



Background

This is one of a range of topic papers prepared to offer more detailed information and explain the approach of the Plan to different topics and issues affecting the Joint Local Development Plan Area. This paper will look specifically at '**Candidate Sites Assessment**'. It will explain the background which will help to identify the issues, objectives and options for the Deposit Plan.

The Deposit Plan is the second statutory stage in the preparation of the Joint Local Development Plan (JLDP). The JLDP shapes the future growth of communities in the Joint Local Development Plan Area and will set out the policies and land allocations against which planning applications will be assessed.

The Deposit Plan will be submitted to the Welsh Government, which will appoint an independent inspector to assess the soundness of the Plan in the Examination in Public. If the inspector considers the Plan to be sound it will be recommended for adoption. When adopted the JLDP will supersede the Gwynedd Unitary Development Plan (2009) for the Gwynedd Local Planning Authority Area and the Gwynedd Structure Plan (1993) and Ynys Môn Local Plan (1996) for the Ynys Môn Local Planning Authority.

This topic paper can be read in isolation or in conjunction with the other Topic Papers and Background Papers that have been prepared to give a full picture the Joint Local Development Plan Area.

You may refer to the Topic Paper as a basis for making comments about the Deposit Plan. It must be noted that only comments on the Deposit Plan will be considered by the Inspector at the Examination in Public rather than specific comment made on the Topic Papers.

If you have any questions or would like to discuss any of the Topic Papers or Background Papers with a member of the Joint Planning Policy Unit you can [contact us](#):

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1.0 INTRODUCTION

1.1 Background

- 1.1.1 The purpose of this document is to outline the findings of the second stage of assessment of the Candidate Site Assessment process undertaken by the Joint Planning Policy Unit (JPPU) as part of the preparation of the local development plan.
- 1.1.2 The Welsh Government advises that *“early consideration should be given to engagement with developers and landowners to obtain information on potential sites in order to avoid a substantial number of additional sites coming forward at the examination stage and to ensure that the LDP strategy is deliverable”* (Para 5.4.4, LDP Manual, June 2006, WG).
- 1.1.3 This reports provides a reasoned justification of why sites have been selected or rejected for inclusion as allocations in the Deposit JLDP.
- 1.1.4 This document should be read in conjunction with Topic Paper 1: Candidate Sites Assessment Update, May 2013.

1.2 The Call for Sites

- 1.2.1 As part of the JLDP preparation process a Candidate Site Register (CSR) was formally opened in October 2011 where stakeholders, landowners and other interested parties were invited to submit information about land for consideration for inclusion in the Joint Local Development Plan (JLDP). The CSR forms an useful source of information about the availability of sites for development or an indication of sites that are considered to merit a safeguarding approach in the Plan. The ‘Call for Sites’ original closing date was 13 February 2012 but was extended to the 31 October 2012. A late submission file was closed in April 2014.
- 1.2.2 All of the sites submitted were placed on a Candidate Site Register. The Register enables anyone to view the sites that have been submitted for consideration and includes information on location, size and proposed use.
- 1.2.3 In addition to sites submitted as part of the candidate site process the following additional sites were also assessed in order to determine their suitability for inclusion within the JLDP:
- Undeveloped housing allocations from existing development plans;
 - Other sites that have been identified by the Council through additional evidence gathering exercises with stakeholders.

1.3 Main Messages

Housing Allocations

- 1.3.1 Section 7.5 of Topic Paper 5 ‘Developing the Settlement Strategy’ outlines the type of development expected within the different categories of settlements. This strategy focuses the majority of new housing, delivered through site allocations, in the settlements identified as sub-regional centre, urban service centres, local service centres and service villages. Only if any of the higher order centres cannot accommodate their expected growth level would consideration be given towards

housing allocations in local, coastal and rural villages. **There will be no housing allocations in the clusters.**

Employment Allocations

- 1.3.2 In terms of employment allocations the JPPU commissioned an Economic and Employment Land Review in July 2012 which concluded that the no new employment allocations would be required on the Isle of Anglesey and in Gwynedd new allocations would only be required in Pwllheli and Porthmadog areas.

Other Allocations in the JLDP

- 1.3.3 The JPPU received candidate sites for a number of suggested uses that do not require allocation within the plan. Acceptability of these sites can be determined through the planning application process judging the proposal against the policy/criteria found in the adopted development plan.
- 1.3.4 The JPPU also received a number of candidate sites for amenity/play/open spaces. The JLDP will contain policies which seek to protect and enhance areas of important landscape and recreation value. Topic Paper ? : Open Space Assessment (2105) has further information regarding this.

2.0 SUB-REGIONAL CENTRE

2.1 Bangor

Site Ref	Address	Area (ha)	Proposed Use	Summary of issues identified	Planning Policy Comments	Allocation?	Within Development Boundary?
SP37	Pen y Ffridd	10.92	Housing	<ul style="list-style-type: none"> NWTRA – concerns regarding housing development on this site because of the potential impact on the trunk road therefore further information is required regarding the deliverability and traffic implications of the proposed link road and a cumulative assessment of the traffic taking into account approved development at Ffordd Cynan. DCWW – The proposed growth being promoted for this settlement would require improvements at Treborth Wastewater Treatment Works (WwTW) which would need to be funded through our Asset Management Plan or potentially earlier through developer contributions. DCCW - There are isolated incidents of flooding in the public sewerage system in Bangor which will need to be overcome if this allocation is to proceed. 150mm diameter sewer may be inadequate to provide for this site. GAT – Fairly significant restraint – Allocation could be included in JLDP but subject to results of archaeological evaluation. Highways – A link road would have to be provided from the site to Caernarfon Road. Penrhos Road shouldn't be used as the main road to service the site. An appropriate link at the entrance to Ysbyty Gwynedd is essential in any future applications. Biodiversity – Where possible hedgerows should be retained because they are wildlife corridors connecting the upper areas of Bangor to the lower slopes. 	<ul style="list-style-type: none"> The site has major access issues which can only be overcome by providing a link road via Ysbyty Gwynedd. Unless solved, the access issues could mean that this site is undeliverable. Other sites with less no access issues are available in the settlement. The whole site is not required to meet the settlement's housing needs. A current application on site has resulted in an objection from DCWW due to capacity issues at Treborth WwTW. 	✘	Part - Include the former Bangor University farm site (previously developed land) in the development boundary but not as an allocation.
SP38	East of Pen y Ffridd	2.43	Housing	<ul style="list-style-type: none"> Planning Service – Topographical issues will effect viability. Site would need to be accessed via SP37. DCWW – The proposed growth being promoted for this settlement would require improvements at Treborth Wastewater Treatment Works (WwTW) which would need to be funded through our Asset Management Plan or potentially earlier through developer contributions. 	<ul style="list-style-type: none"> Located adjacent to SP37 this site would have to be accessed via SP37 which we do not recommend including within the JLDP. The site is located on a fairly steep slope which would impact on the viability and deliverability of any future residential development 	✘	✘
SP39	South West of Pen y Ffridd	3.39	Housing	<ul style="list-style-type: none"> Planning – Topographical characteristics of the site may affect viability. Highways - Access would not be adequate to support large scale development Ysbyty Gwynedd's helipad adjoins site. DCWW – The proposed growth being promoted for this settlement would require improvements at Treborth Wastewater Treatment Works (WwTW) which would need to be funded through our Asset 	<ul style="list-style-type: none"> The site sits to the south of Ysbyty Gwynedd and is difficult to see how highways access may be gained as it is accessed by a farm track which would be inadequate for large scale development. The presence of the hospital's helipad adjoining this site may have an impact on the development density on site. 	✘	✘

Site Ref	Address	Area (ha)	Proposed Use	Summary of issues identified	Planning Policy Comments	Allocation?	Within Development Boundary?
				Management Plan or potentially earlier through developer contributions.			
SP87	Land adj Cytir Lane	2.81	Employment	n/a	<ul style="list-style-type: none"> Economic and Employment Land Review (July 2012) concluded that no new employment allocations would be required in this area. Allocation would be contrary to the JLDP's Strategy. 	✗	✗
SP89	Treborth Hall Farm	26.00	Housing	<ul style="list-style-type: none"> Planning Service – located near Tyn Lon cluster and in the open countryside 	<ul style="list-style-type: none"> Located next to the Cluster of Tyn Lôn development at this site would not be a logical extension to Bangor. Development at this scale at this location is seen as an unacceptable intrusion into the open countryside and would be contrary to both national policy and the JLDP's Strategy. 	✗	✗
SP262	Land adj Ysbyty Gwynedd	3.02	Mixed	<ul style="list-style-type: none"> Planning – Topographical characteristics of the site may affect viability. Highways - Local infrastructure not be adequate to support large scale development DCWW – The proposed growth being promoted for this settlement would require improvements at Treborth Wastewater Treatment Works (WwTW) which would need to be funded through our Asset Management Plan or potentially earlier through developer contributions. 	<ul style="list-style-type: none"> The site sits to the south of Ysbyty Gwynedd and is difficult to see how highways access may be gained as it is accessed by a farm track which would be inadequate for large scale development. 	✗	✗
SP267	Land adj Bryn Hyfryd	0.06	Housing	n/a	<ul style="list-style-type: none"> Small Housing Site (Less than 0.2ha) – not requiring JLDP allocation – acceptability can be determined through the planning application process judging the proposal against the policy/criteria found in the adopted development plan. 	✗	✗
SP270	Land at Cae'r Allt	0.40	Housing	<ul style="list-style-type: none"> Highways –would require full assessment of local road junction with Penrhos Road to identify any capacity issues Planning – development of the whole site would lead to an unnecessary encroachment into the open countryside. 	<ul style="list-style-type: none"> The site is not seen as a logical extension to the settlement. There are issues with traffic in Penrhosgarnedd. Other sites which do not extend the built form of the settlement are available. 	✗	✗
SP345	Land adj Coed Maes	2.00	Housing	<ul style="list-style-type: none"> Planning Service – intrusion to the open countryside 	<ul style="list-style-type: none"> Located adjacent to Coed y Maes estate this site is not considered a logical extension to the settlement. 	✗	✗
SP416	Railway Plot, Parc Menai	2.48	Employment	n/a	<ul style="list-style-type: none"> Economic and Employment Land Review (July 2012) concluded that no new employment allocations would be required in this area. Allocation would be contrary to the JLDP's Strategy. 	✗	✗
SP419	To the rear of Ysgoldy Terrace	1.05	Housing	<ul style="list-style-type: none"> Filtered Stage 1 – See Topic Paper 1 Candidate Site Assessment Update May 2013 	<ul style="list-style-type: none"> Site is in the open countryside. Location unsuitable for housing. Allocation would be contrary to national planning policy and JLDOP's Strategy. 	✗	✗
SP473	The Vaynol Land	152.42	Tourism	n/a	<ul style="list-style-type: none"> Allocation not required. Acceptability can be determined through the planning application process judging the proposal against the policy/criteria found in the adopted development plan. 	-	-
SP622	St. Mary's, Lon Bopty	6.16	Housing	<ul style="list-style-type: none"> Biodiversity – Possible bat roosting site. Bat Survey needs to be conducted before further consideration 	<ul style="list-style-type: none"> Planning application for student accommodations. Highway comments restrict residential development 	✗	✗

Site Ref	Address	Area (ha)	Proposed Use	Summary of issues identified	Planning Policy Comments	Allocation?	Within Development Boundary?
				<ul style="list-style-type: none"> can be given to the possible development of the site. Highways Dept – Preference would be for the site to be used for student accommodation as the likely effect on Lôn Bopty would be far less than a residential development of comparable scale. Biodiversity – The buildings at this site have several bat roosts. Older buildings should be retained and bat roosts protected and enhanced. DCWW – The proposed growth being promoted for this settlement would require improvements at Treborth Wastewater Treatment Works (WwTW) which would need to be funded through our Asset Management Plan or potentially earlier through developer contributions. 			
SP623	Land at Dean Street	0.92	Mixed	<ul style="list-style-type: none"> DCWW – Site crossed 63mm water main and a number of public sewers which will restrict development density. Assessment may be required to establish whether pumping station can accommodate new development. DCWW – The proposed growth being promoted for this settlement would require improvements at Treborth Wastewater Treatment Works (WwTW) which would need to be funded through our Asset Management Plan or potentially earlier through developer contributions. 	<ul style="list-style-type: none"> Currently been used by the University and unlikely to become available during the plan period. 	✗	✗
SP625	Car Park Bangor Pier	0.26	Protect	n/a	<ul style="list-style-type: none"> The JLDP will contain policies which seek to protect areas of important landscape value. Policies in the JLDP will also seek to promote development in the most sustainable locations in accordance with a settlement hierarchy. 	-	-
SP633	Land adj Plas-Y-Coed, Porth Penrhyn	2.44	Housing	<ul style="list-style-type: none"> Filtered Stage 1 – See Topic Paper 1 Candidate Site Assessment Update May 2013 	<ul style="list-style-type: none"> Site is in the open countryside. Location unsuitable for housing. Allocation would be contrary to national planning policy and JLDP's Strategy. 	✗	✗
SP659	Land to the rear of Ffordd Cynan	14.12	Housing	<ul style="list-style-type: none"> GAT – Fairly significant restraint – Allocation could be included in JLDP but subject to results of archaeological evaluation. Biodiversity – Where possible hedgerows should be retained. 	<ul style="list-style-type: none"> Existing planning permission has been granted for 245 dwellings 	✓ (T1)	✓
SP688	George Site	6.15	Mixed	<ul style="list-style-type: none"> NWTRA – requires further information regarding the scale and nature of the development. DCWW – Crossed by a 3' water pipe and public sewer which will restrict development density at this site. Biodiversity - Site is adjacent to Coedy Afon Menai SSSI therefore it is important that a buffer should be left between the development and SSSI. 	<ul style="list-style-type: none"> Currently been used by the University and unlikely to become available during the plan period. Site is detached from rest of the settlement 	✗	✗
SP689	Part of George Site	1.15	Housing	<ul style="list-style-type: none"> Planning Service - Listed Building NWTRA – requires further information regarding the scale and nature of the development. DCWW – Crossed by a 3' water pipe and public 	<ul style="list-style-type: none"> Currently been used by the University and unlikely to become available during the plan period. Site is detached from rest of the settlement 	✗	✗

Site Ref	Address	Area (ha)	Proposed Use	Summary of issues identified	Planning Policy Comments	Allocation?	Within Development Boundary?
				<ul style="list-style-type: none"> sewer which will restrict development density at this site. Biodiversity - Site is adjacent to Coedy Afon Menai SSSI therefore it is important that a buffer should be left between the development and SSSI. 			
SP700	Plasllwyd Flats	0.05	Housing	<ul style="list-style-type: none"> Filtered Stage 1 – See Topic Paper 1 Candidate Site Assessment Update May 2013 	<ul style="list-style-type: none"> Small Housing Site (Less than 0.2ha) – not requiring JLDP allocation – acceptability can be determined through the planning application process judging the proposal against the policy/criteria found in the adopted development plan. 	✗	✓
SP723	Land rear of Hendrewen	0.34	Housing	n/a	<ul style="list-style-type: none"> Situated within existing development boundary this site may be suitable as a windfall site providing its acceptability can be determined through the planning application process judging the proposal against the policy/criteria found in the adopted development plan. 	✗	✓
SP726	Land at Cil Coed	0.31	Housing	n/a	<ul style="list-style-type: none"> Situated within existing development boundary this site may be suitable as a windfall site providing its acceptability can be determined through the planning application process judging the proposal against the policy/criteria found in the adopted development plan. 	✗	✓
SP727	Land adj Maes Berea	0.37	Housing	n/a	<ul style="list-style-type: none"> Situated within existing development boundary this site may be suitable as a windfall site providing its acceptability can be determined through the planning application process judging the proposal against the policy/criteria found in the adopted development plan. 	✗	✓
SP728	Brynllywd Garages	0.12	Housing	<ul style="list-style-type: none"> Filtered Stage 1 – See Topic Paper 1 Candidate Site Assessment Update May 2013 	<ul style="list-style-type: none"> Small Housing Site (Less than 0.2ha) – not requiring JLDP allocation – acceptability can be determined through the planning application process judging the proposal against the policy/criteria found in the adopted development plan. 	✗	✓
SP791	Land adj Gerddi Penlon Gardens	0.58	Housing	<ul style="list-style-type: none"> DCWW – crossed by 150mm sewer which will restrict development density at this site. Planning – previously developed land DCWW – Bydd angen gwelliannau yng Ngwaith Trin Dŵr Gwastraff (GTDG) Treborth i gyfarch y twf arfaethedig yn yr anheddle yma. Bydd angen ei gyllido trwy ein Cynllun Rheoli Asedau neu a ellir fod yn gynharach drwy gyfraniadau gan ddatblygwyr. 	<ul style="list-style-type: none"> Situated within existing development boundary on brownfield land, close to the town centre with good transport links. 	✓ (T4)	✓
SP847	Land adj 'The Old Drivers'	0.86	Housing	n/a	<ul style="list-style-type: none"> Located on Holyhead Road this site is not immediately adjacent to the exiting development boundary and is not considered as a logical extension to Bangor. Would extend the settlement beyond the built form Other sites are available that would not extend the built form of the settlement into the open countryside. 	✗	✗
SP922	Land opposite the Crematorium	2.44	Housing	<ul style="list-style-type: none"> GAT – Significant restraint – Archaeological evaluation would be required prior to its inclusion in the JLDP Highways – 30mph speed limit would have to be moved if the site was to be developed. DCWW – The proposed growth being promoted for this settlement would require improvements at 	<ul style="list-style-type: none"> Situated opposite the crematorium this site has adequate road frontage to create an access. Although some distance from the city centre, this site would be suitable if no other sites are available. 	✓ (T5)	✓

