.001) and contains a robust 3 step process to assess the suitability of the sites.</p> <p>The Joint Planning Policy Unit (JPPU) consulted on the methodology for assessing the Candidate Site between 18<sup>th</sup> August and 15<sup>th</sup> September 2011 which included engagement with statutory consultees and internal Council departments. The summary of the main issues raised and Councils' response can be found in Topic Paper 1A (PT.002).</p> <p>The site selection methodology clearly demonstrates the interrelationship between the candidate site assessment and SA appraisal of the options explored in the Deposit Plan.</p>
<p><b>g) Has the alternative allocation sought been considered in respect of the Sustainability Appraisal / Strategic Environmental Assessment? Would the change be likely to have significant effects that require re-assessment? If so, has such an assessment been carried out? What was the outcome of the process?</b></p>	<p>A sustainability appraisal has been submitted by the objector in support of this proposal.</p> <p>As the Councils are not promoting the site for inclusion in the Plan it is for the representor to demonstrate alignment with the SA/ SEA.</p>

**a) Site Reference / Name:**

- SP586, Land adjoining Tyddyn Pandy, Caernarfon
- Rep ID: 989 [George Denham (34) c/o Owain Wyn (1195)]

QUESTION	COUNCILS' RESPONSE
<p><b>b) What is the current status / use of the site and what is the proposed use?</b></p>	<p>Greenfield site which is lies outside the Deposit Plan development boundary. The representor wishes to include the site within the development boundary and allocate for housing.</p>

QUESTION	COUNCILS' RESPONSE
<p><b>c) What is the size of the site and what scale / numbers of units are proposed?</b></p>	<p>4.15ha - Based on the JLDP guidelines of 30 dwellings per hectare the site could accommodate 125 dwellings.</p>
<p><b>ch) Are there any significant obstacles to the development of the site within the Plan period?</b></p>	<p>As the Councils are not promoting the site for inclusion in the Plan, it is for the representor to demonstrate that the site is ultimately deliverable.</p>
<p><b>d) What are the anticipated timescales for delivery?</b></p>	<p>As the Councils are not promoting the site for inclusion in the Plan, this is for the representor to demonstrate.</p>
<p><b>dd) Should the site be included within the settlement boundary and /or be allocated?</b></p>	<p>No. The Deposit Plan and its supporting documents, which includes an Urban Capacity Study (Topic paper 6, PT.0013), clearly demonstrates that there is sufficient land allocated, windfall opportunities and landbank within the Deposit Plan Development Boundary for Caernarfon to meet the housing need identified in the Plan. Therefore, it is considered that there is no justification to include this land within the development boundary and allocated for housing.</p>
<p><b>e) Is the site necessary to ensure that the LDP is sound?</b></p>	<p>No, there is sufficient land allocated and windfall opportunities for housing development within the Deposit Plan Development Boundary for Caernarfon to meet the housing need identified in the Plan. It is considered that the Plan meets the tests of soundness without the need for a different approach or alternative sites to deliver the evidenced need. Having considered the policy context, Plan strategy and other relevant material factors, it is considered there is no demonstrable need to include the site in the Plan and the inclusion of the alternative site is not considered necessary to ensure that Plan LDP is sound.</p>
<p><b>f) How would the alternative site contribute to the aims and strategic objectives of the Plan?</b></p>	<p>As the Councils are not promoting the site for inclusion in the Plan this is for the representor to demonstrate.</p>
<p><b>ff) Is the Council's site selection process reasonable and appropriate and is it founded on a robust and credible evidence base?</b></p>	<p>Yes. The Council's site selection process is considered reasonable and appropriate and founded on a robust and credible evidence base. As part of the earlier evidence gathering stages the Council invited interested parties to submit Candidate Sites to provide an indication of sites available for development. Details of the Candidate Sites submitted are contained in the Candidate Site Register (CDLL.002) The methodology for assessing the suitability of candidate sites can be found in Topic Paper 1 (PT.001) and contains a robust 3 step process to assess the suitability of the sites.</p>

QUESTION	COUNCILS' RESPONSE
	<p>The Joint Planning Policy Unit (JPPU) consulted on the methodology for assessing the Candidate Site between 18<sup>th</sup> August and 15<sup>th</sup> September 2011 which included engagement with statutory consultees and internal Council departments. The summary of the main issues raised and Councils' response can be found in Topic Paper 1A (PT.002).</p> <p>The site selection methodology clearly demonstrates the interrelationship between the candidate site assessment and SA appraisal of the options explored in the Deposit Plan.</p>
<p><b>g) Has the alternative allocation sought been considered in respect of the Sustainability Appraisal / Strategic Environmental Assessment? Would the change be likely to have significant effects that require re-assessment? If so, has such an assessment been carried out? What was the outcome of the process?</b></p>	<p>A sustainability appraisal has been submitted by the objector in support of this proposal.</p> <p>As the Councils are not promoting the site for inclusion in the Plan it is for the representor to demonstrate alignment with the SA/ SEA.</p>

## BETHESDA

**a) Site Reference / Name:**

- Land adjacent to Maes Coetmor, Bethesda
- Rep ID: 1200 (RCH Douglas Pennant 3070 c/o Charlene Sussums-Lewis, Carter Jonas 2829)

QUESTION	COUNCILS' RESPONSE
<p><b>b) What is the current status / use of the site and what is the proposed use?</b></p>	<p>Greenfield site which is lies outside the Deposit Plan development boundary. The representor wishes to include the site within the development boundary and allocate for housing.</p>

QUESTION	COUNCILS' RESPONSE
<b>c) What is the size of the site and what scale / numbers of units are proposed?</b>	2.46ha - Based on the JLDP guidelines of 30 dwellings per hectare the site could accommodate 74 dwellings.
<b>ch) Are there any significant obstacles to the development of the site within the Plan period?</b>	As the Councils are not promoting the site for inclusion in the Plan, it is for the representor to demonstrate that the site is ultimately deliverable. A recent planning application site was refused on the grounds of a lack of sufficient and acceptable information submitted in relation to being able to fully assess the effect on protected species and trees on site. An appeal was lodged by the applicant on 22 April, 2016.
<b>d) What are the anticipated timescales for delivery?</b>	As the Councils are not promoting the site for inclusion in the Plan, this is for the representor to demonstrate.
<b>dd) Should the site be included within the settlement boundary and /or be allocated?</b>	No. The Deposit Plan and its supporting documents, which includes an Urban Capacity Study (Topic paper 6, PT.0013), clearly demonstrates that there is sufficient windfall opportunities and landbank within the Deposit Plan Development Boundary for Bethesda to meet the housing need identified in the Plan. Therefore, it is considered that there is no justification to include this land within the development boundary and allocated for housing.
<b>e) Is the site necessary to ensure that the LDP is sound?</b>	No, there is sufficient windfall opportunities for housing development within the Deposit Plan Development Boundary for Bethesda to meet the housing need identified in the Plan. It is considered that the Plan meets the tests of soundness without the need for a different approach or alternative sites to deliver the evidenced need. Having considered the policy context, Plan strategy and other relevant material factors, it is considered there is no demonstrable need to include the site in the Plan and the inclusion of the alternative site is not considered necessary to ensure that Plan LDP is sound.
<b>f) How would the alternative site contribute to the aims and strategic objectives of the Plan?</b>	As the Councils are not promoting the site for inclusion in the Plan this is for the representor to demonstrate.
<b>ff) Is the Council's site selection process reasonable and appropriate and is it founded on a robust and credible evidence base?</b>	Yes. The Council's site selection process is considered reasonable and appropriate and founded on a robust and credible evidence base. As part of the earlier evidence gathering stages the Council invited interested parties to submit Candidate Sites to provide an indication of sites available for development. Details of the Candidate Sites submitted are contained in the Candidate Site Register (CDLL.002) The methodology for assessing the suitability of candidate sites can be found in Topic Paper 1 (PT.001) and contains a robust 3 step process to assess the suitability of the sites.

QUESTION	COUNCILS' RESPONSE
	<p>The Joint Planning Policy Unit (JPPU) consulted on the methodology for assessing the Candidate Site between 18<sup>th</sup> August and 15<sup>th</sup> September 2011 which included engagement with statutory consultees and internal Council departments. The summary of the main issues raised and Councils' response can be found in Topic Paper 1A (PT.002).</p> <p>The site selection methodology clearly demonstrates the interrelationship between the candidate site assessment and SA appraisal of the options explored in the Deposit Plan.</p>
<p><b>g) Has the alternative allocation sought been considered in respect of the Sustainability Appraisal / Strategic Environmental Assessment? Would the change be likely to have significant effects that require re-assessment? If so, has such an assessment been carried out? What was the outcome of the process?</b></p>	<p>A sustainability appraisal has been submitted by the objector in support of this proposal.</p> <p>As the Councils are not promoting the site for inclusion in the Plan it is for the representor to demonstrate alignment with the SA/ SEA.</p>

## PENYGROES

**a) Site Reference / Name:**

- Land adjacent to the Industrial Estate, Penygroes
- Rep ID: 926 (Robert Jones (3107) c/o Rhys Davies, Cadnant Planning 1366)

QUESTION	COUNCILS' RESPONSE
<p><b>b) What is the current status / use of the site and what is the proposed use?</b></p>	<p>Greenfield site which is lies outside the Deposit Plan development boundary. The representor wishes to include the site within the development boundary to provide a mix of commercial, community and leisure development.</p>

QUESTION	COUNCILS' RESPONSE
<b>c) What is the size of the site and what scale / numbers of units are proposed?</b>	2.13ha
<b>ch) Are there any significant obstacles to the development of the site within the Plan period?</b>	As the Councils are not promoting the site for inclusion in the Plan, it is for the representor to demonstrate that the site is ultimately deliverable.
<b>d) What are the anticipated timescales for delivery?</b>	As the Councils are not promoting the site for inclusion in the Plan, this is for the representor to demonstrate.
<b>dd) Should the site be included within the settlement boundary and /or be allocated?</b>	No. The objector has not presented robust evidence to demonstrate a need for additional commercial, community or leisure uses within the settlement. There is no evidence that the development would be deliverable or viable. Therefore the proposal is speculative in nature. Policies within the Plan includes criteria based policies (ISA2, CYF3, PS12 and MAN6), which would be used to consider proposals for the types of development mentioned above. A location immediately adjoining the development boundary could be supported provided that the site is suitable and all other tests are satisfied.
<b>e) Is the site necessary to ensure that the LDP is sound?</b>	No. See previous comment regarding lack of evidence. Policies within the Plan facilitate the types of development mentioned above and include the possibility for development on sites located immediately adjoining the development boundary provided that the site is suitable.
<b>f) How would the alternative site contribute to the aims and strategic objectives of the Plan?</b>	As the Councils are not promoting the site for inclusion in the Plan this is for the representor to demonstrate.
<b>ff) Is the Council's site selection process reasonable and appropriate and is it founded on a robust and credible evidence base?</b>	Yes. The Council's site selection process is considered reasonable and appropriate and founded on a robust and credible evidence base. As part of the earlier evidence gathering stages the Council invited interested parties to submit Candidate Sites to provide an indication of sites available for development. Details of the Candidate Sites submitted are contained in the Candidate Site Register (CDLL.002) The methodology for assessing the suitability of candidate sites can be found in Topic Paper 1 (PT.001) and contains a robust 3 step process to assess the suitability of the sites.

QUESTION	COUNCILS' RESPONSE
	<p>The Joint Planning Policy Unit (JPPU) consulted on the methodology for assessing the Candidate Site between 18<sup>th</sup> August and 15<sup>th</sup> September 2011 which included engagement with statutory consultees and internal Council departments. The summary of the main issues raised and Councils' response can be found in Topic Paper 1A (PT.002).</p> <p>The site selection methodology clearly demonstrates the interrelationship between the candidate site assessment and SA appraisal of the options explored in the Deposit Plan.</p>
<p><b>g) Has the alternative allocation sought been considered in respect of the Sustainability Appraisal / Strategic Environmental Assessment? Would the change be likely to have significant effects that require re-assessment? If so, has such an assessment been carried out? What was the outcome of the process?</b></p>	<p>A sustainability appraisal has been submitted by the objector in support of this proposal.</p> <p>As the Councils are not promoting the site for inclusion in the Plan it is for the representor to demonstrate alignment with the SA/ SEA.</p>

## LLANRUG

**a) Site Reference / Name:**

- Land opposite the former Hafod Garage, Llanrug
- Rep ID: 1295 & 1123 [Ian Trevor (2930) c/o Owen Devenport (2755)]

QUESTION	COUNCILS' RESPONSE
<p><b>b) What is the current status / use of the site and what is the proposed use?</b></p>	<p>The representor seeks the deletion housing allocation T46 (rep id – 1295) and allocate the land opposite the former Hafod Garage for housing (rep id – 1123). This site is a greenfield site outside the development boundary.</p>

QUESTION	COUNCILS' RESPONSE
<b>c) What is the size of the site and what scale / numbers of units are proposed?</b>	Land apposite former Hafod Garage – 0.5ha - Based on the JLDP guidelines of 30 dwellings per hectare the site could accommodate 15 dwellings
<b>ch) Are there any significant obstacles to the development of the site within the Plan period?</b>	As the Councils are not promoting the site for inclusion in the Plan, it is for the representor to demonstrate that the site is ultimately deliverable.
<b>d) What are the anticipated timescales for delivery?</b>	As the Councils are not promoting the site for inclusion in the Plan this is for the representor to demonstrate.
<b>dd) Should the site be included within the settlement boundary and /or be allocated?</b>	<p>No. The Deposit Plan and its supporting documents, which includes an Urban Capacity Study (Topic Paper 6, PT.0013), clearly demonstrates that there is sufficient land allocated, windfall opportunities and landbank provision within the Deposit Plan Development Boundary for Llanrug to meet the housing need identified in the Plan. Therefore, it is considered that there is no justification to include this land within the development boundary and allocated for housing.</p> <p><u>Housing Allocation T46</u></p> <p>The Councils are of the opinion that the site is deliverable and that there are no insurmountable infrastructure or other constraints that would hinder the development of the site within the Plan period. Delivery of the site is not reliant on any strategic infrastructure projects and the Plan's policies set out how potential impacts of the development of the site can be managed. The site benefits from planning permission for 6 dwellings; 4 units are under construction on site (JLAS 2016).</p>
<b>e) Is the site necessary to ensure that the LDP is sound?</b>	No, there is sufficient land allocated and windfall opportunities for housing development within the Deposit Plan Development Boundary for Llanrug to meet the housing need identified in the Plan. It is considered that the Plan meets the tests of soundness without the need for a different approach or alternative sites to deliver the evidenced need. Having considered the policy context, Plan strategy and other relevant material factors, it is considered there is no demonstrable need to include the site in the Plan and the inclusion of the alternative site is not considered necessary to ensure that Plan LDP is sound.
<b>f) How would the alternative site contribute to the aims and strategic objectives of the Plan?</b>	As the Councils are not promoting the site for inclusion in the Plan this is for the representor to demonstrate.