Site Ref	Address	Area (ha)	Proposed Use	Summary of issues identified	Planning Policy Comments	Allocation?	Within Development Boundary?
				Treborth Wastewater Treatment Works (WwTW) which would need to be funded through our Asset Management Plan or potentially earlier through developer contributions.			
SP1003	Land at Coleg Menai		Housing	<ul style="list-style-type: none"> Planning – identified as underused land no longer required by Coleg Menai. DCWW – The proposed growth being promoted for this settlement would require improvements at Treborth Wastewater Treatment Works (WwTW) which would need to be funded through our Asset Management Plan or potentially earlier through developer contributions. 	<ul style="list-style-type: none"> Situated within existing development boundary on brownfield land, close to the town centre with good transport links. 	 (T2)	
SP1004	Former bus depot		Housing	<ul style="list-style-type: none"> Planning – previously developed land. DCWW – The proposed growth being promoted for this settlement would require improvements at Treborth Wastewater Treatment Works (WwTW) which would need to be funded through our Asset Management Plan or potentially earlier through developer contributions. 	<ul style="list-style-type: none"> Situated within existing development boundary on brownfield land, close to the town centre with good transport links. 	 (T3)	

Late Submissions

Site Ref	Address	Area (ha)	Proposed Use	Planning Policy Comments	Allocation?	Within Development Boundary?
LS002	Land at Goetra Uchaf	2.63	Housing	<ul style="list-style-type: none"> The site feels detached from rest of settlement Topographical characteristics of the site may affect viability. Access would not be adequate to support large scale development 		

3.0 URBAN SERVICE CENTRES

3.1 Blaenau Ffestiniog

Site Ref	Address	Area (ha)	Proposed Use	Summary of issues identified	Planning Policy Comments	Allocation?	Within Development Boundary?
SP220	Land adj Bryn Glas	0.06	Housing	n/a	<ul style="list-style-type: none"> Small Housing Site (Less than 0.2ha) – not requiring JLDP allocation – acceptability can be determined through the planning application process judging the proposal against the policy/criteria found in the adopted development plan. 	✗	✗
SP268	Land adj Bryn Glas	0.06	Housing	n/a	<ul style="list-style-type: none"> Small Housing Site (Less than 0.2ha) – not requiring JLDP allocation – acceptability can be determined through the planning application process judging the proposal against the policy/criteria found in the adopted development plan. 	✗	✗
SP739	Land at Hafan Deg	0.45	Housing	n/a	<ul style="list-style-type: none"> Land falls within a C1 flood risk zone which is a constraint to development. Other sites with less constraints are available. 	✗	✗
SP725	Land at Maes Graenau		Housing	n/a	<ul style="list-style-type: none"> Land falls within a C1 flood risk zone which is a constraint to development. Other sites with less constraints are available. 	✗	✗
SP810	Land adj Plas y Bryn	0.02	Housing	<ul style="list-style-type: none"> Filtered Stage 1 – See Topic Paper 1 Candidate Site Assessment Update May 2013 	<ul style="list-style-type: none"> Small Housing Site (Less than 0.2ha) – not requiring JLDP allocation – acceptability can be determined through the planning application process judging the proposal against the policy/criteria found in the adopted development plan. 	✗	✗
SP829	Land adj Caerffridd, Tanygrisiau	0.05	Housing	<ul style="list-style-type: none"> Filtered Stage 1 – See Topic Paper 1 Candidate Site Assessment Update May 2013 	<ul style="list-style-type: none"> Small Housing Site (Less than 0.2ha) – not requiring JLDP allocation – acceptability can be determined through the planning application process judging the proposal against the policy/criteria found in the adopted development plan. 	✗	✗
SP914	Former Playing Fields	1.27	Housing	<ul style="list-style-type: none"> Planning – no longer in use as playing field DCWW – The proposed growth being promoted for this settlement would require improvements at Treborth Wastewater Treatment Works (WwTW) which would need to be funded through our Asset Management Plan or potentially earlier through developer contributions. 	<ul style="list-style-type: none"> Located in the north of the settlement, this level site is situated close to main road and bus route. 	✓ (T24)	✓
SP915	Community Hospital	0.26	Housing	<ul style="list-style-type: none"> Still in use as Community Hospital 	<ul style="list-style-type: none"> Small Housing Site (Less than 0.2ha) – not requiring JLDP allocation – acceptability can be determined through the planning application process judging the proposal against the policy/criteria found in the adopted development plan. 	✗	✓
SP954	Land adj Fronlas Terrace	1.98	Housing	<ul style="list-style-type: none"> Planning Service – distance from town centre. DCWW – The proposed growth being promoted for this settlement would require 	<ul style="list-style-type: none"> Situated in the south of the settlement the site is fairly remote from the town centre and its associated facilities however due to 	✓ (T25)	✓

Site Ref	Address	Area (ha)	Proposed Use	Summary of issues identified	Planning Policy Comments	Allocation?	Within Development Boundary?
				improvements at Treborth Wastewater Treatment Works (WwTW) which would need to be funded through our Asset Management Plan or potentially earlier through developer contributions.	topographical constraints no suitable sites closer to the town centre are available.		

3.2 Caernarfon

Site Ref	Address	Area (ha)	Proposed Use	Summary of issues identified	Planning Policy Comments	Allocation?	Within Development Boundary?
SP471	Seiont Brickworks, Pen Y Bryn Road	23.31	Mixed	<ul style="list-style-type: none"> Planning Service – site falls within C2 flood risk area. Site is considered an intrusion into open countryside. 	<ul style="list-style-type: none"> The majority of this site falls within a C2 flood risk zone which is a major constraint to development. Economic and Employment Land Review (July 2012) concluded that no new employment allocations would be required in this area. Allocation would be contrary to the JLDP's Strategy. 	X	X
SP472	Land adj Bryn Rhos	13.46	Employment	<ul style="list-style-type: none"> NWTRA – traffic movements between the site and the town centre would add to traffic using the A487 trunk road therefore the site development brief should assess any potential impacts Planning - Possible previous landfill history. Highways Dept – Would require an extension to the existing speed limit to cover the site's frontage. Biodiversity – Hedges should be retained along field boundary. 	<ul style="list-style-type: none"> Economic and Employment Land Review (July 2012) concluded that no new employment allocations would be required in this area. 	X	X
SP584	Land adj Cibyn ind Est	3.61	Employment	<ul style="list-style-type: none"> NRW – Under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws, the prior written consent is required for any proposed works or structures in, under, over or within 7 meters of the top of the bank of the main river Seiont. URS 	<ul style="list-style-type: none"> Economic and Employment Land Review (July 2012) concluded that no new employment allocations would be required in this area. 	X	X
SP585	Land adj Glan Seiont	1.11	Housing	<ul style="list-style-type: none"> Filtered Stage 1 – See Topic Paper 1 Candidate Site Assessment Update May 2013 	<ul style="list-style-type: none"> The majority of this site falls within a C2 flood risk zone which is a major constraint to development. 	-	-
SP586	Land adj Tyddyn Panddy	4.19	Housing	<ul style="list-style-type: none"> NWTRA – traffic movements between the site and the town centre would add to traffic using the A487 trunk road therefore the site development brief should assess any potential impacts GAT – Fairly significant restraint – Allocation could be included in JLDP but subject to results of archaeological evaluation. Planning – topography of the site could limit the development potential. Highways Dept – Changes would be required to extend existing 30mph limit and to provide adequate footway link to the town centre. 	<ul style="list-style-type: none"> Located on the A4085 this site may be a possible extension to existing UDP allocation providing minor highways improvements are undertaken. Further work may be required regarding potential archaeological remains on site prior to its inclusion on the plan. Previously developed land is available to allocate in the settlement. 	X	X

Site Ref	Address	Area (ha)	Proposed Use	Summary of issues identified	Planning Policy Comments	Allocation?	Within Development Boundary?
				<ul style="list-style-type: none"> NRW – Under the terms of the Water Resource Act 1991 and the Land Drainage byelaws, the prior written consent from us is required for any proposed works or structures in, under, over or within 7 meters of the top of the main bank of the main river Seiont. Biodiversity – The grassland here is potentially a habitat of high biodiversity value. 			
SP606	Land adj Glan Seiont	0.81	Housing	<ul style="list-style-type: none"> Filtered Stage 1 – See Topic Paper 1 Candidate Site Assessment Update May 2013 	<ul style="list-style-type: none"> Site is in the open countryside. Location unsuitable for housing. Allocation would be contrary to national planning policy and JLDP's Strategy. 	✗	✗
SP609	Land adj Pen y Bryn	2.37	Housing	<ul style="list-style-type: none"> Filtered Stage 1 – See Topic Paper 1 Candidate Site Assessment Update May 2013 	<ul style="list-style-type: none"> Site is in the open countryside. Location unsuitable for housing. Allocation would be contrary to national planning policy and JLDP's Strategy. 	✗	✗
SP620	Peblig Industrial Estate	7.43	Mixed	<ul style="list-style-type: none"> Planning Service - URS Secondary site 	<ul style="list-style-type: none"> Identified as a safeguarded employment site under the Employment and Economic Land Review (July 2012). 	✓ (C??)	✓
SP632	Tyddyn Pandy (Rhan / Phase - 2), Ffordd Llanbeblig	4.15	Housing	<ul style="list-style-type: none"> NWTRA – traffic movements between the site and the town centre would add to traffic using the A487 trunk road therefore the site development brief should assess any potential impacts GAT – Fairly significant restraint – Allocation could be included in JLDP but subject to results of archaeological evaluation. 	<ul style="list-style-type: none"> Located on the A4085 this site may be a possible extension to existing UDP allocation providing minor highways improvements are undertaken. Further work may be required regarding potential archaeological remains on site prior to its inclusion on the plan. Previously developed land is available to allocate in the settlement. 	✗	✗
SP703	Former Dynamex Friction	19.03	Employment/ Mixed	<ul style="list-style-type: none"> NRW – Development of this site would have to take into account possible impacts on the Anglesey AONB. Consideration also needs to be given to the fact that the site is located within close proximity to the Menai Strait and Conwy Bay SAC. It may also be possible that protected species could also be present on the site. NRW - Significant land contamination issues that may affect potential development of the site. It is strongly recommended that a site risk assessment and investigation is carried out before including the site allocation. Planning Service – URS Secondary Site 	<ul style="list-style-type: none"> Identified as a safeguarded employment site under the Employment and Economic Land Review (July 2012). 	✓ (C??)	✓
SP707	Land to rear Maes Gwynedd	0.97	Housing	<ul style="list-style-type: none"> Planning Service – UDP Housing allocation 	<ul style="list-style-type: none"> Existing UDP housing allocation within existing UDP development boundary. 	✓ (T27)	✓
SP708	Land adj Ffordd Glascoed	0.63	Housing	<ul style="list-style-type: none"> See SP707 	<ul style="list-style-type: none"> See SP707 	✓ (T27)	✓
SP730	Land rear Glan Cadnant	0.21	Housing	n/a	<ul style="list-style-type: none"> Small Housing Site (Less than 0.2ha) – not requiring JLDP allocation – acceptability can be determined through the planning application process judging the proposal against the 	✗	✗

Site Ref	Address	Area (ha)	Proposed Use	Summary of issues identified	Planning Policy Comments	Allocation?	Within Development Boundary?
					policy/criteria found in the adopted development plan.		
SP764	Land adj Maes Barcer	2.04	Housing	<ul style="list-style-type: none"> Highways – Inadequate access for large scale development 	<ul style="list-style-type: none"> Access via Ffordd Coed Marion substandard therefore access would have to be agreed through SP586/632. Other sites with no access issues are available 	✗	✗
SP862	Land adj Tal Menai	0.72	Mixed	<ul style="list-style-type: none"> Filtered Stage 1 – See Topic Paper 1 Candidate Site Assessment Update May 2013 	<ul style="list-style-type: none"> Site is in the open countryside. Location unsuitable for housing. Allocation would be contrary to national planning policy and JLDP's Strategy. 	✗	✗
SP906	Former Allotments	0.57	Housing	<ul style="list-style-type: none"> Highways – Suitable access, preferred option would be through Llwyn Ceirios Estate and not directly from Bethel Road 	<ul style="list-style-type: none"> Situated within the existing UDP development boundary this is a suitable infill site but does not require allocation. 	✗	✓
SP907	Land at Cae Bold	2.83	Housing	<ul style="list-style-type: none"> Highways Dept – Preferred access would be direct route for Bethel Road and not through Cae Bold. Biodiversity – hedges should be retained on the field boundaries 	<ul style="list-style-type: none"> Located immediately adjoining the UDP development boundary, access issues may impact upon deliverability of site. Other sites are available. 	✗	✗
SP908	Land adj to Glan Peris	3.8	Housing	<ul style="list-style-type: none"> NWTRA – traffic movements between the site and the town centre would add to traffic using the A487 trunk road therefore the site development brief should assess any potential impacts 	<ul style="list-style-type: none"> Current UDP housing allocation within development boundary, however previously developed land is available to develop within settlement.. 	✗	✗
SP909	Former Pendalar School	1.02	Housing	<ul style="list-style-type: none"> Planning Service – Brownfield Land GAT – Fairly significant restraint – Allocation could be included in JLDP but subject to results of archaeological evaluation. WG (Agri) – Moderate probability of BMVL 	<ul style="list-style-type: none"> Brownfield site within the existing UDP development boundary. Proximity to Segontium may impact upon the deliverability of the site therefore will not be included as an allocation. 	✗	✓
SP911	Land adj Bryn Rhos estate	13.46	Housing	<ul style="list-style-type: none"> Highways – Would require extension to the speed limit. The preferred route of the Bontnewydd by-pass borders the western boundary, a proportion of the land could therefore be taken up to accommodate the by-pass. Planning – Extent of the site might be overbearing and lead to unacceptable intrusion into open countryside. 	<ul style="list-style-type: none"> Site currently adjoins UDP development boundary to the east of the settlement and of developed it would represent an extension in this direction. Scale of site may be overbearing at this location and other more suitable sites are available within the settlement's built form. 	✗	✗
SP912	Former Hendre School	1.41	Housing	<ul style="list-style-type: none"> Planning Service – Brownfield land 	<ul style="list-style-type: none"> Brownfield site in a residential area within the existing UDP development boundary. 	✓ (T26)	✓
SP913	Land adj Cae Gwyn	2.99	Housing	<ul style="list-style-type: none"> NWTRA – the trunk authority has concerns about housing development at this site as it seems unlikely that a direct access compliant with the required trunk road design standards can be provided. Also has concerns adding to traffic on the A487/Cae Gwyn junction. Highways Dept – Access from the trunk road will not be suitable as it is too steep therefore access would have to be through Cae Gwyn estate Biodiversity – hedges should be retained on 	<ul style="list-style-type: none"> Located adjacent to Cae Gwyn and to the rear of the properties along the A487 this site has major access issues. Other sites with better access are available in the settlement. 	✗	✗

Site Ref	Address	Area (ha)	Proposed Use	Summary of issues identified	Planning Policy Comments	Allocation?	Within Development Boundary?
				the field boundaries			

Late Submissions

Site Ref	Address	Area (ha)	Proposed Use	Planning Policy Comments	Allocation?	Within Development Boundary?
LS016	Land adj Peblig Industrial Estate	7.40	Housing	<ul style="list-style-type: none"> Safeguarded employment site 	<p style="text-align: center;">✓ (C19) Employment</p>	✓
LS030	Land adj Parc Muriau	8.53	Housing	<ul style="list-style-type: none"> Site is in the open countryside. Location unsuitable for housing. Allocation would be contrary to national planning policy and JLDP's Strategy. 	✗	✗
LS031	Land adj Rhos Menai	19.03	Housing	<ul style="list-style-type: none"> Site is in the open countryside. Location unsuitable for housing. Allocation would be contrary to national planning policy and JLDP's Strategy. 	✗	✗
LS032	Land adj Coed Helen	42.31	Housing	<ul style="list-style-type: none"> Site is in the open countryside. Location unsuitable for housing. Allocation would be contrary to national planning policy and JLDP's Strategy. 	✗	✗