QUESTION	COUNCILS' RESPONSE
<p><b>ff) Is the Council's site selection process reasonable and appropriate and is it founded on a robust and credible evidence base?</b></p>	<p>Yes. The Council's site selection process is considered reasonable and appropriate and founded on a robust and credible evidence base. As part of the earlier evidence gathering stages the Council invited interested parties to submit Candidate Sites to provide an indication of sites available for development. Details of the Candidate Sites submitted are contained in the Candidate Site Register (CDLL.002) The methodology for assessing the suitability of candidate sites can be found in Topic Paper 1 (PT.001) and contains a robust 3 step process to assess the suitability of the sites.</p> <p>The Joint Planning Policy Unit (JPPU) consulted on the methodology for assessing the Candidate Site between 18<sup>th</sup> August and 15<sup>th</sup> September 2011 which included engagement with statutory consultees and internal Council departments. The summary of the main issues raised and Councils' response can be found in Topic Paper 1A (PT.002).</p> <p>The site selection methodology clearly demonstrates the interrelationship between the candidate site assessment and SA appraisal of the options explored in the Deposit Plan.</p>
<p><b>g) Has the alternative allocation sought been considered in respect of the Sustainability Appraisal / Strategic Environmental Assessment? Would the change be likely to have significant effects that require re-assessment? If so, has such an assessment been carried out? What was the outcome of the process?</b></p>	<p>A sustainability appraisal has been submitted by the objector in support of this proposal.</p> <p>As the Councils are not promoting the site for inclusion in the Plan it is for the representor to demonstrate alignment with the SA/ SEA.</p> <p>T46 is being supported by the Councils. All allocations have been assessed against the SA Framework found in the Sustainability Appraisal (Feb 2016) (CDLL.007).</p>

**BETHEL**

- a) Site Reference / Name:
- T58 Land near Saron, NF78, NF127, NF128, NF129 (all Bethel)

- Rep ID: 036, 037, 038, 039 [John Williams (2085) c/o Rhys Davies, Cadnant Planning (1366)]

QUESTION	COUNCILS' RESPONSE
<b>b) What is the current status / use of the site and what is the proposed use?</b>	T58, Land at Saron was removed from the Deposit Plan following objections received during the Deposit consultation. The reason for removing the allocation via Focus Change NF127 related to the biodiversity value of the site. Two alternative sites have been proposed to replace the designation (NF128 & NF129). The responder seeks to reinstate T58 into the plan and delete the alternative sites identified under NF128 & NF129
<b>c) What is the size of the site and what scale / numbers of units are proposed?</b>	1.36ha – 41 dwellings
<b>ch) Are there any significant obstacles to the development of the site within the Plan period?</b>	Yes. The site has been recognised as a Wildlife Site and following discussions with the Gwynedd Council's Biodiversity officers, the Councils concluded that on balance the site should not be allocated in the Plan or included within the development boundary (please view Appendix 1 for a copy of the Biodiversity officer's observations along with the extract from the Candidate site Assessment). Based on observations made during site visits Gwynedd Council's Biodiversity officers and an independent ecologist who consider that the site is of high local biodiversity value. Whilst a Wildlife Site, as a local designation, in itself does not prohibit development, the sites introduced via Focus Changes NF128 and NF129 present alternatives that are not considered to merit designation as Wildlife Sites..
<b>d) What are the anticipated timescales for delivery?</b>	As the Councils are not promoting the site for inclusion in the Plan this is for the representor to demonstrate.
<b>dd) Should the site be included within the settlement boundary and /or be allocated?</b>	No, the site should not be reinstated in the Plan. The site has been recognised as a Wildlife Site and following discussions with the Council's Biodiversity officers, who consider that the site is of high local biodiversity value, alternative sites to meet the settlement's need has been identified in Bethel (NF128 & NF129).
<b>e) Is the site necessary to ensure that the LDP is sound?</b>	No, two alternative, more suitable sites have been identified in Bethel (NF128 – T70 – Land opposite Crymlyn Estate & NF129 – T71 – Tir gyferbyn Rhoslan Estate).
<b>f) How would the alternative site contribute to the aims and strategic objectives of the Plan?</b>	As the Councils are not promoting the site for inclusion in the Plan this is for the representor to demonstrate.

QUESTION	COUNCILS' RESPONSE
<p><b>ff) Is the Council's site selection process reasonable and appropriate and is it founded on a robust and credible evidence base?</b></p>	<p>Yes. The Council's site selection process is considered reasonable and appropriate and founded on a robust and credible evidence base. As part of the earlier evidence gathering stages the Council invited interested parties to submit Candidate Sites to provide an indication of sites available for development. Details of the Candidate Sites submitted are contained in the Candidate Site Register (CDLL.002) The methodology for assessing the suitability of candidate sites can be found in Topic Paper 1 (PT.001) and contains a robust 3 step process to assess the suitability of the sites.</p> <p>The Joint Planning Policy Unit (JPPU) consulted on the methodology for assessing the Candidate Site between 18<sup>th</sup> August and 15<sup>th</sup> September 2011 which included engagement with statutory consultees and internal Council departments. The summary of the main issues raised and Councils' response can be found in Topic Paper 1B (PT.003).</p> <p>The site selection methodology clearly demonstrates the interrelationship between the candidate site assessment and SA appraisal of the options explored in the Deposit Plan.</p> <p>During the Focus Changes consultation period an Ecological Survey was submitted as part of the submission objecting to the omission of the site as a housing allocation. The ecological report doesn't fully conclude that there aren't any habitats of national significance within the site area as the survey was undertaken at the beginning of April, when some of the species may be dormant and difficult to find. On the 13<sup>th</sup> of June, 2016 members of the Biodiversity Unit along with the Joint Planning Policy Unit visited the site to undertake a further assessment of the site. During the site visit species not recorded in the objector's Ecological Survey were recorded, these include birds-foot trefoil and yellow-rattle. Additionally the abundance of species such as red clover, knapweed and cats-ear was recorded as low in April, but these species are now (June) abundant and prominent in the vegetation. The Biodiversity's Unit viewpoint therefore remains that the site shouldn't be developed for housing purposes as it would lead to a local loss of low meadow habitat.</p>
<p><b>g) Has the alternative allocation sought been considered in respect of the Sustainability Appraisal / Strategic Environmental Assessment? Would the</b></p>	<p>A sustainability appraisal has been submitted by the objector in support of this proposal.</p> <p>As the Councils are not promoting the site for inclusion in the Plan it is for the representor to demonstrate alignment with the SA/ SEA.</p>

QUESTION	COUNCILS' RESPONSE
change be likely to have significant effects that require re-assessment? If so, has such an assessment been carried out? What was the outcome of the process?	

a) **Site Reference / Name:**

- T58 Land near Saron
- Rep ID: 1456 [Cllr Sion Jones (30)]

QUESTION	COUNCILS' RESPONSE
b) What is the current status / use of the site and what is the proposed use?	The responder seeks to delete the housing allocation and remove the site from within the development boundary due to the impact upon the visual amenity of nearby residents. Land at Saron was removed from the Plan following objections received during the Deposit consultation via Focus Change NF127. The reason for removing the allocation related to the biodiversity value of the site. Two alternative sites have been proposed to replace the designation (NF128 & NF129).
c) What is the size of the site and what scale / numbers of units are proposed?	1.36ha – 41 dwellings
ch) Are there any significant obstacles to the development of the site within the Plan period?	Yes. The site has been recognised as a Wildlife Site and following discussions with the Gwynedd Council's Biodiversity officers, the Councils concluded that on balance the site should not be allocated in the Plan or included within the development boundary (please view Appendix 1 for a copy of the Biodiversity officer's observations along with the extract from the Candidate site Assessment). Based on observations made during site visits Gwynedd Council's Biodiversity officers and an independent ecologist who consider that the site is of high local biodiversity value. Whilst a Wildlife Site, as a local designation, in itself does not prohibit development, the sites introduced via Focus Changes NF128 and NF129 present alternatives that are not considered to merit designation as Wildlife Sites..
d) What are the anticipated timescales for delivery?	As the Councils are not promoting the site for inclusion in the Plan this is for the representor to demonstrate.
dd) Should the site be included	No, the site should not be reinstated in the Plan. The site has been recognised as a Wildlife Site and