3.3 Porthmadog

Site Ref	Address	Area (ha)	Proposed Use	Summary of issues identified	Planning Policy Comments	Allocation?	Within Development Boundary?
SP409	Land at Model Dairy	3.10	Education	n/a	<ul style="list-style-type: none"> Allocation not required. Acceptability can be determined through the planning application process judging the proposal against the policy/criteria found in the adopted development plan. 	✗	✓
SP543	Model Dairy	3.62	Mixed	<ul style="list-style-type: none"> NRW – Significant flood risk concerns. It is recommended that the site is not included as a potential development site. If the site was to be brought forward a strategic Flood Consequence Assessment should be carried out. 	<ul style="list-style-type: none"> Major flooding constraints Allocation would be contrary to the JLDP's Strategy. 	✗	✓
SP552	Welsh Highland Heritage Railway, Station Building	2.40	Tourism	n/a	<ul style="list-style-type: none"> Allocation not required. Acceptability can be determined through the planning application process judging the proposal against the policy/criteria found in the adopted development plan. 	-	-
SP686	Land adj Sports Club	9.51	Employment	n/a	<ul style="list-style-type: none"> Economic and Employment Land Review (July 2012) concluded that no new employment allocations would be required in this area. Allocation would be contrary to the JLDP's Strategy. 	-	-
SP691	Land adj Capel Seion	2.98	Employment	n/a	<ul style="list-style-type: none"> Economic and Employment Land Review (July 	-	-

Site Ref	Address	Area (ha)	Proposed Use	Summary of issues identified	Planning Policy Comments	Allocation?	Within Development Boundary?
					2012) concluded that no new employment allocations would be required in this area. <ul style="list-style-type: none"> Allocation would be contrary to the JLDP's Strategy. 		
SP796	Land adj Tai'r Felin	0.39	Housing	<ul style="list-style-type: none"> Filtered Stage 1 – See Topic Paper 1 Candidate Site Assessment Update May 2013 	<ul style="list-style-type: none"> The site falls within a C2 flood risk zone which is a major constraint to development. 	-	-
SP797	Land adj Ty'r Felin	0.09	Housing	<ul style="list-style-type: none"> Filtered Stage 1 – See Topic Paper 1 Candidate Site Assessment Update May 2013 	<ul style="list-style-type: none"> The majority of this site falls within a C2 flood risk zone which is a major constraint to development. 	-	-
SP798	Land off Heol Madoc	0.06	Housing	<ul style="list-style-type: none"> Filtered Stage 1 – See Topic Paper 1 Candidate Site Assessment Update May 2013 	<ul style="list-style-type: none"> The majority of this site falls within a C2 flood risk zone which is a major constraint to development. 	-	-
SP799	Land off Smith Street	0.20	Housing	<ul style="list-style-type: none"> Planning – Planning permission has previously been given for two semi-detached properties on the site. 	<ul style="list-style-type: none"> Small Housing Site – not requiring JLDP allocation – acceptability can be determined through the planning application process judging the proposal against the policy/criteria found in the adopted development plan. 	✗	✓
SP840	Land adj Madoc Street	1.95	Housing	<ul style="list-style-type: none"> NRW – Significant flood risk concerns. It is recommended that the site is not included as a potential development site. If the site was to be brought forward a strategic Flood Consequence Assessment should be carried out. 	<ul style="list-style-type: none"> Major flooding constraints Allocation would be contrary to national policy the JLDP's Strategy. 	✗	✓
SP870	Welsh Highland Railway	0.89	Mixed	<ul style="list-style-type: none"> Highways Dept – Inadequate access 	Narrow road leading to the site, used predominantly by traffic accessing local industrial units. No pedestrian links to the town centre. Site bounded by drainage ditch and railway so other means of access not feasible.	✗	✗

Late Submissions

Site Ref	Address	Area (ha)	Proposed Use	Planning Policy Comments	Allocation?	Within Development Boundary?
LS022	Land adj Bryn Gauallt	0.38	Housing	<ul style="list-style-type: none"> Site is remote from town centre with poor access and topographical issues which will impact upon the deliverability of the site. 	✗	✗

3.4 Pwllheli

Site Ref	Address	Area (ha)	Proposed Use	Summary of issues identified	Planning Policy Comments	Allocation?	Within Development Boundary?
SP47	Land at Y Garn	2.33	Housing	<ul style="list-style-type: none"> Highways Dept – Highways improvements would be required. DCWW – Isolated incidents of flooding in public sewerage system in Pwllheli which would need to be overcome if this site is to proceed 	<ul style="list-style-type: none"> Situated behind Pen Lon Llyn, highways improvements would be required which could impact upon the deliverability of the site. Other sites with less access issues are available. 	✗	✗
SP116	Land at Tan y Rhedyn	2.27	Housing	<ul style="list-style-type: none"> DCWW – Site is crossed by a water main that may restrict development density. Isolated incidents of flooding in public sewerage system in Pwllheli which would need to be 	<ul style="list-style-type: none"> Situated on Lôn Abererch to the east of the settlement the site is considered remote from the town centre. Parts of the site and access to the site fall within 	✗	✗

Site Ref	Address	Area (ha)	Proposed Use	Summary of issues identified	Planning Policy Comments	Allocation?	Within Development Boundary?
				<ul style="list-style-type: none"> overcome if this site is to proceed NRW – It is recommended that the site isn't included as a potential development site. If the site is included then a Strategic Flood Consequence Assessment should be carried out. 	<ul style="list-style-type: none"> a C1 flood risk zone which would require a flood consequences assessment before the site is included within the plan. Other sites with no environmental constraints are available. 		
SP165	Land at Ysgubor Wen	0.11	Housing	n/a	<ul style="list-style-type: none"> Small Housing Site (Less than 0.2ha) – not requiring JLDP allocation – acceptability can be determined through the planning application process judging the proposal against the policy/criteria found in the adopted development plan. 	✗	✗
SP166	Land adj Ysgubor Wen	3.86	Housing	<ul style="list-style-type: none"> Highways Dept – Allt Salem would not be able to support this scale of development. DCWW – Site is crossed by 2" and 6" water main which will restrict development density. Isolated incidents of flooding in public sewerage system in Pwllheli which would need to be overcome if this site is to proceed 	<ul style="list-style-type: none"> Situated to the north of the settlement, the site would be accessed via Allt Salem which does not have the capacity to cope with such a large scale development. 	✗	✗
SP690	Land adj Glandon Garage	1.52	Employment	<ul style="list-style-type: none"> Biodiversity – Grassland habitat of high biodiversity value. 	<ul style="list-style-type: none"> Economic and Employment Land Review (July 2012) discounted the site for employment use because the site has significant topographical issues as site is sloping. However, consideration could be given to allocate the site for residential purposes. 	✗	✗
SP744	Garage site, Lon Abererch	0.17	Housing	<ul style="list-style-type: none"> Filtered Stage 1 – See Topic Paper 1 Candidate Site Assessment Update May 2013 	<ul style="list-style-type: none"> Small Housing Site (Less than 0.2ha) – not requiring JLDP allocation – acceptability can be determined through the planning application process judging the proposal against the policy/criteria found in the adopted development plan. 	✗	✗
SP746	Land at Bro Cynan	0.13	Housing	n/a	<ul style="list-style-type: none"> Small Housing Site (Less than 0.2ha) – not requiring JLDP allocation – acceptability can be determined through the planning application process judging the proposal against the policy/criteria found in the adopted development plan. 	✗	✗
SP763	Land at Penrhos	0.09	Housing	n/a	<ul style="list-style-type: none"> Small Housing Site (Less than 0.2ha) – not requiring JLDP allocation – acceptability can be determined through the planning application process judging the proposal against the policy/criteria found in the adopted development plan. 	✗	✗
SP765	Land adj Bro Llwyn	15.28	Mixed	<ul style="list-style-type: none"> DCWW – Site is crossed by 6" water main which will restrict development density, isolated incidents of flooding in public sewerage system in Pwllheli which would need to be overcome if this site is to proceed. NRW – Significant flood risk concerns. It is recommended that the site should not be included as a potential development site. If the 	<ul style="list-style-type: none"> The site is designated as a Wildlife site. The development of this site would lead to a loss of trees of local biodiversity importance. The site fall within a C1 flood risk zone which would require a flood consequences assessment before the site is included within the plan. Other sites with no environmental constraints are available. 	✗	✗

Site Ref	Address	Area (ha)	Proposed Use	Summary of issues identified	Planning Policy Comments	Allocation?	Within Development Boundary?
				<p>site is included then a Strategic Flood Consequence Assessment. There are also historic land contamination issues; it is strongly recommended that a contaminated site risk assessment and investigation be carried out before including the site as an allocation. There could be potentially important ecological habitat present.</p> <ul style="list-style-type: none"> Biodiversity – Unsuitable - Yr Ala Wildlife Site – Habitat of Outstanding biodiversity value. 			
SP789	Land adj Llwyn Ffynnon	1.04	Housing	<ul style="list-style-type: none"> Biodiversity – Unsuitable - Woodland habitat of high biodiversity value as well and an important amenity area. Highways – substandard access 	<ul style="list-style-type: none"> The development of this site would lead to a loss of trees of local biodiversity importance. Access issues may lead to the site being undeliverable. 	✗	✗
SP790	Land adj Llwyn Ffynnon	1.04	Housing	<ul style="list-style-type: none"> Biodiversity – Unsuitable - Woodland habitat of high biodiversity value as well and an important amenity area Highways – substandard access 	<ul style="list-style-type: none"> The development of this site would lead to a loss of trees of local biodiversity importance. Access issues may lead to the site being undeliverable. 	✗	✗
SP858	Land at Penmaen Estate	201.32	Mixed	<ul style="list-style-type: none"> Planning Service – Encroachment into the open countryside 	<ul style="list-style-type: none"> Site would be a very large extension to the settlement. Poor accessibility to this part of the settlement means that it is unlikely to be allocated in part for residential purposes. Not identified as potential employment allocation by the Economic and Employment Land Review (July 2012) 	✗	✗
SP916	Land adj to Caernarfon Road	1.33	Housing	<ul style="list-style-type: none"> NRW – Ordinary watercourse/sprng on site. Local Engineers should be contacted for comments before further consideration can be given to the appropriateness of the site, 	<ul style="list-style-type: none"> Adjoining the existing UDP development boundary to the east of the settlement, this site has adequate road frontage to create an access. Pedestrian links would have to be created from the site to the settlement. Site would be suitable of no other suitable sites are available on the settlement. 	✓ (T29)	✓
SP917	Former Hockey Fields	0.48	Housing	<ul style="list-style-type: none"> DCWW – Isolated incidents of flooding in public sewerage system in Pwllheli which would need to be overcome if this site is to proceed Planning Service – UDP Housing Allocation 	<ul style="list-style-type: none"> Existing UDP allocation located on Allt Salem. Development of this site would not extend the settlement's built form into the open countryside. 	✓ (T31)	✓
SP918	Cae Deiniol	0.52	Housing	<ul style="list-style-type: none"> DCWW – Isolated incidents of flooding in public sewerage system in Pwllheli which would need to be overcome if this site is to proceed Planning Service – UDP Housing Allocation 	<ul style="list-style-type: none"> Existing UDP allocation located on Allt Salem. Development of this site would not extend the settlement's built form into the open countryside. 	✓ (T30)	✓
SP919	Land adj to Lley Street	2.33	Housing	<ul style="list-style-type: none"> Planning – distance from settlement centre 	<ul style="list-style-type: none"> Adjoining the existing UDP development boundary to the east of the settlement, this site has adequate road frontage to create an access. Pedestrian links would have to be created from the site to the settlement. Site would be suitable of no other suitable sites are available on the settlement. 	✓ (T29)	✓

Site Ref	Address	Area (ha)	Proposed Use	Summary of issues identified	Planning Policy Comments	Allocation?	Within Development Boundary?
SP922	Land adj to Caernarfon Road	3.67	Housing	<ul style="list-style-type: none"> Planning – topography of site may impact upon development density. 	<ul style="list-style-type: none"> Adjoining the existing UDP development boundary to the east of the settlement, this site has adequate road frontage to create an access. Pedestrian links would have to be created from the site to the settlement. Site would be suitable of no other suitable sites are available in the settlement. 	<p style="text-align: center;">✓ (T29)</p>	✓

3.5 Amlwch

Site Ref	Address	Area (ha)	Proposed Use	Summary of issues identified	Planning Policy Comments	Allocation?	Within Development Boundary?
SP92	Land at Mynydd Madyn	1.47	Housing	<ul style="list-style-type: none"> NRW – Known Great Crested Newt breeding pond on site Highways – Road network not capable of supporting large scale development Built Environment – Unsuitable as part of site is within AONB Town Council – Concerned about the housing growth levels and the implications it will have on the emergency services, health service and the Welsh language. 	<ul style="list-style-type: none"> Partly within the AONB this site is located to the rear of properties on Ffordd Llanelian. Other suitable sites not located in the AONB are available. The capacity of the road to cope with a large increase in traffic reduces further east. Lack of car parking facilities mean that residents park their cars on the road which further reduces the capacity of the road. An alternative habitat would be required for the Great Crested Newts if development would occur on this site. A large housing estate would be out of character in this particular area as existing development tend to be single houses along the road. 	✗	✗
SP134	Part of OS Enclosure 0011	1.13	Housing	<ul style="list-style-type: none"> Highways – site accessed by single track Planning Service - Backland development Town Council – Concerned about the housing growth levels and the implications it will have on the emergency services, health service and the Welsh language. 	<ul style="list-style-type: none"> Considered as backland development which may cause difficulties of access to the house at the back and disturbance and lack of privacy to the house in front. Impact upon the amenity of adjoining uses. 	✗	✗
SP245	Land at Madyn Farm	1.98	Housing	<ul style="list-style-type: none"> NRW – Known Great Crested Newt breeding pond on site Built Environment – poor visual association with rest of settlement Town Council – Concerned about the housing growth levels and the implications it will have on the emergency services, health service and the Welsh language. 	<ul style="list-style-type: none"> Although immediately adjacent to the current development boundary and opposite Roland's Garage on the B5111 the site does feel detached from the rest of the settlement. However a pavement runs from the access gate along the A5025 towards the town centre which will help with the integration of the site with the rest of the settlement. Site would be suitable if no other sites closer to the town centre are available. An alternative habitat would be required for the Great Crested Newts if development would occur on this site. 	<p style="text-align: center;">✓ (T8)</p>	✓
SP246	Land at Glan Llyn Farm	0.43	Housing	<ul style="list-style-type: none"> Planning Service - Backland/tandem development and distance to town centre. Town Council – Concerned about the housing growth levels and the implications it will have on the emergency services, health service and the 	<ul style="list-style-type: none"> Located to the south of the settlement the site lies immediately behind Rhos Beuno Terrance. The site is sensitive because of its relationship with existing properties. Considered as backland development which may 	✗	✗

Site Ref	Address	Area (ha)	Proposed Use	Summary of issues identified	Planning Policy Comments	Allocation?	Within Development Boundary?
				Welsh language.	<ul style="list-style-type: none"> cause difficulties of access to the house at the back and disturbance and lack of privacy to the house in front. Impact upon the amenity of adjoining uses. Although close to the Secondary School the site is a considerable distance from the town centre and associated amenities. 		
SP247	Land adj Tan y Bryn	1.99	Housing	<ul style="list-style-type: none"> Built Environment – partially suitable as development of the whole site could lead to the removal of the trees and hedges. Town Council – Concerned about the housing growth levels and the implications it will have on the emergency services, health service and the Welsh language. 	<ul style="list-style-type: none"> Situated on the south west of the settlement the site is accessed by good transport links and is fairly close to amenities. Mature trees and hedgerows would need to be preserved. 	<p style="text-align: center;">✓ (T10)</p>	✓
SP333	Land at Rhos Place	4.37	Mixed	<ul style="list-style-type: none"> NRW - The majority of the site is shown to be at risk during the extreme flood outline. Built Environment - Unsuitable for Housing as it would harm and impede outward views from the designated Conservation Area defined in the CACA SPG as being significant. 	<ul style="list-style-type: none"> The majority of this site falls within a C2 flood risk zone which is a major constraint to development. 	✗	✗
SP378	Cae Syr Rhys	4.26	Housing	<ul style="list-style-type: none"> Highways – inadequate visibility at junction with the A5025 and capacity of Lôn Bach is not sufficient enough to cope with any development at this location. Town Council – Concerned about the housing growth levels and the implications it will have on the emergency services, health service and the Welsh language. 	<ul style="list-style-type: none"> The unsuitable access and highway capacity makes this site unsuitable to include within the plan. 	✗	✗
SP381	Land at Carreg y Fran	7.10	Housing	<ul style="list-style-type: none"> Highways – Unsuitable access Town Council – Concerned about the housing growth levels and the implications it will have on the emergency services, health service and the Welsh language. 	<ul style="list-style-type: none"> Although part of the site adjoins the UDP development boundary, the site would extend the built form into the open countryside causing detrimental landscape impact. Not a logical extension to the settlement with no means of a suitable access. 	✗	✗
SP391	Land at Ty Newydd	0.54	Housing	n/a	<ul style="list-style-type: none"> Site is in the open countryside. Location unsuitable for large scale housing. Allocation would be contrary to national planning policy and JLDP's Strategy. 	✗	✗
SP447	Land adj Graig Ddu	3.21	Housing	<ul style="list-style-type: none"> Built Environment – Site is within the AONB Highways - Road network not capable of supporting large scale development Town Council – Concerned about the housing growth levels and the implications it will have on the emergency services, health service and the Welsh language. Planning Service – Intrusion into the open countryside. 	<ul style="list-style-type: none"> A satellite development situated to the north of settlement and only connected via highway. Whilst not been within the LP development boundary, Graig Ddu was included within the UDP's development boundary due to the historical permission that existed on site. The permission has been implemented therefore should not be included in the new development boundary. Feedback from Highways suggest that the road network would not be able to cope with large scale developments. The site is also situated in the AONB. Other 	✗	✗