QUESTION	COUNCILS' RESPONSE
<b>within the settlement boundary and /or be allocated?</b>	following discussions with the Council's Biodiversity officers, who consider that the site is of high local biodiversity value, alternative sites to meet the settlement's need has been identified in Bethel (NF128 & NF129).
<b>e) Is the site necessary to ensure that the LDP is sound?</b>	No, two alternative, more suitable sites have been identified in Bethel (NF128 – T70 – Land opposite Crymlyn Estate & NF129 – T71 – Tir gyferbyn Rhoslan Estate).
<b>f) How would the alternative site contribute to the aims and strategic objectives of the Plan?</b>	As the Councils are not promoting the site for inclusion in the Plan this is for the representor to demonstrate.
<b>ff) Is the Council's site selection process reasonable and appropriate and is it founded on a robust and credible evidence base?</b>	<p>Yes. The Council's site selection process is considered reasonable and appropriate and founded on a robust and credible evidence base. As part of the earlier evidence gathering stages the Council invited interested parties to submit Candidate Sites to provide an indication of sites available for development. Details of the Candidate Sites submitted are contained in the Candidate Site Register (CDLL.002) The methodology for assessing the suitability of candidate sites can be found in Topic Paper 1 (PT.001) and contains a robust 3 step process to assess the suitability of the sites.</p> <p>The Joint Planning Policy Unit (JPPU) consulted on the methodology for assessing the Candidate Site between 18<sup>th</sup> August and 15<sup>th</sup> September 2011 which included engagement with statutory consultees and internal Council departments. The summary of the main issues raised and Councils' response can be found in Topic Paper 1B (PT.003).</p> <p>The site selection methodology clearly demonstrates the interrelationship between the candidate site assessment and SA appraisal of the options explored in the Deposit Plan.</p> <p>During the Focus Changes consultation period an Ecological Survey was submitted as part of the submission objecting to the omission of the site as a housing allocation. The ecological report doesn't fully conclude that there aren't any habitats of national significance within the site area as the survey was undertaken at the beginning of April, when some of the species may be dormant and difficult to find. On the 13<sup>th</sup> of June, 2016 members of the Biodiversity Unit along with the Joint Planning Policy Unit visited the site to undertake a further assessment of the site. During the site visit species not recorded in the objector's</p>

QUESTION	COUNCILS' RESPONSE
	Ecological Survey were recorded, these include birds-foot trefoil and yellow-rattle. Additionally the abundance of species such as red clover, knapweed and cats-ear was recorded as low in April, but these species are now (June) abundant and prominent in the vegetation. The Biodiversity's Unit viewpoint therefore remains that the site shouldn't be developed for housing purposes as it would lead to a local loss of low meadow habitat.
<b>g) Has the alternative allocation sought been considered in respect of the Sustainability Appraisal / Strategic Environmental Assessment? Would the change be likely to have significant effects that require re-assessment? If so, has such an assessment been carried out? What was the outcome of the process?</b>	As the Councils are not promoting the site for inclusion in the Plan it is for the representor to demonstrate alignment with the SA/ SEA.

**a) Site Reference / Name:**

- NF128, NF129 both Bethel
- Rep ID: 026, 027 [SJ Burgess (2699) c/o Owain Wyn (1195)]

QUESTION	COUNCILS' RESPONSE
<b>b) What is the current status / use of the site and what is the proposed use?</b>	Greenfield site which is lies outside the Deposit Plan development boundary. The representor wishes to include the site within the development boundary for residential purpose..
<b>c) What is the size of the site and what scale / numbers of units are proposed?</b>	0.19ha - Based on the JLDP guidelines of 30 dwellings per hectare the site could accommodate 6 dwellings.
<b>ch) Are there any significant</b>	As the Councils are not promoting the site for inclusion in the Plan, it is for the representor to demonstrate

QUESTION	COUNCILS' RESPONSE
<b>obstacles to the development of the site within the Plan period?</b>	that the site is ultimately deliverable.  Consultation with the Highways Department revealed there were Highway constraints to the development of this site.
<b>d) What are the anticipated timescales for delivery?</b>	As the Councils are not promoting the site for inclusion in the Plan, this is for the representor to demonstrate.
<b>dd) Should the site be included within the settlement boundary and /or be allocated?</b>	No. The Deposit Plan, Focussed Changes and its supporting documents, which includes an Urban Capacity Study (Topic Paper 6, PT.0013), clearly demonstrates that there is sufficient land allocated, windfall opportunities and a landbank provision within the Deposit Plan Development Boundary for Bethel to meet the housing need identified in the Plan. Therefore, it is considered that there is no justification to include this land within the development boundary.
<b>e) Is the site necessary to ensure that the LDP is sound?</b>	No, there is sufficient land allocated, windfall opportunities and a landbank provision for housing development within the Deposit Plan Development Boundary for Bethel to meet the housing need identified in the Plan. Having considered the policy context, Plan strategy and other relevant material factors, it is considered there is no demonstrable need to include the site in the Plan and the inclusion of the alternative site is not considered necessary to ensure that Plan LDP is sound. Therefore, It is considered that the Plan meets the tests of soundness without the need for a different approach or alternative sites to deliver the evidenced need.
<b>f) How would the alternative site contribute to the aims and strategic objectives of the Plan?</b>	As the Councils are not promoting the site for inclusion in the Plan this is for the representor to demonstrate.
<b>ff) Is the Council's site selection process reasonable and appropriate and is it founded on a robust and credible evidence base?</b>	Yes. The Council's site selection process is considered reasonable and appropriate and founded on a robust and credible evidence base. As part of the earlier evidence gathering stages the Council invited interested parties to submit Candidate Sites to provide an indication of sites available for development. Details of the Candidate Sites submitted are contained in the Candidate Site Register (CDLL.002) The methodology for assessing the suitability of candidate sites can be found in Topic Paper 1 (PT.001) and contains a robust 3 step process to assess the suitability of the sites.  The Joint Planning Policy Unit (JPPU) consulted on the methodology for assessing the Candidate Site between 18 <sup>th</sup> August and 15 <sup>th</sup> September 2011 which included engagement with statutory consultees and internal Council departments. The summary of the main issues raised and Councils' response can be

QUESTION	COUNCILS' RESPONSE
	<p>found in Topic Paper 1A (PT.002).</p> <p>The site selection methodology clearly demonstrates the interrelationship between the candidate site assessment and SA appraisal of the options explored in the Deposit Plan.</p>
<p><b>g) Has the alternative allocation sought been considered in respect of the Sustainability Appraisal / Strategic Environmental Assessment? Would the change be likely to have significant effects that require re-assessment? If so, has such an assessment been carried out? What was the outcome of the process?</b></p>	<p>A sustainability appraisal has been submitted by the objector in support of this proposal.</p> <p>As the Councils are not promoting the site for inclusion in the Plan it is for the representor to demonstrate alignment with the SA/ SEA.</p>

**a) Site Reference / Name:**

- **Late Submission Reference: LS029, Tŷ Cerrig, Bethel**
- **Rep ID: 1457 [Cllr Sion Jones (30)]**

QUESTION	COUNCILS' RESPONSE
<p><b>b) What is the current status / use of the site and what is the proposed use?</b></p>	<p>Greenfield site which is lies outside the Deposit Plan development boundary. The representor wishes to include the site within the development boundary for housing.</p>
<p><b>c) What is the size of the site and what scale / numbers of units are proposed?</b></p>	<p>0.59ha - Based on the JLDP guidelines of 30 dwellings per hectare the site could accommodate 18 dwellings.</p>
<p><b>ch) Are there any significant obstacles to the development of the site</b></p>	<p>As the Councils are not promoting the site for inclusion in the Plan, it is for the representor to demonstrate that the site is ultimately deliverable.</p>

QUESTION	COUNCILS' RESPONSE
within the Plan period?	
<b>d) What are the anticipated timescales for delivery?</b>	As the Councils are not promoting the site for inclusion in the Plan, this is for the representor to demonstrate.
<b>dd) Should the site be included within the settlement boundary and /or be allocated?</b>	No. The Deposit Plan, Focussed Changes and its supporting documents, which includes an Urban Capacity Study (Topic Paper 6, PT.0013), clearly demonstrates that there is sufficient land allocated, windfall opportunities and a landbank provision within the Deposit Plan Development Boundary for Bethel to meet the housing need identified in the Plan. Therefore, it is considered that there is no justification to include this land within the development boundary.
<b>e) Is the site necessary to ensure that the LDP is sound?</b>	No, there is sufficient land allocated, windfall opportunities and a landbank provision for housing development within the Deposit Plan Development Boundary for Bethel to meet the housing need identified in the Plan. Having considered the policy context, Plan strategy and other relevant material factors, it is considered there is no demonstrable need to include the site in the Plan and the inclusion of the alternative site is not considered necessary to ensure that Plan LDP is sound. Therefore, It is considered that the Plan meets the tests of soundness without the need for a different approach or alternative sites to deliver the evidenced need.
<b>f) How would the alternative site contribute to the aims and strategic objectives of the Plan?</b>	As the Councils are not promoting the site for inclusion in the Plan this is for the representor to demonstrate.
<b>ff) Is the Council's site selection process reasonable and appropriate and is it founded on a robust and credible evidence base?</b>	<p>Yes. The Council's site selection process is considered reasonable and appropriate and founded on a robust and credible evidence base. As part of the earlier evidence gathering stages the Council invited interested parties to submit Candidate Sites to provide an indication of sites available for development. Details of the Candidate Sites submitted are contained in the Candidate Site Register (CDLL.002) The methodology for assessing the suitability of candidate sites can be found in Topic Paper 1 (PT.001) and contains a robust 3 step process to assess the suitability of the sites.</p> <p>The Joint Planning Policy Unit (JPPU) consulted on the methodology for assessing the Candidate Site between 18<sup>th</sup> August and 15<sup>th</sup> September 2011 which included engagement with statutory consultees and internal Council departments. The summary of the main issues raised and Councils' response can be found in Topic Paper 1A (PT.002).</p>