Site Ref	Address	Area (ha)	Proposed Use	Summary of issues identified	Planning Policy Comments	Allocation?	Within Development Boundary?
					sites outside the AONB are available.		
SP450	Rhos Place	1.47	Mixed	<ul style="list-style-type: none"> NRW - The majority of the site is shown to be at risk during the extreme flood outline. If the site is included a Strategic Flood Consequence Assessment should be carried out beforehand. Built Environment - Unsuitable for Housing as it would harm and impede outward views from the designated Conservation Area defined in the CACA SPG as being significant. 	<ul style="list-style-type: none"> The majority of this site falls within a C2 flood risk zone which is a major constraint to development. 	X	X
SP521	Land at Saith Môr, Graig Ddu	1.06	Housing	<ul style="list-style-type: none"> Built Environment – Site is within the AONB Highways - Road network not capable of supporting large scale development Town Council – Concerned about the housing growth levels and the implications it will have on the emergency services, health service and the Welsh language. Planning Service – intrusion into the open countryside. 	<ul style="list-style-type: none"> A satellite development situated to the north of settlement and only connected via highway. Whilst not been within the LP development boundary, Graig Ddu was included within the UDP's development boundary due to the historical permission that existed on site. The permission has been implemented therefore it is unlikely to be included in the new development boundary. Feedback from Highways suggest that the road network would not be able to cope with large scale developments. The site is also situated in the AONB. Other sites outside the AONB are available 	X	X
SP560	Land near Pant Heulog	0.14	Housing	n/a	<ul style="list-style-type: none"> Small Housing Site (Less than 0.2ha) – not requiring JLDP allocation – acceptability can be determined through the planning application process judging the proposal against the policy/criteria found in the adopted development plan. 	X	X
SP561	Land adj Cae Rheinwas	1.66	Housing	<ul style="list-style-type: none"> NRW - Part the site is shown to be at risk during the extreme flood outline. If the site is included a Strategic Flood Consequence Assessment should be carried out beforehand. Built Environment - Any development at this site would have to be sympathetic as to not harm and impede outward views from the designated Conservation Area defined in the CACA SPG as being significant Town Council – Concerned about the housing growth levels and the implications it will have on the emergency services, health service and the Welsh language. 	<ul style="list-style-type: none"> A small section of the site is shown to be at risk during the extreme flood outline – reduce the site area in order to take the site forward to the next stage. This site may be suitable if no other suitable sites are available. 	X	X
SP562	Land near Pant Heulog	0.30	Housing	<ul style="list-style-type: none"> Highways – inadequate or no access Planning Service – intrusion to the open countryside. 	<ul style="list-style-type: none"> Development of this site may lead to tandem development which may cause difficulties of access to the house at the back and disturbance and lack of privacy to the house in front. Not a logical extension and intrusion to the open countryside. Town centre and associated services are a fair distance from the site. 	X	X

Site Ref	Address	Area (ha)	Proposed Use	Summary of issues identified	Planning Policy Comments	Allocation?	Within Development Boundary?
SP642	Lastra Field	1.34	Cymysg	Filtered Stage 1 – See Topic Paper 1 Candidate Site Assessment Update May 2013	<ul style="list-style-type: none"> Site is in the open countryside. Location unsuitable for large scale housing. Allocation would be contrary to national planning policy and JLDP's Strategy. 	✗	✗
SP762	Land adj Bodhyfryd	0.85	Housing	n/a	<ul style="list-style-type: none"> Site is in the open countryside. Location unsuitable for large scale housing. Allocation would be contrary to national planning policy and JLDP's Strategy. 	✗	✗
SP995	Land at Maes Mona		Housing	<ul style="list-style-type: none"> Planning – existing stopped UDP housing allocation 	<ul style="list-style-type: none"> Historical planning permission on site. Current application on site. Infill site – developing this site would not extend the settlement's built form into the open countryside. 	✓ (T6)	✓
SP900	Land adj Lôn Bach	2.41	Housing	<ul style="list-style-type: none"> Highways – the visibility of the junction at the A5025 is not sufficient therefore access would have to be via Maes Mona (T6) Town Council – Concerned about the housing growth levels and the implications it will have on the emergency services, health service and the Welsh language. 	<ul style="list-style-type: none"> The site is well located and can be considered an infill site providing access can be arranged via SP995. 	✓ (T7)	✓
SP981	Land adj Madyn Farm		Housing	<ul style="list-style-type: none"> Planning – distance to town centre Town Council – Concerned about the housing growth levels and the implications it will have on the emergency services, health service and the Welsh language. 	<ul style="list-style-type: none"> Although immediately adjacent to the current development boundary on the B5111 the site does feel detached from the rest of the settlement. The pavement runs from the adjoining field along the A5025 towards the town centre should be extended which will help with the integration of the site with the rest of the settlement. Site may be suitable if no other site closer to the town centre becomes available. 	✓ (T8)	✓

3.6 Holyhead / Caergybi

Site Ref	Address	Area (ha)	Proposed Use	Summary of issues identified	Planning Policy Comments	Allocation?	Within Development Boundary?
SP7	Land at Llanfawr Rd	0.38	Housing	<ul style="list-style-type: none"> Planning Service – safeguarded public amenity site in the stopped UDP 	<ul style="list-style-type: none"> Situated within the UDP development boundary this site would be accessed via Llanfawr Road. Justification of the removal of the protected amenity area status would be required before this is included as an allocation. 	✗	✓
SP65	Land to rear of Mountain View	0.06	Housing	<ul style="list-style-type: none"> Filtered Stage 1 – See Topic Paper 1 Candidate Site Assessment Update May 2013 	<ul style="list-style-type: none"> Small Housing Site (Less than 0.2ha) – not requiring JLDP allocation – acceptability can be determined through the planning application process judging the proposal against the policy/criteria found in the adopted development plan. 	✗	✗
SP66	Land adj Cae Rhos	1.78	Housing	<ul style="list-style-type: none"> NRW – Close proximity to the AONB and any development must take into account any potential impacts on the AONB. Highways Dept – Drainage problems would need to be mitigated before any development 	<ul style="list-style-type: none"> Located to the west of Cae Rhos the site has adequate frontage to provide an access. Drainage issues would need to be investigated and mitigated prior to development of the site. 	✓ (T12)	✓

Site Ref	Address	Area (ha)	Proposed Use	Summary of issues identified	Planning Policy Comments	Allocation?	Within Development Boundary?
				<p>commences.</p> <ul style="list-style-type: none"> DCWW – Site is crossed by public sewer that may restrict development density. Assessment required to establish whether sewerage flows can be accommodated to allow development to proceed. 			
SP98	Cae Sail / Cae Ffynnon	56.19	Protect	n/a	<ul style="list-style-type: none"> The JLDP will contain policies which seek to protect areas of important landscape value. Policies in the JLDP will also seek to promote development in the most sustainable locations in accordance with a settlement hierarchy. Whether this site is developed or not will be determined when drawing development boundaries. During that process this candidate site will be taken into consideration, however this candidate site will not proceed any further in the candidate site assessment. 	-	-
SP99	Cae Sail / Cae Ffynnon	47.23	Protect	n/a	<ul style="list-style-type: none"> The JLDP will contain policies which seek to protect areas of important landscape value. Policies in the JLDP will also seek to promote development in the most sustainable locations in accordance with a settlement hierarchy. Whether this site is developed or not will be determined when drawing development boundaries. During that process this candidate site will be taken into consideration, however this candidate site will not proceed any further in the candidate site assessment. 	-	-
SP147	Land at hafod yr Eithin	0.17	Housing	<ul style="list-style-type: none"> Filtered Stage 1 – See Topic Paper 1 Candidate Site Assessment Update May 2013 	<ul style="list-style-type: none"> Small Housing Site (Less than 0.2ha) – not requiring JLDP allocation – acceptability can be determined through the planning application process judging the proposal against the policy/criteria found in the adopted development plan. 	✗	✗
SP190	Land adj Ogof Estate	2.40	Housing	<ul style="list-style-type: none"> NRW – Close proximity to the AONB and any development must take into account any potential impacts on the AONB. Built Environment – Locally elevated and had LANDMAP Outstanding under the Historic and Cultural layers and High under the Visual and Sensory layer. Highways Dept – access would need to be via Ogof estate. Planning Service – stopped UDP housing allocation. The topography of the site may impact upon development density. 	<ul style="list-style-type: none"> Located to the West of Yr Ogof Estate this site would be accessed via the estate and not Mill Road. Topographical issues with the land could result in a lower development density. 	<p>✓ (T13)</p>	<p>✓</p>
SP202	Land adj Ogof Bach	4.69	Housing	<ul style="list-style-type: none"> Highways – surface water issues 	<ul style="list-style-type: none"> Located between the Ogof estate and Leisure Centre the land appears to be waterlogged. 	✗	<p>✓ (part)</p>
SP203	Land adj Leisure Centre	2.03	Housing	<ul style="list-style-type: none"> Planning Service – intrusion into the open countryside 	<ul style="list-style-type: none"> Site is considered to be remote from the main hub of the village and development and 	✗	✗

Site Ref	Address	Area (ha)	Proposed Use	Summary of issues identified	Planning Policy Comments	Allocation?	Within Development Boundary?
					represent unacceptable intrusion into the open countryside.		
SP228	Land between Pentrefoilan Rd and Stad Waenfawr	1.68	Housing	<ul style="list-style-type: none"> Highways Dept – capacity issues if SP228 and SP296 are developed Planning – existing planning permission on part of site 	<ul style="list-style-type: none"> Part of the site has existing planning permission which should be allocated within plan. Remainder of site is not required. 	<p style="text-align: center;">✓</p> Allocate part of the site with planning permission (T15)	<p style="text-align: center;">✓</p> (part)
SP296	Land adj Tyddyn Bach Farm	1.64	Housing	<ul style="list-style-type: none"> Highways Dept – capacity issues if SP228 and SP296 are developed 	<ul style="list-style-type: none"> Considered suitable as an extension to Tyddyn Bach Farm which is existing UDP allocation and has planning permission. 	<p style="text-align: center;">✓</p> (T11)	<p style="text-align: center;">✓</p>
SP304	Land adj Cae Rhos	4.93	Housing	<ul style="list-style-type: none"> Highways – viability issues with poor access and topographical issues. 	<ul style="list-style-type: none"> Site is located between Nant y Felin and Cae Rhos on land that is elevated above adjacent land and could be considered a prominent location. Access would be via Nant y Felin which is inadequate for large scale development. 	<p style="text-align: center;">✗</p>	<p style="text-align: center;">✗</p>
SP310	Land near Capel Seilo	1.55	Housing	n/a	<ul style="list-style-type: none"> Site is in the open countryside. Location unsuitable for large scale housing. Allocation would be contrary to national planning policy and JLDP's Strategy. 	<p style="text-align: center;">✗</p>	<p style="text-align: center;">✗</p>
SP311	Field at Cae Rhos	2.20	Housing	<ul style="list-style-type: none"> Planning Service – unacceptable intrusion into the open countryside. 	<ul style="list-style-type: none"> This site does not form a logical extension to the settlement and development at this site is considered to be undesirable encroachment into the open countryside. 	<p style="text-align: center;">✗</p>	<p style="text-align: center;">✗</p>
SP320	Land at Trefengan Farm	4.54	Mixed	n/a	<ul style="list-style-type: none"> Site is in the open countryside. Location unsuitable for large scale housing. Allocation would be contrary to national planning policy and JLDP's Strategy. 	<p style="text-align: center;">✗</p>	<p style="text-align: center;">✗</p>
SP322	Land adj Hafron	2.83	Housing	<ul style="list-style-type: none"> NRW – Close proximity to the AONB and any development must take into account any potential impacts on the AONB. DCWW - Under the terms of the Water Resource Act 1991 and Land Drainage Byelaws, prior written consent from us is required for any proposed works or structures in, under, over or within 7 meters of the top of the bank of the main river Llaingoch. Highways Dept – poor access through estate or by minor single track road. Water course across site has led to surface water issues on the western edge of the site. Planning Service – intrusion into the open countryside. 	<ul style="list-style-type: none"> Located to the rear of Hifron it is difficult to see how highways access may be gained to the land as it is accessed through the estate or by a single track which would be inadequate for large scale development. Although part of the site adjoins the UDP development boundary, the site would extend the built form into the open countryside causing detrimental landscape impact. 	<p style="text-align: center;">✗</p>	<p style="text-align: center;">✗</p>
SP336	Land adj Hafron	2.83	Protect	n/a	<ul style="list-style-type: none"> The JLDP will contain policies which seek to protect areas of important landscape value. Policies in the JLDP will also seek to promote development in the most sustainable locations in accordance with a settlement hierarchy. Whether this site is developed or not will be determined when drawing development 	<p style="text-align: center;">-</p>	<p style="text-align: center;">-</p>

Site Ref	Address	Area (ha)	Proposed Use	Summary of issues identified	Planning Policy Comments	Allocation?	Within Development Boundary?
					boundaries. During that process this candidate site will be taken into consideration, however this candidate site will not proceed any further in the candidate site assessment..		
SP342	Land adj Cae Rhos	1.32	Housing	Highways Dept – site appears to be landlocked	<ul style="list-style-type: none"> Located adjacent Cae Rhos estate the site appears to be landlocked and is unclear how highways access may be gained. Other sites with adequate access are available. 	✘	✘
SP368	Land adj Tyddyn Uchaf	3.77	Housing	n/a	<ul style="list-style-type: none"> Site is in the open countryside. Location unsuitable for large scale housing. Allocation would be contrary to national planning policy and JLDP's Strategy. 	✘	✘
SP528	Land adj Penrhos Nature Reserve	108	Protect	n/a	<ul style="list-style-type: none"> The JLDP will contain policies which seek to protect areas of important landscape value. Policies in the JLDP will also seek to promote development in the most sustainable locations in accordance with a settlement hierarchy. Whether this site is developed or not will be determined when drawing development boundaries. During that process this candidate site will be taken into consideration, however this candidate site will not proceed any further in the candidate site assessment. 	-	-
SP532	Land adj Parc Felin Dwr	0.54	Housing	<ul style="list-style-type: none"> Filtered Stage 1 – See Topic Paper 1 Candidate Site Assessment Update May 2013 	<ul style="list-style-type: none"> The majority of this site falls within a C2 flood risk zone which is a major constraint to development. 	✘	✘
SP535	Land adj Trefengan Farm	2.04	Housing	n/a	<ul style="list-style-type: none"> Site is in the open countryside. Location unsuitable for housing. Allocation would be contrary to national planning policy and JLDP's Strategy. Inadequate access to the site. 	✘	✘
SP538	Land adj Yr Ogof	1.68	Housing	<ul style="list-style-type: none"> Highways Dept – inadequate, substandard access 	<ul style="list-style-type: none"> Site is located and access off Mill road, It is difficult to see how highways access may be gained to the land as it is accessed through a single lane track with high hedges/cloddiau which results in poor visibility. Site appears elevated above adjacent land and could be considered a prominent location. 	✘	✘
SP539	Land adj Cweryd Cottages	1.71	Housing	<ul style="list-style-type: none"> Planning Service – intrusion into the open countryside 	<ul style="list-style-type: none"> Site is considered to be remote from the main hub of the village and development and will represent unacceptable intrusion into the open countryside. 	✘	✘
SP541	Land at Morawelon Industrial Estate	1.24	Employment	n/a	<ul style="list-style-type: none"> This site was not identified in the Employment and Economic Land Review (July 2012) as a safeguarded employment site. 	✘	✓
SP621	Land at Morawelon Industrial Estate	1.22	Housing	<ul style="list-style-type: none"> Planning Service – currently in employment use 	<ul style="list-style-type: none"> Site is located off Peibio Road and next to the former Eaton Electrics factory this site currently has an employment use. Not identified as a safeguarded employment site in the Employment and Economic Land Review (July 2012). Further investigation regarding whether the site is 	✘	✓

Site Ref	Address	Area (ha)	Proposed Use	Summary of issues identified	Planning Policy Comments	Allocation?	Within Development Boundary?
					currently in use is required before this site is progressed. Depending on adjoining uses may not be suitable for housing.		
SP693	Land near London Road	88.76	Leisure	n/a	<ul style="list-style-type: none"> Allocation not required. Acceptability can be determined through the planning application process judging the proposal against the policy/criteria found in the adopted development plan. 	-	-
SP694	Land adj Beibio Beach	7.96	Employment	n/a	<ul style="list-style-type: none"> Economic and Employment Land Review (July 2012) concluded that no new employment allocations would be required in this area. Allocation would be contrary to the JLDP's Strategy. 	-	-
SP695	Anglesey Aluminium Metals Ltd Operational Site	89.92	Works Infrastructure	<ul style="list-style-type: none"> Planning Service – URS Secondary Site 	<ul style="list-style-type: none"> Allocation not required. Acceptability can be determined through the planning application process judging the proposal against the policy/criteria found in the adopted development plan. 	-	-
SP696	Land at Kingsland	29.31	Housing	<ul style="list-style-type: none"> GAT – Significant restraint – Archaeological evaluation would be required prior to it's inclusion in the JLDP NRW – Within AONB – any major development would need to satisfy stringent tests in PPW. Intrusion cside CC (Trearddur) – Now that SP785 has planning permission it will strengthen the case for any prospective buyer. To develop this site. If that happens then the link between Holyhead and Trearddur will be complete. 	<ul style="list-style-type: none"> This site is considered to be remote from the main hub of the town and development would represent unacceptable intrusion into the open countryside which could eventually lead to the merger of Holyhead and Trearddur Bay. 	✗	✗
SP783	Penrhos Coastal Park	75.29	Tourism	n/a	<ul style="list-style-type: none"> Allocation not required. Acceptability can be determined through the planning application process judging the proposal against the policy/criteria found in the adopted development plan. 	-	-
SP784	Land at Cae Glas	105	Housing	n/a	<ul style="list-style-type: none"> Site is in the open countryside. Location unsuitable for housing. Allocation would be contrary to national planning policy and JLDP's Strategy. 	✗	✗
SP785	Land at Kingsland	19.02	Housing	<ul style="list-style-type: none"> GAT – Significant restraint – Archaeological evaluation would be required prior to it's inclusion in the JLDP NRW – Within AONB – any major development would need to satisfy stringent tests in PPW. DCWW – Site is crossed by 12" water main which may restrict development density. Assessment required to establish whether sewerage flows can be accommodated or whether improvements are required to allow development to proceed. 	<ul style="list-style-type: none"> Located adjacent to the Leisure Centre the site was allocated in the stopped UDP for improvements to the leisure facilities at the site. The site is considered remote from the built up form of the settlement and is surrounded by green fields. Other sites closer to the town centre and within the built form of the settlement are available. 	✗	✗

Site Ref	Address	Area (ha)	Proposed Use	Summary of issues identified	Planning Policy Comments	Allocation?	Within Development Boundary?
				<ul style="list-style-type: none"> Planning – intrusion to the open countryside CC (Trearddur) – do not agree that a T junction is a suitable access for the site – thinks that access should be via roundabout. Character of Trearddur and Holyhead are different and this development will significantly close the gap between the two and by doing so encourages the further loss of the necessary green belt between the two. If these settlements become linked then Trearddur will lose its character and undermine the reason why so many come here. 			
SP808	Land adj Sunrise Terrace	0.41	Housing	<ul style="list-style-type: none"> Highways Dept – inadequate access to site 	<ul style="list-style-type: none"> Situated to the rear of Sunrise Terrace this site is accessed by a steep single track which is not capable for a large scale development. Site is also considered elevated above adjacent land and could be considered a prominent location. 	X	X
SP905	Land adj Allotments	0.97	Housing	<ul style="list-style-type: none"> Highways Dept – Poor access through estate. Plas Hyfryd Terrace is bottle neck for development in the Llaingoch area. Poor pedestrian links to town centre. DCWW – Site crossed by public sewer which will restrict development density. Isolated incidents of flooding in the public sewer system which will need to be overcome if this allocation was to go ahead 	<ul style="list-style-type: none"> Situated next to the allotments on Plas Road this site could be considered as a minor extension to the settlement although there may be other more suitable sites with better links to the town centre available. 	X	X

Late Submissions

Site Ref	Address	Area (ha)	Proposed Use	Planning Policy Comments	Allocation?	Within Development Boundary?
LS037	Land adj Porth Dafarch	8.84	Housing	<ul style="list-style-type: none"> Major surface water issues occur on this site. Intrusion in the open countryside 	X	X

3.7 Llangefni

Site Ref	Address	Area (ha)	Proposed Use	Summary of issues identified	Planning Policy Comments	Allocation?	Within Development Boundary?
SP12	Land at Dôl Feurig	2.68	Housing	<ul style="list-style-type: none"> Built Environment – Poor visual relationship to settlement. Highways Dept – Highways improvements such as a turning lane would be required. DCWW – Site is crossed by 4" water main which will restrict development density. Isolated incidents of flooding in the public sewerage system will need to be overcome if this site is to proceed. 	<ul style="list-style-type: none"> The site to the west of Bryn Meurig Estate and would extend the settlement in this direction. Although the site is near Ysgol Corn Hir bit is not within walking distance of the town centre and its associated facilities. There may be other more suitable centrally located sites submitted in Llangefni. 	X	X

Site Ref	Address	Area (ha)	Proposed Use	Summary of issues identified	Planning Policy Comments	Allocation?	Within Development Boundary?
SP31	Land adj Rhos Llwyn	0.55	Housing	<ul style="list-style-type: none"> WG (Agri) – Moderate probability of BMVL Highways Dept – historical planning refusal due to poor access through a number of estates. DCWW – Site crossed by water main which will restrict development density. Isolated incidents of flooding in the public sewerage system will need to be overcome if this site is to proceed. 	<ul style="list-style-type: none"> Located adjacent to Rhos Llwyn Estate, access to this site would have to be through Rhos Llwyn or Greenfield Avenue. Both options are not supported by the Highways Dept. Sewer on site may restrict the ability of the site in its entirety to be developed, resulting in a site too small to allocate. 	✗	✗
SP58	Land at Gwernhefin	4.55	Housing	<ul style="list-style-type: none"> WG (Agri) – Moderate probability of BMVL Built Environment – development at this site would have a negative impact on the Conservation Area. The setting being an important and sensitive receptor which contributes to its special quality. 	<ul style="list-style-type: none"> Located on the outskirts of Llangefni the site is fairly prominent as the site is elevated which could lead to the development having a negative effect on the Conservation Area. Other sites which do not affect the conservation area are available. A large housing estate would be out of character at this location as the existing development tends to be single detached houses. 	✗	✗
SP127	Land adj Lôn Glanhwfa Rd	0.47	Housing	<ul style="list-style-type: none"> Built Environment – TPOs adjoin the boundary of this site. 	<ul style="list-style-type: none"> Located next to social housing development this site would be a suitable infill site acceptability can be determined through the planning application process judging the proposal against the policy/criteria found in the adopted development plan. 	✗	✓
SP159	Land adj Clai	1.11	Housing	<ul style="list-style-type: none"> Filtered Stage 1 – See Topic Paper 1 Candidate Site Assessment Update May 2013 	<ul style="list-style-type: none"> Site is in the open countryside. Location unsuitable for housing. Allocation would be contrary to national planning policy and JLDP's Strategy. 	✗	✗
SP238	Former Manweb Building	0.08	Housing	<ul style="list-style-type: none"> Filtered Stage 1 – See Topic Paper 1 Candidate Site Assessment Update May 2013 	<ul style="list-style-type: none"> Small Housing Site (Less than 0.2ha) – not requiring JLDP allocation – acceptability can be determined through the planning application process judging the proposal against the policy/criteria found in the adopted development plan. 	✗	✗
SP250	Lledwigan	29.24	Employment	<ul style="list-style-type: none"> Planning Service – URS Prime Site 	<ul style="list-style-type: none"> Identified as a safeguarded employment site in the Employment and Land Review (July 2012). 	✓ (C14)	✓
SP255	Lledwigan Outbuildings	0.83	Housing	n/a	<ul style="list-style-type: none"> Site is in the open countryside. Location unsuitable for housing. Allocation would be contrary to national planning policy and JLDP's Strategy. Conversion of the outbuildings can be determined through the planning application process judging the proposal against the policy/criteria found in the adopted development plan. 	✗	✗
SP403	Cae Pella Llety Mwyn Cefniwrch	0.57	Housing	<ul style="list-style-type: none"> Filtered Stage 1 – See Topic Paper 1 Candidate Site Assessment Update May 2013 	<ul style="list-style-type: none"> Site is in the open countryside. Location unsuitable for housing. Allocation would be contrary to national planning policy and JLDP's Strategy. 	✗	✗
SP404	Cae Bach, Llety Mwyn, Cefniwrch	0.20	Housing	<ul style="list-style-type: none"> Filtered Stage 1 – See Topic Paper 1 Candidate Site Assessment Update May 2013 	<ul style="list-style-type: none"> Site is in the open countryside. Location unsuitable for housing. Allocation would be contrary to national planning 	✗	✗

Site Ref	Address	Area (ha)	Proposed Use	Summary of issues identified	Planning Policy Comments	Allocation?	Within Development Boundary?
					policy and JLDP's Strategy.		
SP494	Land at Dafarn Newydd	14.16	Employment	n/a	<ul style="list-style-type: none"> Economic and Employment Land Review (July 2012) concluded that no new employment allocations would be required in this area. Allocation would be contrary to the JLDP's Strategy. 	✗	✗
SP501	Land adj Pen Derwydd	0.38	Housing	<ul style="list-style-type: none"> Planning Service – current planning permission for 12 affordable dwellings 	<ul style="list-style-type: none"> The site has current planning permission for affordable dwellings which has not yet been implemented. As an exception site the site should remain outside the boundary to ensure current permission for affordable housing is implemented. 	✗	✗
SP514	Merddyn Porth Land	2.99	Housing	<ul style="list-style-type: none"> Planning Service – unacceptable intrusion into the open countryside. 	<ul style="list-style-type: none"> The site does not form a logical extension to the settlement and further development in this location is considered to be an undesirable encroachment into the open countryside. The topography of the site could impact upon the site's viability. 	✗	✗
SP553	Parc Pandy	0.64	Housing	<ul style="list-style-type: none"> Protected play area 	<ul style="list-style-type: none"> Recognised as a protected play area in the JLDP. 	-	-
SP635	Land adj Fferm Llwyn	1.50	Housing	<ul style="list-style-type: none"> WG (Agri) – Moderate probability of BMVL Highways Dept – historical planning refusal due to poor access through a number of estates. DCWW – Isolated incidents of flooding in the public sewerage system will need to be overcome if this site is to proceed. 	<ul style="list-style-type: none"> Located adjacent to Rhos Llwyn Estate, access to this site would have to be through Rhos Llwyn or Ponc y Fron. Both options are not supported by the Highways Dept. 	✗	✗
SP638	Land adj Tan Capel	0.73	Housing	<ul style="list-style-type: none"> WG (Agri) – BMLV Grades 2 and 3a Highways Dept – Access not suitable for large scale development NRW – Principal aquifer (limestone), overlain by unproductive strata (glacial till), no principle objections however it is recommended that any developer refer to the position statement in Groundwater Protection 3. DCWW – Site is crossed by 400mm water main which will restrict development density. Isolated incidents of flooding in the public sewerage system will need to be overcome if this site is to proceed. 	<ul style="list-style-type: none"> Located adjacent Tan Capel access would have to be access through the estate. Road is inadequate to support large scale development. 	✗	✗
SP639	Land adj Tan Capel	2.47	Housing	<ul style="list-style-type: none"> WG (Agri) – BMLV Grades 2 and 3a Highways Dept – Access not suitable for large scale development NRW – Principal aquifer (limestone), overlain by unproductive strata (glacial till), no principle objections however it is recommended that any developer refer to the position statement in Groundwater Protection 3. DCWW – Site is crossed by 400mm water main which will restrict development density. Isolated incidents of flooding in the public sewerage system will need to be overcome if this site is to proceed. 	<ul style="list-style-type: none"> Located adjacent Tan Capel access would have to be access through the estate. Road is inadequate to support large scale development. Part of site has been safeguarded for employment use (C13) in the Economic and Employment Land Review 2012. 	 Part Employment (C13)	 Part

Site Ref	Address	Area (ha)	Proposed Use	Summary of issues identified	Planning Policy Comments	Allocation?	Within Development Boundary?
SP640	Land adj Tan Capel	3.63	Employment	n/a	<ul style="list-style-type: none"> Part of the site has been safeguarded as an employment site. 	 Part (C13)	 Part
SP641	Land adj Tan Capel	1.89	Employment	n/a	<ul style="list-style-type: none"> Safeguarded Employment Site 	 (C13)	
SP657	Land Adj Maes Derwydd	6.64	Housing	<ul style="list-style-type: none"> Highways Dept – Improvements required to access road via Ty Hen estate before land can be considered suitable for large scale development and left had turning lane off the B4422. WG (Agri) – Moderate probability of BMVL DCWW – Site crossed by water main which will restrict development density. Isolated incidents of flooding in the public sewerage system will need to be overcome if this site is to proceed. 	<ul style="list-style-type: none"> Located next to Ty Hen Estate and to the rear of Ysgol Gyfun Llangefni the site would be accessed by farm track leading off the Ty Hen estate. Site is close to the secondary school. 	 Part (T18)	 Part
SP658	Land Adj Gwern Hefin	4.17	Housing	<ul style="list-style-type: none"> WG (Agri) – Moderate probability of BMVL Built Environment – development at this site would have a negative impact on the Conservation Area. The setting being an important and sensitive receptor which contributes to its special quality. 	<ul style="list-style-type: none"> Located on the outskirts of Llangefni the site is fairly prominent as the site is elevated which could lead to the development having a negative effect on the Conservation Area. Other sites which do not affect the conservation area are available. A large housing estate would be out of character at this location as the existing development tends to be single detached houses. 		
SP833	Bodelis Fields	7.53	Housing	<ul style="list-style-type: none"> Highways – would require minor improvements such as right hand turning lane DCWW – Site is crossed by 12" and 400mm water main which will restrict development density. Isolated incidents of flooding in the public sewerage system will need to be overcome if this site is to proceed. 	<ul style="list-style-type: none"> Site is close to Ysgol Corn Hir but not within walking distance of the town centre and its associated facilities. There may be other more suitable centrally located sites submitted in Llangefni. 		
SP902	Land adj Ty Hen Estate	2.69	Housing	<ul style="list-style-type: none"> WG (Agri) – Moderate probability of BMVL DCWW – Site is crossed by 400mm water main which will restrict development density. Isolated incidents of flooding in the public sewerage system will need to be overcome if this site is to proceed. 	<ul style="list-style-type: none"> Located next to Ty Hen Estate and to the rear of Ysgol Gyfun Llangefni the site would be accessed by farm track leading off the Ty Hen estate. Site is close to the secondary school but not within walking distance of the town centre and its associated facilities. There may be other more suitable centrally located sites submitted in Llangefni. 	 (T18)	
SP903	Land at Coleg Menai	2.07	Housing	<ul style="list-style-type: none"> Highways Dept – Major parking problems next to Ysgol y Graig. Traffic flow could be a major issue unless new road proposal is adopted. Surface water issues on Lôn Penmynydd. DCWW – Site is crossed by a water main which will restrict development density. Isolated incidents of flooding in the public sewerage system will need to be overcome if this site is to proceed. 	<ul style="list-style-type: none"> Located between the College and existing housing estate this site is a suitable infill site providing any traffic fears can be mitigated. 	 (T22)	

Site Ref	Address	Area (ha)	Proposed Use	Summary of issues identified	Planning Policy Comments	Allocation?	Within Development Boundary?
SP904	Land adj Coleg Menai	5.98	Housing	<ul style="list-style-type: none"> WG (Agri) – BMLV Grades 2 and 3a Highways Dept – surface water issues on Lôn Penmynydd DCWW – Site is crossed by a water main which will restrict development density. Isolated incidents of flooding in the public sewerage system will need to be overcome if this site is to proceed. 	<ul style="list-style-type: none"> Situated within the development boundary, this site is a suitable infill site to be included within the plan. 	<p style="text-align: center;">✓ (T21)</p>	✓
SP970	Land adj Tyn Coed	4.82	Housing	<ul style="list-style-type: none"> Planning – within current development boundary 	<ul style="list-style-type: none"> Planning application for residential units and extra care facility. 	<p style="text-align: center;">✓ (T20)</p>	✓
SP1000	Former Ysgol y Bont		Housing	<ul style="list-style-type: none"> Planning – previously developed land 	<ul style="list-style-type: none"> Brownfield land within existing development boundary with good transport links. 	<p style="text-align: center;">✓ (T19)</p>	✓
SP1001	Land adj Coleg Menai		Housing	<ul style="list-style-type: none"> Planning – part of Coleg Menai’s strategy to improve campus 	<ul style="list-style-type: none"> Land on the edge of Llangefni. Part of Coleg Menai’s Masterplan to upgrade the campus. 	<p style="text-align: center;">✓ (T23)</p>	✓

Late Submissions

Site Ref	Address	Area (ha)	Proposed Use	Planning Policy Comments	Allocation?	Within Development Boundary?
LS010	Land adj Tyn Pwll	1.35	Housing	<ul style="list-style-type: none"> See SP833 	✗	✗