QUESTION	COUNCILS' RESPONSE
	The site selection methodology clearly demonstrates the interrelationship between the candidate site assessment and SA appraisal of the options explored in the Deposit Plan.
<p><b>g) Has the alternative allocation sought been considered in respect of the Sustainability Appraisal / Strategic Environmental Assessment? Would the change be likely to have significant effects that require re-assessment? If so, has such an assessment been carried out? What was the outcome of the process?</b></p>	<p>A sustainability appraisal has been submitted by the objector in support of this proposal.</p> <p>As the Councils are not promoting the site for inclusion in the Plan it is for the representor to demonstrate alignment with the SA/ SEA.</p>

## BONTNEWYDD

**a) Site Reference / Name:**

- Candidate Site SP768 - Land at Ceirw, Bontnewydd
- Rep ID: 980 [Huw M Jones (3145) c/o Rhys Davies, Cadnant Planning (1366)]

QUESTION	COUNCILS' RESPONSE
<p><b>b) What is the current status / use of the site and what is the proposed use?</b></p>	<p>Greenfield site which lies outside the Deposit Plan development boundary. The representor wishes to include the site within the development boundary and allocate for housing as an alternative to housing allocation T60.</p>
<p><b>c) What is the size of the site and what scale / numbers of units are proposed?</b></p>	<p>1.12ha - Based on the JLDP guidelines of 30 dwellings per hectare the site could accommodate 34 dwellings</p>
<p><b>ch) Are there any significant obstacles to the</b></p>	<p>As the Councils are not promoting the site for inclusion in the Plan, it is for the representor to demonstrate that the site is ultimately deliverable.</p>

QUESTION	COUNCILS' RESPONSE
development of the site within the Plan period?	
d) What are the anticipated timescales for delivery?	As the Councils are not promoting the site for inclusion in the Plan, this is for the representor to demonstrate.
dd) Should the site be included within the settlement boundary and /or be allocated?	<p>No. The Deposit Plan and its supporting documents, which includes an Urban Capacity Study (Topic Paper 6, PT.0013), clearly demonstrates that there is sufficient land allocated, windfall opportunities and a landbank provision within the Deposit Plan Development Boundary for Bontnewydd to meet the housing need identified in the Plan. Therefore, it is considered that there is no justification to include this land within the development boundary.</p> <p><u>Deleting T60</u> - In preparing the Deposit Plan, the JPPU collated an extensive range of supporting evidence that demonstrates the housing requirement over the JLDP period and has also identified the necessary infrastructure required to support the development. The sites allocated within the plan are consistent with the overall plan Strategy and are deliverable within the plan period to enable the JLDP to meet the identified housing needs of the plan area up to 2026.</p>
e) Is the site necessary to ensure that the LDP is sound?	No, there is sufficient land allocated, windfall opportunities and a landbank provision for housing development within the Deposit Plan Development Boundary for Bontnewydd to meet the housing need identified in the Plan. Having considered the policy context, Plan strategy and other relevant material factors, it is considered there is no demonstrable need to include the site in the Plan and the inclusion of the alternative site is not considered necessary to ensure that Plan LDP is sound. Therefore, It is considered that the Plan meets the tests of soundness without the need for a different approach or alternative sites to deliver the evidenced need.
f) How would the alternative site contribute to the aims and strategic objectives of the Plan?	As the Councils are not promoting the site for inclusion in the Plan this is for the representor to demonstrate.
ff) Is the Council's site selection process reasonable and appropriate and is it founded on a robust and credible	Yes. The Council's site selection process is considered reasonable and appropriate and founded on a robust and credible evidence base. As part of the earlier evidence gathering stages the Council invited interested parties to submit Candidate Sites to provide an indication of sites available for development. Details of the Candidate Sites submitted are contained in the Candidate Site Register (CDLL.002) The methodology for assessing the suitability of candidate sites can be found in Topic Paper 1 (PT.001) and

QUESTION	COUNCILS' RESPONSE
evidence base?	<p>contains a robust 3 step process to assess the suitability of the sites.</p> <p>The Joint Planning Policy Unit (JPPU) consulted on the methodology for assessing the Candidate Site between 18<sup>th</sup> August and 15<sup>th</sup> September 2011 which included engagement with statutory consultees and internal Council departments. The summary of the main issues raised and Councils' response can be found in Topic Paper 1A (PT.002).</p> <p>The site selection methodology clearly demonstrates the interrelationship between the candidate site assessment and SA appraisal of the options explored in the Deposit Plan.</p>
<p><b>g) Has the alternative allocation sought been considered in respect of the Sustainability Appraisal / Strategic Environmental Assessment? Would the change be likely to have significant effects that require re-assessment? If so, has such an assessment been carried out? What was the outcome of the process?</b></p>	<p>A sustainability appraisal has been submitted by the objector in support of this proposal.</p> <p>As the Councils are not promoting the site for inclusion in the Plan it is for the representor to demonstrate alignment with the SA/ SEA.</p> <p>T60 is being supported by the Councils. All allocations have been assessed against the SA Framework found in the Sustainability Appraisal (Feb 2016) (CDLL.007).</p>

## DEINIOLEN

**a) Site Reference / Name:**

- **Not site specific**
- **Rep ID: 841 (Jina Gwyrfai, 3092)**
  
- The representor objects to the amount of land identified for housing in Deiniolen and argues that there is no demographic need for more housing in the settlement which will be detriment to the Welsh speaking community.

Response

- Deiniolen has been identified as a Service Village. The distribution strategy was established in the first place during the process of developing the Preferred Strategy of the Plan on the basis of evidence and public participation. In spatial terms the strategy is to ensure that the detailed and strategic policies of the Plan promote developments that address the expectations of the Vision and Strategic Objectives of the Plan. It would also ensure that the Council meets national expectations in promoting sustainable development. In this regard, PPW (Part 9.2) notes that the development plans need to provide a framework that will stimulate, guide and manage change towards a more sustainable pattern of development. Need to find a sustainable settlement network, which meets the requirements of the economy, the environment and health while respecting local diversity and protecting the character and cultural identity of the communities. The Deposit Plan identifies a Hierarchy of towns and villages with a specific role and function. A methodology has been developed and published to identify the settlements on the basis of their role, function, range and choice of facilities and services in Topic Paper 5 Developing the Settlement Strategy.
- The spatial strategy will ensure that development is directed to locations that are sustainable in terms of size, function, character, facilities, transport links, social and environmental inclusion. Therefore there will be a sustainable pattern of settlement with viable communities.
- The Welsh language has been a consideration in formulating the vision, objectives, strategies and policies of the Plan since its inception. The potential effects of the Plan on the Welsh language were considered during the Sustainability Assessment process (including the SEA), which was informed by a Language Impact Assessment. Attention should be given to the various policies of the Plan and topic documents, as well as the SPG for: planning obligations, maintaining and creating sustainable communities, affordable housing, the type and mix of housing, and development briefs.
- There was no compelling evidence to justify amending the Plan in order to ensure its soundness.