4.0 LOCAL SERVICE CENTRES

4.1 Abermaw / Barmouth

Site Ref	Address	Area (ha)	Proposed Use	Summary of issues identified	Planning Policy Comments	Allocation?	Within Development Boundary?
SP346	Land adj Encil Mynach	0.25	Housing	n/a	<ul style="list-style-type: none"> ▪ Historical planning permissions has previously been granted on the site. Site is unlikely to be suitable for allocation as individual plots are in the process of being constructed. ▪ There are TPOs on the site. ▪ However no allocation is required in the settlement as there is a sufficient land bank and windfall opportunities to meet the settlement's housing needs. 	✘	✘
SP349	Land adj Bryn Mynach	2.21	Housing	<ul style="list-style-type: none"> • Planning - Part of the site is located within C2 Flood Zone. • TPOs on site. 	<ul style="list-style-type: none"> ▪ Sections of the site not located within the C2 flood zone have current planning permission for individual dwellings. ▪ However no allocation is required in the settlement as there is a sufficient land bank and windfall opportunities to meet the settlement's housing needs. 	✘	✘
SP705	Lan adj Tai'r Heli	1.11	Employment	n/a	<ul style="list-style-type: none"> ▪ Economic and Employment Land Review (July 2012) concluded that no new employment allocations would be required in this area. ▪ Allocation would be contrary to the JLDP's Strategy. 	✘	✘
SP706	Site Bryn Mynach	0.82	Housing	<ul style="list-style-type: none"> • Planning – Majority of the site is located within C2 Flood Zone. 	<ul style="list-style-type: none"> • The majority of the site falls within the C2 flood risk zone. • The remainder of the site not affected by flooding would be too small to allocate for housing - acceptability can be determined through the planning application process judging the proposal against the policy/criteria found in the adopted development plan. • However no allocation is required in the settlement as there is a sufficient land bank and windfall opportunities to meet the settlement's housing needs. 	✘	✘
SP745	Land adj 16 Heol Y Llan	0.10	Housing	<ul style="list-style-type: none"> ▪ Filtered Stage 1 – See Topic Paper 1 Candidate Site Assessment Update May 2013 	<ul style="list-style-type: none"> ▪ Small Housing Site (Less than 0.2ha) – not requiring JLDP allocation – acceptability can be determined through the planning application process judging the proposal against the policy/criteria found in the adopted development plan. 	✘	✘
SP937	Land adj Bryn Glasfor	0.87	Housing	<ul style="list-style-type: none"> ▪ DCWW – the nearest public sewers are in excess of 600m therefore off-site mains would be required. ▪ Highways – A fair distance from the facilities located within the town centre. 	<ul style="list-style-type: none"> ▪ Situated to the north of the settlement, the site has adequate road frontage along the A496 to provide an access. ▪ The site is fairly remote from the town centre and its associated facilities however site could be suitable . ▪ However no allocation is required in the settlement as there is a sufficient land bank and 	✘	✘

Site Ref	Address	Area (ha)	Proposed Use	Summary of issues identified	Planning Policy Comments	Allocation?	Within Development Boundary?
					windfall opportunities to meet the settlement's housing needs.		
SP938	Land adj Bryn Glasfor	1.04	Housing	<ul style="list-style-type: none"> DCWW – the nearest public sewers are in excess of 600m therefore off-site mains would be required. Highways – A fair distance from the facilities located within the town centre. 	<ul style="list-style-type: none"> Situated to the north of the settlement, the site has adequate road frontage along the A496 to provide an access. The site is fairly remote from the town centre and its associated facilities. However no allocation is required in the settlement as there is a sufficient land bank and windfall opportunities to meet the settlement's housing needs. 	X	X
SP943	Land adj Wenallt	0.87	Housing	<ul style="list-style-type: none"> Highways - Located a fair distance from the town centre, unsustainable links. Planning – Land may be too steep for development. 	<ul style="list-style-type: none"> Sloping site situated to the north of the settlement, the site has adequate road frontage along the A496 to provide an access. The site is fairly remote from the town centre and its associated facilities . The topography of the site may affect it's viability. However no allocation is required in the settlement as there is a sufficient land bank and windfall opportunities to meet the settlement's housing needs. 	X	X

Late Submissions

Site Ref	Address	Area (ha)	Proposed Use	Planning Policy Comments	Allocation?	Within Development Boundary?
LS040	Land adj Hendre Mynach Hotel	0.32	Housing	<ul style="list-style-type: none"> No allocation is required in the settlement as there is a sufficient land bank to meet the settlement's housing needs 	X	X

4.2 Abersoch

Site Ref	Address	Area (ha)	Proposed Use	Summary of issues identified	Planning Policy Comments	Allocation?	Within Development Boundary?
SP176	Land adj Ceriad Bach	0.33	Housing	<ul style="list-style-type: none"> NRW – immediately adjacent to Cors Llyferin SSSI NRW – site is within the Llyn AONB DCWW – Site is crossed by a 450mm sewer which will restrict development density. 	<ul style="list-style-type: none"> Located just off Lôn Sarn Bach this site may be suitable for small housing development. However, as the site is in close proximity to the SSSI there is a need to ensure that any proposed development will not have a detrimental impact upon the designation. The presence of a sewer on site may restrict the ability of the site in its entirety to be developed, resulting in a site too small to allocate. No allocation is required in the settlement as there is a sufficient land bank and windfall opportunities to meet the settlement's housing needs 	X	X
SP177	Land Ysgubor Wen	0.38	Housing	n/a	<ul style="list-style-type: none"> Site is in the open countryside. Location unsuitable for large scale housing. Allocation would be contrary to national planning 	X	X

Site Ref	Address	Area (ha)	Proposed Use	Summary of issues identified	Planning Policy Comments	Allocation?	Within Development Boundary?
					policy and JLDP's Strategy.		
SP178	Land adj Plas Llwyndu	0.23	Housing	<ul style="list-style-type: none"> Filtered Stage 1 – See Topic Paper 1 Candidate Site Assessment Update May 2013 	<ul style="list-style-type: none"> Site is in the open countryside. Location unsuitable for large scale housing. Allocation would be contrary to national planning policy and JLDP's Strategy. 	✘	✘
SP352	Land adj Llwyn Onn	1.04	Housing	<ul style="list-style-type: none"> NRW – site is within the Llyn AONB DCWW – Site is crossed by a 150mm sewer which will reduce development density. Planning – Extent of the site could cause unnecessary encroachment into open countryside. 	<ul style="list-style-type: none"> Located on Lôn Sarn Bach the site does not form a logical extension to the settlement, however, part of the site closer to the road may be suitable for development. No allocation is required in the settlement as there is a sufficient land bank and windfall opportunities to meet the settlement's housing needs 	✘	✘
SP455	OS 2982, Off Lon Sarn Bach	0.22	Housing	<ul style="list-style-type: none"> NRW – site is within the Llyn AONB Highways – Inadequate access for a larger scale development. Planning – Site would be backland development. 	<ul style="list-style-type: none"> Small Housing Site – not requiring JLDP allocation – acceptability can be determined through the planning application process judging the proposal against the policy/criteria found in the adopted development plan. Considered as backland development which may cause difficulties of access to the house at the back and disturbance and lack of privacy to the house in front. Impact upon the amenity of adjoining uses. No allocation is required in the settlement as there is a sufficient land bank and windfall opportunities to meet the settlement's housing needs 	✘	✘
SP830	Land at Hen Dy Farm	3.22	Mixed	<ul style="list-style-type: none"> Planning – Extent of the site could cause unnecessary encroachment into open countryside. 	<ul style="list-style-type: none"> Submission is for two separate sites for tourism and housing; land to the north of and to the west of Tan y Gaer estate. The site to the north of Tan y Gaer does not form a logical extension to the settlement and development in this location is considered to be undesirable encroachment into the open countryside. and therefore will not be taken forward to the JLDP. No allocation is required in the settlement as there is a sufficient land bank and windfall opportunities to meet the settlement's housing needs In terms of tourism no allocation is required. Acceptability can be determined through the planning application process judging the proposal against policy/criteria found in the plan. 	✘	✘
SP872	Land at The Summer House	0.25	Housing	<ul style="list-style-type: none"> NRW – site is within the Llyn AONB Part of site is within C2 flood risk zone. Planning – Substandard road and access leading to the site. 	<ul style="list-style-type: none"> Majority of the site is within a C2 flood risk zone – the remainder of the site not affected by flooding is too small to allocate. Location unsuitable for large scale housing as the access is inadequate. No allocation is required in the settlement as there is a sufficient land bank and windfall 	✘	✘

Site Ref	Address	Area (ha)	Proposed Use	Summary of issues identified	Planning Policy Comments	Allocation?	Within Development Boundary?
					<ul style="list-style-type: none"> opportunities to meet the settlement's housing needs. Only possible access is within C2 flood risk zone. 		
SP934	Land adj St Garmon's Church	0.69	Housing	<ul style="list-style-type: none"> NRW – site is within the Llyn AONB Highways – No appropriate current access to the site, would require improvements. DCWW – Site is crossed by 150mm sewer which will restrict development density 	<ul style="list-style-type: none"> Situated to the rear of St Garmon's Church and adjoins and C2 flood risk area. The site sits to the east of St Garmon's Church and is difficult to see how highways access may be gained to the land as it is accessed by a single track which would be inadequate for large scale development. No allocation is required in the settlement as there is a sufficient land bank and windfall opportunities to meet the settlement's housing needs 	✘	✘
SP935	Land adj Lôn Garmon	4.74	Housing	<ul style="list-style-type: none"> NRW – site is within the Llyn AONB Highways – it is unlikely that the site could cope with the additional traffic flow, resulting from the extent of the site. DCWW – Site is crossed by a 150mm sewer which will restrict development density. Given the size of the proposed site the local sewerage system may be inadequate to provide for this site and off-site sewers may be required. Planning – Extent of the site could be overbearing. 	<ul style="list-style-type: none"> Located to the south of Lôn Garmon, highways and Welsh Water comments suggest that only part of the site should be taken forward to the JLDP. No allocation is required in the settlement as there is a sufficient land bank and windfall opportunities to meet the settlement's housing needs 	✘	✘
SP936	Land adj Lôn Sran Bach	0.35	Housing	<ul style="list-style-type: none"> NRW – site is within the Llyn AONB 	<ul style="list-style-type: none"> Natural infill site, immediately adjacent to the development boundary 	✘	✔

Late Submissions

Site Ref	Address	Area (ha)	Proposed Use	Planning Policy Comments	Allocation?	Within Development Boundary?
LS001	Land to rear of St Garmon	1.00	Housing	<ul style="list-style-type: none"> Not a logical extension to the settlement. Partly within C2 floodrisk zone Poor access to the site No allocation is required in the settlement as there is a sufficient land bank to meet the settlement's housing needs 	✘	✘

4.3 Bethesda

Site Ref	Address	Area (ha)	Proposed Use	Summary of issues identified	Planning Policy Comments	Allocation?	Within Development Boundary?
SP8	Land at St Ann's	0.08	Housing	<ul style="list-style-type: none"> Filtered Stage 1 – See Topic Paper 1 Candidate Site Assessment Update May 2013 	<ul style="list-style-type: none"> Site is in the open countryside. Location unsuitable for housing. Allocation would be contrary to national planning policy and JLDP's Strategy. 	✘	✘
SP279	Land between Plas Ffrancon a Hen Barc	6.73	Housing	<ul style="list-style-type: none"> NWTRA – side roads leading off the A5 to the site are generally of a low standard in terms of 	<ul style="list-style-type: none"> The site sits to the north of the settlement and would be accessed via New Coetmor Road 	✘	✘

Site Ref	Address	Area (ha)	Proposed Use	Summary of issues identified	Planning Policy Comments	Allocation?	Within Development Boundary?
				<p>width and alignment. They lack suitable pedestrian facilities and right-turning lanes. The trunk roads authority are concerned that the junctions connecting the side roads are not suitable from a an operational and safety perspective to accommodate increased traffic demands unless it can be demonstrated otherwise.</p> <ul style="list-style-type: none"> GAT – Fairly significant restraint – Allocation could be included in JLDP but subject to results of archaeological evaluation. Highways – local highway network couldn't cope with the extent of development possible on site. DCWW – Given the size of the site the nearby water main and sewerage system may be inadequate to provide a water supply and off-site water mains and sewers may be required 	<p>which would be inadequate for large scale development.</p> <ul style="list-style-type: none"> Further archaeological evaluation would need to be undertaken prior to progressing the site in the JLDP. No allocation is required in the settlement as there is a sufficient land bank and windfall opportunities to meet the settlement's housing needs. 		
SP280	Pant Dreiniog Quarry	9.35	Mixed	<ul style="list-style-type: none"> Planning Service –poor access and topographical issues. Highways – local highway network couldn't cope with the extent of development possible on site. 	<ul style="list-style-type: none"> Site was submitted as mixed use with the following uses: <ul style="list-style-type: none"> Employment - Economic and Employment Land Review (July 2012) concluded that no new employment allocations would be required in this area. Residential – Site is sloping and any development here would be in a prominent position. The site would be accessed by single lane road which would be inadequate for large scale developments. No allocation is required in the settlement as there is a sufficient land bank and windfall opportunities to meet the settlement's housing needs. 	X	X
SP364	Land adj Llys Meurig	0.26	Housing	<ul style="list-style-type: none"> Planning – Unnecessary intrusion into open countryside. C2 floodrisk area. 	<ul style="list-style-type: none"> Part of the site is affected by C2 flood risk area which will restrict the ability of the site in its entirety to be developed, resulting in a site too small to allocate. 	X	X
SP365	Land adj Cefn Cwlyn	1.88	Housing	<ul style="list-style-type: none"> Filtered Stage 1 – See Topic Paper 1 Candidate Site Assessment Update May 2013 	<ul style="list-style-type: none"> The majority of this site falls within a C2 flood risk zone which is a major constraint to development. 	X	X
SP366	Land to rear of Tan Gadlas Isaf	0.61	Housing	<ul style="list-style-type: none"> Filtered Stage 1 – See Topic Paper 1 Candidate Site Assessment Update May 2013 	<ul style="list-style-type: none"> The majority of this site falls within a C2 flood risk zone which is a major constraint to development. 	X	X
SP410	Pant Dreiniog Quarry	7.76	Protect	n/a	<ul style="list-style-type: none"> The JLDP will contain policies which seek to protect areas of important landscape value. Policies in the JLDP will also seek to promote development in the most sustainable locations in accordance with a settlement hierarchy. Whether this site is developed or not will be determined when drawing development boundaries. During that process this candidate site will be taken into consideration, however this candidate site will not proceed any further in the candidate site assessment. 	-	-

Site Ref	Address	Area (ha)	Proposed Use	Summary of issues identified	Planning Policy Comments	Allocation?	Within Development Boundary?
SP457	Stryd Hir, Gerlan	0.67	Housing	<ul style="list-style-type: none"> Highways – substandard highways network for large scale development.. 	<ul style="list-style-type: none"> Located in Gerlan, the site is supported by a highways network which cannot cope with large scale developments. No allocation is required in the settlement as there is a sufficient land bank and windfall opportunities to meet the settlement's housing needs. 	✘	✘
SP458	Land near Ciltrefnus, Gerlan	0.45	Housing	n/a	<ul style="list-style-type: none"> Site is in the open countryside. Location unsuitable for housing. Allocation would be contrary to national planning policy and JLDP's Strategy. 	✘	✘
SP616	Grays Motors	0.24	Housing	<ul style="list-style-type: none"> Planning – the site has current planning permission 	<ul style="list-style-type: none"> The site has an unimplemented permission for affordable housing. As no building works has yet to be undertaken the site will remain outside the development boundary to ensure affordable units are built. 	✘	✘
SP663	Land adj Maes Coetmor	6.05	Housing	<ul style="list-style-type: none"> NWTRA – side roads leading off the A5 to the site are generally of a low standard in terms of width and alignment. They lack suitable pedestrian facilities and right-turning lanes. The trunk roads authority are concerned that the junctions connecting the side roads are not suitable from a an operational and safety perspective to accommodate increased traffic demands unless it can be demonstrated otherwise. GAT – Fairly significant restraint – Allocation could be included in JLDP but subject to results of archaeological evaluation. Highways – adjacent site is subject to a current planning application for housing development. The local highway network would have to be upgraded to cope with the additional traffic flow. If these improvements were undertaken it is possible that additional growth could be supported, but not the extent of the site shown. DCWW – Given the size of the site the nearby water main and sewerage system may be inadequate to provide a water supply and off-site water mains and sewers may be required 	<ul style="list-style-type: none"> No allocation is required in the settlement as there is a sufficient land bank and windfall opportunities to meet the settlement's housing needs. 	✘	✘
SP664	Land adj the Leisure Centre	6.73	Housing	<ul style="list-style-type: none"> NWTRA – side roads leading off the A5 to the site are generally of a low standard in terms of width and alignment. They lack suitable pedestrian facilities and right-turning lanes. The trunk roads authority are concerned that the junctions connecting the side roads are not suitable from a an operational and safety perspective to accommodate increased traffic demands unless it can be demonstrated otherwise. GAT – Fairly significant restraint – Allocation 	<ul style="list-style-type: none"> The site sits to the north of the settlement and would be accessed via New Coetmor Road which would be inadequate for large scale development. Further archaeological evaluation would need to be undertaken prior to progressing the site in the JLDP. No allocation is required in the settlement as there is a sufficient land bank and windfall opportunities to meet the settlement's housing needs. 	✘	✘