## GROESLON

**a) Site Reference / Name:**

- Land at Groeslon
- Rep ID: 922 [Kenneth Pitts (3104)]

QUESTION	COUNCILS' RESPONSE
<b>b) What is the current status / use of the site and what is the proposed use?</b>	Greenfield site which is lies outside the Deposit Plan development boundary. The representor wishes to include the site within the development boundary.
<b>c) What is the size of the site</b>	0.49ha - Based on the JLDP guidelines of 30 dwellings per hectare the site could accommodate 15

QUESTION	COUNCILS' RESPONSE
<b>and what scale / numbers of units are proposed?</b>	dwellings
<b>ch) Are there any significant obstacles to the development of the site within the Plan period?</b>	As the Councils are not promoting the site for inclusion in the Plan, it is for the representor to demonstrate that the site is ultimately deliverable.
<b>d) What are the anticipated timescales for delivery?</b>	As the Councils are not promoting the site for inclusion in the Plan, this is for the representor to demonstrate.
<b>dd) Should the site be included within the settlement boundary and /or be allocated?</b>	No. It is considered that the Deposit Plan identifies sufficient, deliverable and appropriate housing land in the area and the proposed change is not considered required to ensure the soundness of the plan.
<b>e) Is the site necessary to ensure that the LDP is sound?</b>	No, it is considered that the Plan meets the tests of soundness without the need for a different approach or alternative sites to deliver the evidenced need. Having considered the policy context, Plan strategy and other relevant material factors, it is considered there is no demonstrable need to include the site in the Plan and the inclusion of the alternative site is not considered necessary to ensure that Plan LDP is sound.
<b>f) How would the alternative site contribute to the aims and strategic objectives of the Plan?</b>	As the Councils are not promoting the site for inclusion in the Plan this is for the representor to demonstrate.
<b>ff) Is the Council's site selection process reasonable and appropriate and is it founded on a robust and credible evidence base?</b>	<p>Yes. The Council's site selection process is considered reasonable and appropriate and founded on a robust and credible evidence base. As part of the earlier evidence gathering stages the Council invited interested parties to submit Candidate Sites to provide an indication of sites available for development. Details of the Candidate Sites submitted are contained in the Candidate Site Register (CDLL.002) The methodology for assessing the suitability of candidate sites can be found in Topic Paper 1 (PT.001) and contains a robust 3 step process to assess the suitability of the sites.</p> <p>The Joint Planning Policy Unit (JPPU) consulted on the methodology for assessing the Candidate Site between 18<sup>th</sup> August and 15<sup>th</sup> September 2011 which included engagement with statutory consultees and internal Council departments. The summary of the main issues raised and Councils' response can be</p>

QUESTION	COUNCILS' RESPONSE
	<p>found in Topic Paper 1A (PT.002).</p> <p>The site selection methodology clearly demonstrates the interrelationship between the candidate site assessment and SA appraisal of the options explored in the Deposit Plan.</p>
<p><b>g) Has the alternative allocation sought been considered in respect of the Sustainability Appraisal / Strategic Environmental Assessment? Would the change be likely to have significant effects that require re-assessment? If so, has such an assessment been carried out? What was the outcome of the process?</b></p>	<p>A sustainability appraisal has been submitted by the objector in support of this proposal.</p> <p>As the Councils are not promoting the site for inclusion in the Plan it is for the representor to demonstrate alignment with the SA/ SEA.</p>

## NANTLLE

**a) Site Reference / Name:**

- Amend Development Boundary, Nantlle
- Rep ID: 928 [Vera Jones (3113) c/o Dilwyn Jones (2872)]

QUESTION	COUNCILS' RESPONSE
<p><b>b) What is the current status / use of the site and what is the proposed use?</b></p>	<p>Greenfield site which is lies outside the Deposit Plan development boundary. The representor wishes to include his site in the development boundary.</p>
<p><b>c) What is the size of the site and what scale / numbers of</b></p>	<p>0.11ha.</p>

QUESTION	COUNCILS' RESPONSE
<b>units are proposed?</b>	
<b>ch) Are there any significant obstacles to the development of the site within the Plan period?</b>	As the Councils are not promoting the site for inclusion in the Plan, it is for the representor to demonstrate that the site is ultimately deliverable.
<b>d) What are the anticipated timescales for delivery?</b>	As the Councils are not promoting the site for inclusion in the Plan, this is for the representor to demonstrate.
<b>dd) Should the site be included within the settlement boundary and /or be allocated?</b>	No. It is considered that the Deposit Plan identifies sufficient, deliverable and appropriate housing land in the area and the proposed change is not considered required to ensure the soundness of the plan.
<b>e) Is the site necessary to ensure that the LDP is sound?</b>	No, it is considered that the Plan meets the tests of soundness without the need for a different approach or alternative sites to deliver the evidenced need. Having considered the policy context, Plan strategy and other relevant material factors, it is considered there is no demonstrable need to include the site in the Plan and the inclusion of the alternative site is not considered necessary to ensure that Plan LDP is sound.
<b>f) How would the alternative site contribute to the aims and strategic objectives of the Plan?</b>	As the Councils are not promoting the site for inclusion in the Plan this is for the representor to demonstrate.
<b>ff) Is the Council's site selection process reasonable and appropriate and is it founded on a robust and credible evidence base?</b>	<p>Yes. The Council's site selection process is considered reasonable and appropriate and founded on a robust and credible evidence base. As part of the earlier evidence gathering stages the Council invited interested parties to submit Candidate Sites to provide an indication of sites available for development. Details of the Candidate Sites submitted are contained in the Candidate Site Register (CDLL.002) The methodology for assessing the suitability of candidate sites can be found in Topic Paper 1 (PT.001) and contains a robust 3 step process to assess the suitability of the sites.</p> <p>The Joint Planning Policy Unit (JPPU) consulted on the methodology for assessing the Candidate Site between 18<sup>th</sup> August and 15<sup>th</sup> September 2011 which included engagement with statutory consultees and internal Council departments. The summary of the main issues raised and Councils' response can be found in Topic Paper 1A (PT.002).</p>

QUESTION	COUNCILS' RESPONSE
	The site selection methodology clearly demonstrates the interrelationship between the candidate site assessment and SA appraisal of the options explored in the Deposit Plan.
<b>g) Has the alternative allocation sought been considered in respect of the Sustainability Appraisal / Strategic Environmental Assessment? Would the change be likely to have significant effects that require re-assessment? If so, has such an assessment been carried out? What was the outcome of the process?</b>	<p>A sustainability appraisal has been submitted by the objector in support of this proposal.</p> <p>As the Councils are not promoting the site for inclusion in the Plan it is for the representor to demonstrate alignment with the SA/ SEA.</p>

## RHOSTRYFAN

**a) Site Reference / Name:**

- Land in Rhostryfan
- Rep ID: 946 [Delyth Owen (3122)]

QUESTION	COUNCILS' RESPONSE
<b>b) What is the current status / use of the site and what is the proposed use?</b>	Greenfield site which is lies outside the Deposit Plan development boundary. The representor wishes to include the site within the development boundary. The representor incorrectly states that the site was within the UDP development boundary.
<b>c) What is the size of the site and what scale / numbers of units are proposed?</b>	0.49ha.
<b>ch) Are there any significant</b>	As the Councils are not promoting the site for inclusion in the Plan, it is for the representor to demonstrate

QUESTION	COUNCILS' RESPONSE
<b>obstacles to the development of the site within the Plan period?</b>	that the site is ultimately deliverable.
<b>d) What are the anticipated timescales for delivery?</b>	As the Councils are not promoting the site for inclusion in the Plan, this is for the representor to demonstrate.
<b>dd) Should the site be included within the settlement boundary and /or be allocated?</b>	No. It is considered that the Deposit Plan identifies sufficient, deliverable and appropriate housing land in the area and the proposed change is not considered required to ensure the soundness of the plan.
<b>e) Is the site necessary to ensure that the LDP is sound?</b>	No, it is considered that the Plan meets the tests of soundness without the need for a different approach or alternative sites to deliver the evidenced need. Having considered the policy context, Plan strategy and other relevant material factors, it is considered there is no demonstrable need to include the site in the Plan and the inclusion of the alternative site is not considered necessary to ensure that Plan LDP is sound.
<b>f) How would the alternative site contribute to the aims and strategic objectives of the Plan?</b>	As the Councils are not promoting the site for inclusion in the Plan this is for the representor to demonstrate.
<b>ff) Is the Council's site selection process reasonable and appropriate and is it founded on a robust and credible evidence base?</b>	<p>Yes. The Council's site selection process is considered reasonable and appropriate and founded on a robust and credible evidence base. As part of the earlier evidence gathering stages the Council invited interested parties to submit Candidate Sites to provide an indication of sites available for development. Details of the Candidate Sites submitted are contained in the Candidate Site Register (CDLL.002) The methodology for assessing the suitability of candidate sites can be found in Topic Paper 1 (PT.001) and contains a robust 3 step process to assess the suitability of the sites.</p> <p>The Joint Planning Policy Unit (JPPU) consulted on the methodology for assessing the Candidate Site between 18<sup>th</sup> August and 15<sup>th</sup> September 2011 which included engagement with statutory consultees and internal Council departments. The summary of the main issues raised and Councils' response can be found in Topic Paper 1A (PT.002).</p> <p>The site selection methodology clearly demonstrates the interrelationship between the candidate site</p>