Site Ref	Address	Area (ha)	Proposed Use	Summary of issues identified	Planning Policy Comments	Allocation?	Within Development Boundary?
				<ul style="list-style-type: none"> could be included in JLDP but subject to results of archaeological evaluation. DCWW – Given the size of the site the nearby water main and sewerage system may be inadequate to provide a water supply and off-site water mains and sewers may be required Highways – substandard highways network for large scale development.. 			
SP665	Land opp Canolfan Hamdden	3.18	Housing	<ul style="list-style-type: none"> GAT – Fairly significant restraint – Allocation could be included in JLDP but subject to results of archaeological evaluation. Highways – local highway network couldn't cope with the extent of development possible on site. DCWW – Given the size of the site the nearby water main and sewerage system may be inadequate to provide a water supply and off-site water mains and sewers may be required 	<ul style="list-style-type: none"> The site sits to the north of the settlement and would be accessed via New Coetmor Road which would be inadequate for large scale development. Further archaeological evaluation would need to be undertaken prior to progressing the site in the JLDP. No allocation is required in the settlement as there is a sufficient land bank and windfall opportunities to meet the settlement's housing needs. 	X	X
SP775	Blaen y Cae Field	0.22	Housing	n/a	<ul style="list-style-type: none"> Small Housing Site (Less than 0.2ha) – not requiring JLDP allocation – acceptability can be determined through the planning application process judging the proposal against the policy/criteria found in the adopted development plan. 	X	X
SP822	Former Austin Taylor Site	1.59	Housing	<ul style="list-style-type: none"> Filtered Stage 1 – See Topic Paper 1 Candidate Site Assessment Update May 2013 	<ul style="list-style-type: none"> The majority of this site falls within a C2 flood risk zone which is a major constraint to development. 	X	✓
SP942	UDP designation	2.05	Housing	<ul style="list-style-type: none"> GAT – Fairly significant restraint – Allocation could be included in JLDP but subject to results of archaeological evaluation. Highways – Improvements are required to the access road. 	<ul style="list-style-type: none"> No allocation is required in the settlement as there is a sufficient land bank and windfall opportunities to meet the settlement's housing needs. 	X	X

Late Submissions

Site Ref	Address	Area (ha)	Proposed Use	Planning Policy Comments	Allocation?	Within Development Boundary?
LS004	Land at Gerlan	2.38	Housing	<ul style="list-style-type: none"> Substandard highway network No allocation is required in the settlement as there is a sufficient land bank to meet the settlement's housing needs 	X	X
LS023	Land adj Gwernydd	0.22	Housing	<ul style="list-style-type: none"> Substandard highway network No allocation is required in the settlement as there is a sufficient land bank to meet the settlement's housing needs 	X	X

4.4 Criccieth

Site Ref	Address	Area (ha)	Proposed Use	Summary of issues identified	Planning Policy Comments	Allocation?	Within Development Boundary?
SP128	Land to rear of Bayridge	0.72	Housing	<ul style="list-style-type: none"> Highways – Access to the site would have to be gained via single track lane, which would possibly rule out large scale development. DCWW - An assessment will be required to establish whether the foul flows can be accommodated into the nearby sewerage system. 	<ul style="list-style-type: none"> The site is bounded on three sides by the UDP settlement boundary and allocating the site would not encroach on the open countryside. However access to the site would be via a single track with would not be capable of supporting large scale development. 	✘	✔
SP379	Land adj North Terrace	1.17	Housing	<ul style="list-style-type: none"> NRW – Although the site is shown to be within zone A as per DAM's, there is a risk from the watercourse (Afon Cwrt) which flows through these allocations. Due to the catchment being less than 3km2 no flood outline has been produced for the watercourse however there has been previous flooding instances leading to a flood alleviation scheme in the late 80s. It is suggested that the risks are assessed to determine if the site should be allocated or what flood mitigation measures would need to be provided. Planning Service – UDP Housing Allocation GAT – Fairly significant restraint – Allocation could be included in JLDP but subject to results of archaeological evaluation. DCWW – Site is crossed by a 225mm sewer which will reduce development density. An assessment will be required to establish whether the foul flows can be accommodated into the nearby sewerage system. 	<ul style="list-style-type: none"> Existing UDP housing allocation within the current UDP development boundary. The site had adequate roadside frontage to provide an access. 	✔ (T42)	✔
SP735	Old Reservoir Site, Waun Helyg	0.46	Housing	<ul style="list-style-type: none"> NRW – Although the site is shown to be within zone A as per DAM's, there is a risk from the watercourse (Afon Cwrt) which flows through these allocations. Due to the catchment being less than 3km2 no flood outline has been produced for the watercourse however there has been previous flooding instances leading to a flood alleviation scheme in the late 80s. It is suggested that the risks are assessed to determine if the site should be allocated or what flood mitigation measures would need to be provided. DCWW – Site is crossed by a water main and 150mm sewer which will reduce development density. An assessment will be required to establish whether the foul flows can be accommodated into the nearby sewerage system. Planning – recognised as a protected open space. 	<ul style="list-style-type: none"> Within the current UDP development boundary and located behind Antipodes Terrace and adjacent to Waen Helyg Estate the site is recognised as a protected space of recreation value. 	✘	✔

4.5 Llanberis

Site Ref	Address	Area (ha)	Proposed Use	Summary of issues identified	Planning Policy Comments	Allocation?	Within Development Boundary?
SP144	Land adj Llwyn Padarn	0.08	Housing	<ul style="list-style-type: none"> Filtered Stage 1 – See Topic Paper 1 Candidate Site Assessment Update May 2013 	<ul style="list-style-type: none"> Small Housing Site (Less than 0.2ha) – not requiring JLDP allocation – acceptability can be determined through the planning application process judging the proposal against the policy/criteria found in the adopted development plan. 	✗	✗
SP427	Land adj ty Du	0.94	Housing	<ul style="list-style-type: none"> Highways – Road network not capable of supporting large scale development 	<ul style="list-style-type: none"> Located adjacent to accessed via Ty Dy Road which would not be able to support any large scale development. 	✗	✗
SP438	Land adj Maes Padarn	0.58	Housing	<ul style="list-style-type: none"> Highways – Road network not capable of supporting large scale development 	<ul style="list-style-type: none"> Located adjacent to accessed via Church lane, a single track road which would not be able to support any large scale development. 	✗	✗
SP594	Land adj Llwyn Padarn	0.71	Housing	<ul style="list-style-type: none"> Highways – Road network not capable of supporting large scale development 	<ul style="list-style-type: none"> Located adjacent to accessed via Church lane, a single track road which would not be able to support any large scale development. Site is in the open countryside. Location unsuitable for large scale housing. Allocation would be contrary to national planning policy and JLDP's Strategy. 	✗	✗
SP871	Hen Ysgubor, Church Lane	0.67	Housing	<ul style="list-style-type: none"> Highways – Road network not capable of supporting large scale development 	<ul style="list-style-type: none"> Located adjacent to accessed via Church lane, a single track road which would not be able to support any large scale development. Site is in the open countryside. Location unsuitable for large scale housing. Allocation would be contrary to national planning policy and JLDP's Strategy. 	✗	✗
SP941	Land adj Victoria Hotel	0.54	Housing	<ul style="list-style-type: none"> Planning – UDP allocation 	<ul style="list-style-type: none"> UDP housing allocation within the current development boundary. Suitable site considering the lack of access on the sites closer to the town centre. 	✓ (T43)	✓

4.6 Llanrug

Site Ref	Address	Area (ha)	Proposed Use	Summary of issues identified	Planning Policy Comments	Allocation?	Within Development Boundary?
SP43	Penybont	0.91	Housing	<ul style="list-style-type: none"> Planning – Road is sub-standard, unable to sustain the anticipated growth. Would lead to backland development. DCWW – Site is crossed by a 150mm sewer which will restrict development density . 	<ul style="list-style-type: none"> Considered as backland development which may cause difficulties of access to the house at the back and disturbance and lack of privacy to the house in front. Impact upon the amenity of adjoining uses. 	✗	✗
SP168	Land at Fferm Afon Rhos Farm	0.41	Housing	<ul style="list-style-type: none"> Planning - Unnecessary intrusion into open countryside. 	<ul style="list-style-type: none"> The site does not form a logical extension to the settlement and further development in this location is considered to be undesirable encroachment into the open countryside. 	✗	✗
SP243	Cae'r Eglwys	0.38	Housing	<ul style="list-style-type: none"> DCWW – Site is crossed by a 225mm sewer which will restrict development density. Planning Service – Planning permission for 10 dwellings (C12/0891/23/LL) 	<ul style="list-style-type: none"> The site has existing planning permission for 10 dwellings 	✓ (T45)	✓

Site Ref	Address	Area (ha)	Proposed Use	Summary of issues identified	Planning Policy Comments	Allocation?	Within Development Boundary?
SP283	Land to rear of Tal y Bont	0.31	Housing	<ul style="list-style-type: none"> Planning – Landlocked – unclear how access to this site will be achieved 	<ul style="list-style-type: none"> Site is located to the rear of Tal y Bont. It is difficult to see how highways access may be gained to the land as it is accessed by a narrow track which would be inadequate for residential development. 	✘	✘
SP292	Land to rear of Plot 12 Pencae	0.34	Housing	<ul style="list-style-type: none"> DCWW – Site is crossed by a rising main sewer which will restrict development density. 	<ul style="list-style-type: none"> Located to the west of the settlement next to a new housing development this is a suitable site which would represent a small extension in this direction, however there is sufficient landbank in the settlement to meet the settlement's housing needs. 	✘	✘
SP302	Land at Twll Clawdd	2.35	Housing	<ul style="list-style-type: none"> Planning – Unacceptable intrusion into open countryside. 	<ul style="list-style-type: none"> The site does not form a logical extension to the settlement and further development in this location is considered to be undesirable encroachment into the open countryside. 	✘	✘
SP327	Land at Cae Newydd	0.34	Mixed	n/a	<ul style="list-style-type: none"> Site was submitted as mixed use with the following uses: <ul style="list-style-type: none"> Employment - Economic and Employment Land Review (July 2012) concluded that no new employment allocations would be required in this area. Tourism - Allocation not required. Acceptability can be determined through the planning application process judging the proposal against the policy/criteria found in the adopted development plan. Residential – not a logical extension to the village. 	✘	✘
SP328	Land adj Bryn Coch	0.30	Mixed	n/a	<ul style="list-style-type: none"> Site was submitted as mixed use with the following uses: <ul style="list-style-type: none"> Employment - Economic and Employment Land Review (July 2012) concluded that no new employment allocations would be required in this area. Tourism - Allocation not required. Acceptability can be determined through the planning application process judging the proposal against the policy/criteria found in the adopted development plan. Residential – not a logical extension to the village. 	✘	✘
SP329	Land at Cae Newydd	0.30	Mixed	n/a	<ul style="list-style-type: none"> Site was submitted as mixed use with the following uses: <ul style="list-style-type: none"> Employment - Economic and Employment Land Review (July 2012) concluded that no new employment allocations would be required in this area. Tourism - Allocation not required. Acceptability can be determined through the planning application process judging the proposal against the policy/criteria found in 	✘	✘

Site Ref	Address	Area (ha)	Proposed Use	Summary of issues identified	Planning Policy Comments	Allocation?	Within Development Boundary?
					<ul style="list-style-type: none"> the adopted development plan. Residential – not a logical extension to the village. 		
SP330	Cae Newydd	0.42	Mixed	n/a	<ul style="list-style-type: none"> Site was submitted as mixed use with the following uses: <ul style="list-style-type: none"> Employment - Economic and Employment Land Review (July 2012) concluded that no new employment allocations would be required in this area. Tourism - Allocation not required. Acceptability can be determined through the planning application process judging the proposal against the policy/criteria found in the adopted development plan. Residential – not a logical extension to the village. 	X	X
SP406	Land at Lon Groes	1.00	Mixed		<ul style="list-style-type: none"> Submitted with the suggested uses of residential or possible extension to the school however no allocation is required in the settlement as there is sufficient landbank to meet the housing needs. 	X	X
SP504	Land at Tyn Y Ffordd, Minffordd Road	0.56	Tourism	n/a	<ul style="list-style-type: none"> Allocation not required. Acceptability can be determined through the planning application process judging the proposal against the policy/criteria found in the adopted development plan. 	-	-
SP507	Land at Tyn Y Ffordd, Minffordd Road	0.56	Employment	n/a	<ul style="list-style-type: none"> Economic and Employment Land Review (July 2012) concluded that no new employment allocations would be required in this area. Allocation would be contrary to the JLDP's Strategy. 	X	X
SP508	Land at Tyn Y Ffordd, Minffordd Road	0.55	Employment	n/a	<ul style="list-style-type: none"> Economic and Employment Land Review (July 2012) concluded that no new employment allocations would be required in this area. Allocation would be contrary to the JLDP's Strategy. 	X	X
SP509	Land at Tyn Y Ffordd, Minffordd Road	0.55	Housing	<ul style="list-style-type: none"> Planning Service – Intrusion into the open countryside 	<ul style="list-style-type: none"> Not a logical extension to the settlement - residential development here would encroach on the countryside as it sits beyond the existing built form which is mostly located to the north of the Ffordd Minffordd. There is sufficient landbank in the settlement to meet housing needs. 	X	X
SP655	Land at Glanllyn	0.49	Housing	<ul style="list-style-type: none"> DCWW – Public sewer is approximately 100m away from the site and off-site mains would be required. 	<ul style="list-style-type: none"> Access via Ffordd Minffordd the road capacity could not cope with large scale development. There is sufficient landbank in the settlement to meet housing needs. 	X	X
SP692	Land at Penlon	0.41	Housing	<ul style="list-style-type: none"> Filtered Stage 1 – See Topic Paper 1 Candidate Site Assessment Update May 2013 	<ul style="list-style-type: none"> Site is in the open countryside. Location unsuitable for housing. Allocation would be contrary to national planning policy and JLDP's Strategy. 	X	X

Site Ref	Address	Area (ha)	Proposed Use	Summary of issues identified	Planning Policy Comments	Allocation?	Within Development Boundary?
SP835	Land at Penfro	0.15	Housing	n/a	<ul style="list-style-type: none"> Small Housing Site (Less than 0.2ha) – not requiring JLDP allocation – acceptability can be determined through the planning application process judging the proposal against the policy/criteria found in the adopted development plan. 	✗	✗
SP930	Land adj Nant y Glyn	1.93	Housing	<ul style="list-style-type: none"> DCWW – Site is crossed by a 150mm sewer which will restrict development density . 	<ul style="list-style-type: none"> The site would form a large extension to the village however part of the site would be suitable for residential development. 	✗	✗
SP931	UDP Designation	0.36	Housing	<ul style="list-style-type: none"> DCWW – Public sewer is approximately 40m away from the site and off-site mains would be required. Planning Service – UDP allocation 	<ul style="list-style-type: none"> UDP allocation within the current development boundary. Part of the site has outline planning permission for 6 dwellings. 	✓ Part (T45)	✓ Part

4.7 Nefyn

Site Ref	Address	Area (ha)	Proposed Use	Summary of issues identified	Planning Policy Comments	Allocation?	Within Development Boundary?
SP339	Land adj Bro Gwylwyr	0.58	Housing	<ul style="list-style-type: none"> GAT – Fairly significant restraint – Allocation could be included in JLDP but subject to results of archaeological evaluation. Highways – Access to the site would have to be via SP488 	<ul style="list-style-type: none"> Located to the rear of Bro Gwylwyr estate and the preferred access would be through SP488 and not through the estate itself which may impact the scale of development. Other sites with better access are available. 	✗	✗
SP488	Land adj Helyg	0.45	Housing	<ul style="list-style-type: none"> GAT – Fairly significant restraint – Allocation could be included in JLDP but subject to results of archaeological evaluation. 	<ul style="list-style-type: none"> Flat pasture land located adjacent to Tai Lôn Terrace and has adequate road frontage along the B4417 to provide an access. 	✓ (T47)	✓
SP489	Land to rear of Caeau Capel	0.76	Housing	<ul style="list-style-type: none"> GAT – Fairly significant restraint – Allocation could be included in JLDP but subject to results of archaeological evaluation. DCWW – Public sewer is approximately 100m away from the site and off-site mains would be required. There are isolated incidents of flooding in the public sewerage system which will need to be overcome if this site to proceed. 	<ul style="list-style-type: none"> Located to the rear of Caeau Capel this site is a logical extension to the settlement as it does not extend the settlement's built form into the open countryside. However access would need to be provided through Rhoddfa Môr estate which could limit the scale of the development. Other sites with better access are available. 	✗	✗
SP493	Land adj Bwthyn ar y Bryn	0.29	Housing	<ul style="list-style-type: none"> GAT – Fairly significant restraint – Allocation could be included in JLDP but subject to results of archaeological evaluation. Planning – Site is detached from the settlement of Nefyn, wouldn't lead to cohesive development. 	<ul style="list-style-type: none"> The site is considered to be remote from the main hub of the village and development at this location would represent unacceptable intrusion into the open countryside. 	✗	✗
SP680	Land adj Holborn Farm Estate	2.66	Housing	<ul style="list-style-type: none"> GAT – Fairly significant restraint – Allocation could be included in JLDP but subject to results of archaeological evaluation. Planning – Development of site would lead to unnecessary encroachment into open countryside. 	<ul style="list-style-type: none"> The site does not form a logical extension to the settlement and residential development at this site is considered to be undesirable encroachment into the open countryside. 	✗	✗
SP681	Allotment Gardens	0.33	Housing	<ul style="list-style-type: none"> GAT – Fairly significant restraint – Allocation could be included in JLDP but subject to results of archaeological evaluation. Planning – Planning permission has been 	<ul style="list-style-type: none"> Site has existing planning permission for 10 houses. Allotments to the rear of the permission should be safeguarded. 	✓ Part (T48)	✓ Part