QUESTION	COUNCILS' RESPONSE
	assessment and SA appraisal of the options explored in the Deposit Plan.
g) Has the alternative allocation sought been considered in respect of the Sustainability Appraisal / Strategic Environmental Assessment? Would the change be likely to have significant effects that require re-assessment? If so, has such an assessment been carried out? What was the outcome of the process?	<p>A sustainability appraisal has been submitted by the objector in support of this proposal.</p> <p>As the Councils are not promoting the site for inclusion in the Plan it is for the representor to demonstrate alignment with the SA/ SEA.</p>

## Y FELINHELI

a) Site Reference / Name:

- Land at Beach Road, Y Felinheli
- Rep ID: 1024 (Amcen Ltd 3186 c/o Rhys Davies, Cadnant Planning 1366)

QUESTION	COUNCILS' RESPONSE
b) What is the current status / use of the site and what is the proposed use?	Greenfield site which is lies outside the Deposit Plan development boundary. The representor wishes to upgrade the status of Y Felinheli and include the site within the development boundary.
c) What is the size of the site and what scale / numbers of units are proposed?	0.49ha.
ch) Are there any significant obstacles to the	As the Councils are not promoting the site for inclusion in the Plan, it is for the representor to demonstrate that the site is ultimately deliverable.

QUESTION	COUNCILS' RESPONSE
<b>development of the site within the Plan period?</b>	
<b>d) What are the anticipated timescales for delivery?</b>	As the Councils are not promoting the site for inclusion in the Plan, this is for the representor to demonstrate.
<b>dd) Should the site be included within the settlement boundary and /or be allocated?</b>	No. It is considered that the Deposit Plan identifies sufficient, deliverable and appropriate housing land in the area and the proposed change is not considered required to ensure the soundness of the plan.
<b>e) Is the site necessary to ensure that the LDP is sound?</b>	No, it is considered that the Plan meets the tests of soundness without the need for a different approach or alternative sites to deliver the evidenced need. Having considered the policy context, Plan strategy and other relevant material factors, it is considered there is no demonstrable need to include the site in the Plan and the inclusion of the alternative site is not considered necessary to ensure that Plan LDP is sound.
<b>f) How would the alternative site contribute to the aims and strategic objectives of the Plan?</b>	As the Councils are not promoting the site for inclusion in the Plan this is for the representor to demonstrate.
<b>ff) Is the Council's site selection process reasonable and appropriate and is it founded on a robust and credible evidence base?</b>	<p>Yes. The Council's site selection process is considered reasonable and appropriate and founded on a robust and credible evidence base. As part of the earlier evidence gathering stages the Council invited interested parties to submit Candidate Sites to provide an indication of sites available for development. Details of the Candidate Sites submitted are contained in the Candidate Site Register (CDLL.002) The methodology for assessing the suitability of candidate sites can be found in Topic Paper 1 (PT.001) and contains a robust 3 step process to assess the suitability of the sites.</p> <p>The Joint Planning Policy Unit (JPPU) consulted on the methodology for assessing the Candidate Site between 18<sup>th</sup> August and 15<sup>th</sup> September 2011 which included engagement with statutory consultees and internal Council departments. The summary of the main issues raised and Councils' response can be found in Topic Paper 1A (PT.002).</p> <p>The site selection methodology clearly demonstrates the interrelationship between the candidate site assessment and SA appraisal of the options explored in the Deposit Plan.</p>

QUESTION	COUNCILS' RESPONSE
<p><b>g) Has the alternative allocation sought been considered in respect of the Sustainability Appraisal / Strategic Environmental Assessment? Would the change be likely to have significant effects that require re-assessment? If so, has such an assessment been carried out? What was the outcome of the process?</b></p>	<p>A sustainability appraisal has been submitted by the objector in support of this proposal.</p> <p>As the Councils are not promoting the site for inclusion in the Plan it is for the representor to demonstrate alignment with the SA/ SEA.</p>

## LLANDYGAI

**a) Site Reference / Name:**

- **Not site specific**
- **Rep ID: 730, 731 & 733 (RCH Douglas Pennant 3070 c/o Charlene Sussums-Lewis, Carter Jonas 2829)**
- The representor objects to the restriction of growth in Llandygai to 8 windfall dwellings over the plan period and the drawing of the development boundary.

**Response:**

- Llandygai has been identified as a Local Village in the Settlement Hierarchy. In spatial terms, the Plan seeks to ensure that new development is distributed to reflect the relative ability of settlements to cope with the growth, taking into account their sustainability qualifications in terms of accessibility, availability of facilities and services, as well as size, population and location of the settlement. We refer to Topic Paper 5 which records the qualifications of individual settlements. The strategy and the settlement hierarchy reflect the sustainability objectives underpinning the Plan. It is believed that the current distribution of growth is appropriate to ensure that development is suitable and reflects the ability of settlements to cope with the level of growth that can be realized.

## TREGARTH

a) **Site Reference / Name:**

- **Not site specific**
- **Rep ID: 630 (RCH Douglas Pennant 3070 c/o Chris Bell, Carter Jonas 3041)**
- The representor objects to the restriction of growth in Tregarth to 13 windfall dwellings over the plan period and the drawing of the development boundary.

**Response:**

- Tregarth has been identified as a Local Village in the Settlement Hierarchy. In spatial terms, the Plan seeks to ensure that new development is distributed to reflect the relative ability of settlements to cope with the growth, taking into account their sustainability qualifications in terms of accessibility, availability of facilities and services, as well as size, population and location of the settlement. We refer to Topic Paper 5 which records the qualifications of individual settlements. The strategy and the settlement hierarchy reflect the sustainability objectives underpinning the Plan. It is believed that the current distribution of growth is appropriate to ensure that development is suitable and reflects the ability of settlements to cope with the level of growth that can be realized.

## **Appendix 1 – Biodiversity Officer’s Report**

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

#### **Site visit on 13<sup>th</sup> June 2016**

Emily Meilleur, Senior Biodiversity Officer, Gwynedd Council

Nerys Davies, Biodiversity Manager, Gwynedd Council

Heledd Jones, Gwynedd & Mon Policy Unit

Linda Lee, Gwynedd & Mon Policy Unit

Three sites proposed for housing were visited in Bethel: T58, NF128, NF129

#### **Bethel Proposed Housing Site T58**

Three fields on the eastern edge of Bethel, the total area of the fields is 1.4ha. 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 meadow.

Lowland meadows are a UK Biodiversity Priority Habitat and are listed under section 42 of the NERC Act 2006 by the Welsh Government as a habitat of principal importance to the biodiversity of Wales. All government bodies, including Local Authorities have duty to conserve biodiversity through all their functions.

Lowland meadows in Wales are described as lowland grasslands that are managed as pastures as well as hay meadows (Priority Habitats of Wales, a technical guide CCW 2003). These unimproved neutral grasslands are species rich and are characterized by grasses such as crested dog's tail and red fescue; agricultural grasses such as perennial rye-grass have a low cover. Other characteristic flowers include knapweed and birds-foot trefoil. Most unimproved grasslands in Wales fall into the MG5 (NVC community) vegetation type.

The indicator species of lowland meadow (MG5 NVC community) are: birds-foot trefoil, red clover, sweet vernal-grass, yellow-rattle, cats-ear and knapweed. Grasses indicators are: sweet vernal grass, crested dog's tail, common bent, quaking grass.

Species recorded in the fields during the site visit (this was just a quick walk through):

Throughout all fields there is a consistent abundance of red clover, knapweed, sweet vernal-grass, crested dog's-tail grass and cats-ear. Birds-foot trefoil and yellow-rattle occurs in all fields except the field nearest the main road, but these two flowers are most abundant in the northern field. Part of the northern field is damper and therefore has more marshy species such as rushes and acidic species such as tormentil. There was an abundance of yellow-rattle in part of the northern field.

Other biodiversity features in these fields are the hedges and a ditch; these have not been assessed.

The hedges have been drastically cut and Himalayan balsam occurs where some digging (pipeline?) has occurred.

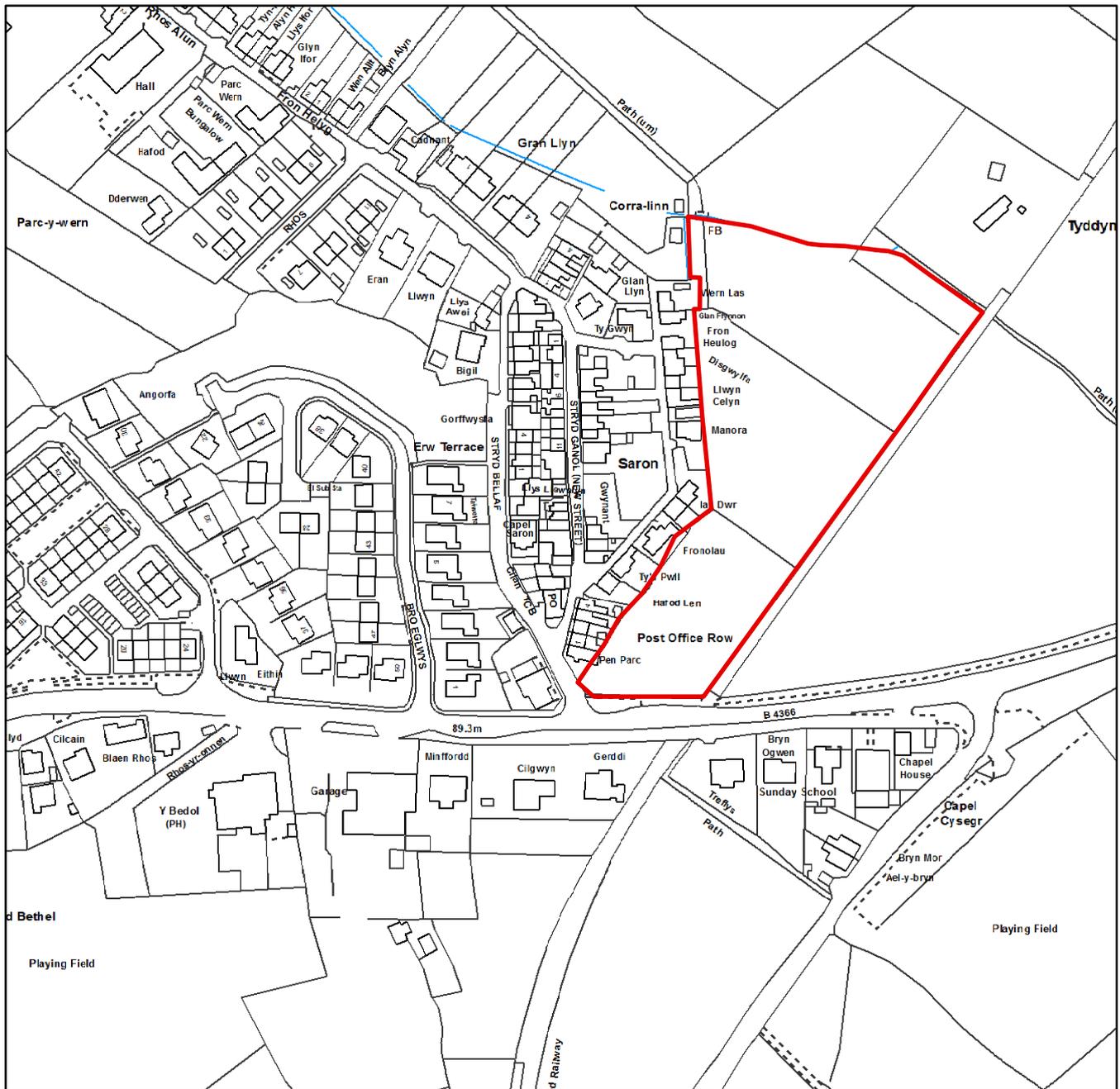
The ecological report provided by the owner, contains a botanical survey undertaken on the 1<sup>st</sup> of April 2016, which is too early in the year as many flowers and plants are still dormant at this time and can be difficult to find. The survey report does note this and recommends further survey at a more appropriate time. The survey did not record several species which were found during my site visit on the 13<sup>th</sup> June; these were: birds-foot trefoil and yellow-rattle. Additionally the abundance of species such as red clover, knapweed and cats-ear was recorded as low in April, but these species are now (June) abundant and prominent in the vegetation.

The biodiversity unit objects to these fields being developed for housing because this would be a significant local loss of lowland meadow habitat.

**Emily Meilleur**  
**Senior Biodiversity Officer**  
**Gwynedd Council**  
**13<sup>th</sup> June 2016**

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

## SAFLE/SITE T58 GER/BY SARON, BETTHEL



## Wildlife Site Record

Site name	Rhos-chwilog (South)		
Grid ref	SH530657	Area 10.4 ha	ID No.: 0874
Map showing boundary attached	yes	Digital boundary correct No – some areas have been omitted and some added	date digitized :
Site surveyor	Heather Scott		Date: 14/09/2012
Qualifying feature	species and/or habitat Rush Pasture, Lowland Meadow and Lowland Acid Grassland		
Description	<p>The site is located on relatively level ground on the north-western edge of the village of Bethel. Habitats present include horse-grazed rush pasture and lowland meadows, neglected marshy grassland and a field of sheep grazed lowland acid grassland with patches of acid flush. The predominant habitat rush pasture has frequent to locally abundant sharp-flowered rush and sedges including glaucous, common, carnation and oval sedges. There is also locally frequent water mint, purple moor-grass, lesser spearwort and devil's-bit scabious. Common knapweed and common bird's-foot trefoil is frequent in the lowland meadow with occasional yellow-rattle and red clover. The lowland acid grassland is fairly damp and was grazed very short at the time of the survey. There are abundant bryophytes with frequent sheep's fescue, soft and heath rushes, mat-grass and tormentil with locally abundant sedges and bog mosses with locally frequent marsh pennywort and bog pimpernel in the patches of acid flush. The boundary has been changed to incorporate more fields of rush pasture and to omit 2 small areas that have either been built on or are gardens. The neglected marshy grassland fields have remained within the wildlife site because they still contain interesting species such as devil's-bit scabious and have a good potential to become species-rich rush pasture if managed in the future.</p>		

<b>Primary factors</b>		
Habitats present	Rush Pasture, Lowland Meadow and Lowland Acid Grassland	Natur Gwynedd, UKBAP, S42
Species present		Natur Gwynedd, UKBAP, S42, Red Data Book, Notable, Local
<b>Secondary factors</b>		
Size	More than 2 ha of Lowland Acid Grassland, about 1.4 ha of Lowland Meadow and 5.2 ha of Rush Pasture	
Diversity habitats & species	3 priority habitats	
Rarity		
Local significance		
Connectivity in the landscape	There are several other local wildlife sites with similar habitats within 1 kilometre of this site.	
Contributory species		
<b>Tertiary factors</b>		

Potential	
Social value	Public footpath traverses site
Ecological viability, Site condition, fragmentation, long term viability	
<b>Conclusion &amp; Justification</b>	This site is recommended as a local wildlife site because:- There are 3 priority habitats above the threshold size; The diversity of the semi-natural habitats present; It provides connectivity in the landscape; and It has social value.
History & records	

Date assessed		Name of assessor Post held Organization	
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**Date designated:**