Site Ref	Address	Area (ha)	Proposed Use	Summary of issues identified	Planning Policy Comments	Allocation?	Within Development Boundary?
				granted for 10 housing on the site.			
SP933	UDP Designation	1.17	Housing	<ul style="list-style-type: none"> GAT – Fairly significant restraint – Allocation could be included in JLDP but subject to results of archaeological evaluation. DCWW – Public sewer is approximately 165m away from the site and off-site mains would be required. There are isolated incidents of flooding in the public sewerage system which will need to be overcome if this site to proceed. Highways – Access to the site would have to be gained via Rhoddfa'r Garn. 	<ul style="list-style-type: none"> UDP Housing allocation within the development boundary. Allocation not required as there are sites with less access issues and extant planning permissions in the settlement. 	✘	✘

4.8 Penrhyndeudraeth

Site Ref	Address	Area (ha)	Proposed Use	Summary of issues identified	Planning Policy Comments	Allocation?	Within Development Boundary?
SP19	Land at Cae Canol	1.29	Housing	<ul style="list-style-type: none"> NWTRA – the number of new accesses to the trunk road (A487) needs to be kept to a minimum therefore further information regarding the access proposals for the site would be required. The viability to combine the access with SP949 should be explored. Planning Service – UDP Allocation 	<ul style="list-style-type: none"> UDP housing allocation within current development boundary with adequate road frontage to provide an access. 	✔ (T49)	✔
SP408	Land at Cae Canol Field	0.36	Housing	<ul style="list-style-type: none"> Planning Service – Poor access to site 	<ul style="list-style-type: none"> Land could be a suitable extension to UDP allocation at SP19 however access would need to be provided through SP19 and no via access road. 	✘	✔
SP469	Cae Canol	0.18	Housing	<ul style="list-style-type: none"> DCWW – An assessment may be required to establish whether the existing sewerage system can accommodate foul flows. Planning – Site is below the 0.2 hectare threshold. 	<ul style="list-style-type: none"> Small Housing Site (Less than 0.2ha) – not requiring JLDP allocation – acceptability can be determined through the planning application process judging the proposal against the policy/criteria found in the adopted development plan. 	✘	✔
SP588	Land at Maesydd Llundain	1.96	Housing	<ul style="list-style-type: none"> Planning – Substandard road leading towards the site. Development of the site would lead to unnecessary encroachment into open countryside. 	<ul style="list-style-type: none"> The site does not form a logical extension to the settlement and residential development at this location is considered to be undesirable encroachment into the open countryside. 	✘	✘
SP740	Land rear 37-41 Adwy Ddu	0.69	Housing	<ul style="list-style-type: none"> Planning – Access to the site is fairly narrow. Development of the site would cause backland development 	<ul style="list-style-type: none"> Area of scrubland behind Adwy Ddu estate. Difficult to see how highways access may be gained to the land as it is accessed by a single track which would be inadequate for large scale development. 	✘	✘
SP741	Garage site, Adwy Ddu	0.18	Housing	<ul style="list-style-type: none"> Filtered Stage 1 – See Topic Paper 1 Candidate Site Assessment Update May 2013 	<ul style="list-style-type: none"> Small Housing Site (Less than 0.2ha) – not requiring JLDP allocation – acceptability can be determined through the planning application process judging the proposal against the policy/criteria found in the adopted development plan. 	✘	✘

Site Ref	Address	Area (ha)	Proposed Use	Summary of issues identified	Planning Policy Comments	Allocation?	Within Development Boundary?
SP742	Land adj Bro Llewelyn	0.16	Housing	<ul style="list-style-type: none"> Filtered Stage 1 – See Topic Paper 1 Candidate Site Assessment Update May 2013 	<ul style="list-style-type: none"> Small Housing Site (Less than 0.2ha) – not requiring JLDP allocation – acceptability can be determined through the planning application process judging the proposal against the policy/criteria found in the adopted development plan. 	✗	✗
SP743	Land at Cae Mawr	0.13	Housing	<ul style="list-style-type: none"> Filtered Stage 1 – See Topic Paper 1 Candidate Site Assessment Update May 2013 	<ul style="list-style-type: none"> Small Housing Site (Less than 0.2ha) – not requiring JLDP allocation – acceptability can be determined through the planning application process judging the proposal against the policy/criteria found in the adopted development plan. 	✗	✗
SP949	Land adj Cae Canol	1.06	Housing	<ul style="list-style-type: none"> NWTRA – the number of new accesses to the trunk road (A487) needs to be kept to a minimum therefore further information regarding the access proposals for the site would be required. The viability to combine the access with SP19 should be explored. DCWW – An assessment may be required to establish whether the existing sewerage system can accommodate foul flows. 	<ul style="list-style-type: none"> Suitable development site with adequate road frontage. Access should be shared with SP19. 	✓ (T51)	✓
SP950	Land adj Bron Garth Hospital	2.30	Housing	<ul style="list-style-type: none"> NWTRA – the number of new accesses to the trunk road (A487) needs to be kept to a minimum therefore further information regarding the access proposals for the site would be required. DCWW – An assessment may be required to establish whether the existing sewerage system can accommodate foul flows. 	<ul style="list-style-type: none"> Located between Penrhydeudraeth and Minffordd Hospital. Suitable site with adequate road frontage to create an access. 	✓ (T50)	✓

4.9 Penygroes

Site Ref	Address	Area (ha)	Proposed Use	Summary of issues identified	Planning Policy Comments	Allocation?	Within Development Boundary?
SP155	Land behind Hen Lôn	3.30	Housing	<ul style="list-style-type: none"> Planning - Along the frontage, the road would have to be widened. DCWW – Site is crossed by water main that will reduce development density. 	<ul style="list-style-type: none"> Situated immediately adjacent to the UDP development boundary between Hen Lôn and the cemetery the extent of the site may be large but consideration could be given to allocate part of the site opposite the cemetery. 	✗	✗
SP597	Land adj Bryn Neuadd	1.21	Mixed	<ul style="list-style-type: none"> DCWW – There are isolated incidents of flooding in the public sewerage system which need to be overcome if this site is to proceed. 	<ul style="list-style-type: none"> Economic and Employment Land Review (July 2012) concluded that no new employment allocations would be required in this area. Allocation would be contrary to the JLDP's Strategy. 	✗	✗
SP767	Land adj Ind Est	2.19	Mixed	<ul style="list-style-type: none"> Planning –development of the site would lead to unnecessary encroachment into open countryside. Minerals – preferred area of search for sand and gravel 	<ul style="list-style-type: none"> Situated to the west of the A487 and the other south of the settlement the site is bordered on three sides by green fields and on its eastern side is bordered by the industrial estate. Residential Economic and Employment Land Review (July 2012) concluded that no new employment 	✗	✗

Site Ref	Address	Area (ha)	Proposed Use	Summary of issues identified	Planning Policy Comments	Allocation?	Within Development Boundary?
					allocations would be required in this area. Allocation would be contrary to the JLDP's Strategy.		
SP952	UDP Designation	3.44	Housing	<ul style="list-style-type: none"> Highways – local highway network requires upgrading. DCWW – Site is crossed by a water main that will reduce development density. 	<ul style="list-style-type: none"> UDP housing allocation within current UDP development boundary. Allocation no longer required to meet housing needs of settlement. Site to remain in the boundary. 	✗	✓
SP953	UDP Designation	0.37	Housing	<ul style="list-style-type: none"> NRW – there is a culverted watercourse running through the site. Failure/blockage of the culvert needs to be considered and a safe flood route provided through the site. 	<ul style="list-style-type: none"> Brownfield site within current UDP development boundary. Allocated for housing within the UDP. Allocation no longer required to meet housing needs of settlement. Site to remain in the boundary. 	✗	✓
SP993			Housing	<ul style="list-style-type: none"> Planning Service – UDP designation 	<ul style="list-style-type: none"> Adequate road frontage along B4418 to provide suitable access. The whole site not required to meet the housing needs of the settlement. 	✓ Part (T50)	✓ Part

4.10 Tywyn

Site Ref	Address	Area (ha)	Proposed Use	Summary of issues identified	Planning Policy Comments	Allocation?	Within Development Boundary?
SP54	Morfa Camp	9.67	Mixed	<ul style="list-style-type: none"> NRW – site is within zone C2 as per the DAM's and is at risk from fluvial flooding from the river Dysynni and tidal inundation by extreme flood event art current day scenarios. With regards to future flood risks these will increase in the future. Highways – Nearby junction and highway network is at capacity. Limited residential development only on the site. DCWW – The local sewerage system may be inadequate to provide for this large site. 	<ul style="list-style-type: none"> Submitted for Mixed Use developments (Residential and Employment) Residential - The majority of this site falls within a C2 flood risk zone which is a major constraint to development. Employment - Economic and Employment Land Review (July 2012) concluded that no new employment allocations would be required in this area. Allocation would be contrary to the JLDP's Strategy. 	✗	✗
SP685	Morfa Camp	6.14	Employment	n/a	<ul style="list-style-type: none"> Economic and Employment Land Review (July 2012) concluded that no new employment allocations would be required in this area. Allocation would be contrary to the JLDP's Strategy. 	✗	✗
SP702	Land at Cae Eithin	3.85	Housing	<ul style="list-style-type: none"> DCWW – Site is crossed by a 365mm sewer which will restrict development density. The local sewerage system may be inadequate to provide for this large site. 	<ul style="list-style-type: none"> Flat pasture land accessed off Ffordd y Pier and surrounded by residential development to the west and south, large static caravan park to the north and the Cambrian railway to the east. No allocation is required in the settlement as there is a sufficient land bank and windfall opportunities to meet the settlement's housing needs 	✗	✗
SP738	Land at Morfa Cadfan	2.09	Housing	<ul style="list-style-type: none"> Highways – inadequate access foe scale of this site 	<ul style="list-style-type: none"> The majority of site falls within C2 floodrisk zone which is a major constraint to development No allocation is required in the settlement as there is a sufficient land bank and windfall opportunities to meet the settlement's housing 	✗	✗

Site Ref	Address	Area (ha)	Proposed Use	Summary of issues identified	Planning Policy Comments	Allocation?	Within Development Boundary?
					needs		
SP952	Land to the South of the Ind Est	6.84	Housing	<ul style="list-style-type: none"> Planning – need to consider the implications of locating housing so near to a current Industrial Estate. DCWW - Site is crossed by a 225mm sewer which will restrict development density. The local sewerage system may be inadequate to provide for this large site. 	<ul style="list-style-type: none"> Located opposite the Pendre Enterprise Estate the site would form a very large extension to the village and would form a significant encroachment into the open countryside if developed. No allocation is required in the settlement as there is a sufficient land bank and windfall opportunities to meet the settlement's housing needs 	✘	✘

Late Submissions

Site Ref	Address	Area (ha)	Proposed Use	Planning Policy Comments	Allocation?	Within Development Boundary?
LS041	Land at Faenol Isaf	0.28	Housing	<ul style="list-style-type: none"> Majority of the site falls within a C2 flood risk zone which is a major constraint to development 	✘	✘

4.11 Beaumaris / Biwmares

Site Ref	Address	Area (ha)	Proposed Use	Summary of issues identified	Planning Policy Comments	Allocation?	Within Development Boundary?
SP248	Land at Crofton Mews	0.05	Housing	n/a	<ul style="list-style-type: none"> Small Housing Site (Less than 0.2ha) – not requiring JLDP allocation – acceptability can be determined through the planning application process judging the proposal against the policy/criteria found in the adopted development plan. 	✘	✔
SP46	Land at Happy Valley	0.01	Recreation	n/a	<ul style="list-style-type: none"> Allocation not required. Acceptability can be determined through the planning application process judging the proposal against the policy/criteria found in the adopted development plan. 	✘	✔
SP93	Gallows Point Field	5.66	Housing	<ul style="list-style-type: none"> Planning Service – Unacceptable intrusion in to the open countryside Highways Dept – The capacity of Allt Goch Bach reduces the further west and would not be able to cope with large scale development. Built Environment – there are a number of TPOs on site TC - difficult topography which will make it expensive to develop which mean not viable to provide mix of dwellings including affordable housing. Site is surrounded by mature deciduous woodland. The visual impact of any development will have an adverse effect on AONB. Poor access along a steep narrow lane. 	<ul style="list-style-type: none"> Although part of the site adjoins the UDP development boundary, the site would extend the built form into the open countryside causing detrimental landscape impact. Topographical characteristics of site would affect viability. 	✘	✘
SP96	Former Social Club	0.06	Housing	n/a	<ul style="list-style-type: none"> Small Housing Site (Less than 0.2ha) – not requiring JLDP allocation – acceptability can be 	✘	✔

Site Ref	Address	Area (ha)	Proposed Use	Summary of issues identified	Planning Policy Comments	Allocation?	Within Development Boundary?
					determined through the planning application process judging the proposal against the policy/criteria found in the adopted development plan.		
SP923	Day Care Centre	0.12	Housing	<ul style="list-style-type: none"> TC – Site should be retained as a social service facility. 	<ul style="list-style-type: none"> Small Housing Site (Less than 0.2ha) – not requiring JLDP allocation – acceptability can be determined through the planning application process judging the proposal against the policy/criteria found in the adopted development plan. 	✗	✓
SP927	Former Casita	1.49	Housing	<ul style="list-style-type: none"> Planning Service – Planning permission (12C49s) for 35 residential apartments for over 55s DCWW – Dependant on growth for the area, improvements to the Waste Water Treatment Works may be required. TC – would object to any development that differs from existing permission. 	<ul style="list-style-type: none"> Current permission on site. Development should conform to the details within this permission. 	✓ (T32)	✓

4.12 Benllech

Site Ref	Address	Area (ha)	Proposed Use	Summary of issues identified	Planning Policy Comments	Allocation?	Within Development Boundary?
SP13	Land at Fairacre	0.47	Housing	<ul style="list-style-type: none"> WG (Agri) – provisional ALC Grade 3 NRW – Situated in the AONB Highways - Access to site on bend in road Planning Service – Tandem/Backland development CC – Objection as there needs to be clear distinction between Benllech and Tynyngogl. 	<ul style="list-style-type: none"> Located on the B5108 in the north west of the settlement. There are two houses on the site that share an access. Tandem' development, consisting of one house immediately behind another and sharing the same access, may cause difficulties of access to the house at the back and disturbance and lack of privacy to the house in front, and should be avoided. With two large houses on site this drastically reduces the amount of land available to develop therefore whether this site is developed or not will be determined when drawing development boundaries. During that process this candidate site will be taken into consideration, however this candidate site will not proceed any further in the candidate site assessment. 	✗	✓
SP101	Land at Bwlch	5.44	Housing	<ul style="list-style-type: none"> Highways Dept – major access issues – access either through Breeze Hill Estate or via single track Lôn Glyn not suitable. Planning Service – intrusion into the open countryside, merging two settlements. WG (Agri) – provisional ALC Grade 3 	<ul style="list-style-type: none"> This site is situated in the south west of Benllech and extends to the settlement of Bwlch. Undesirable intrusion into the open countryside. Location unsuitable for housing. Highways network will not be able to cope with the large scale development. 	✗	✗
SP113	Land adj Lon Farchog	1.48	Housing / Tourism	<ul style="list-style-type: none"> Highways Dept – major access issues – access either through Breeze Hill Estate or via single track Lôn Glyn not suitable. WG (Agri) – provisional ALC Grade 3 	<ul style="list-style-type: none"> Although part of the site adjoins the UDP development boundary, the site would extend the built form into the open countryside causing detrimental landscape impact. 	✗	✗

Site Ref	Address	Area (ha)	Proposed Use	Summary of issues identified	Planning Policy Comments	Allocation?	Within Development Boundary?
					<ul style="list-style-type: none"> Inadequate highways network will not be able to cope with the development. 		
SP146	Land adj Craig y Don	1.32	Housing	<ul style="list-style-type: none"> Highways Dept – Access via single lane, through existing estate. Surface water issues NRW – Site is within AONB WG (Agri) – provisional ALC Grade 3 	<ul style="list-style-type: none"> Situated adjoining housing estate the site is located in the AONB and has surface water issues. Other sites outside the AONB are available. 	✗	✗
SP160	Land adj Ty Newydd	3.71	Housing	<ul style="list-style-type: none"> Filtered Stage 1 – See Topic Paper 1 Candidate Site Assessment Update May 2013 	<ul style="list-style-type: none"> Site is in the open countryside. Location unsuitable for housing. Allocation would be contrary to national planning policy and JLDP's Strategy. 	✗	✗
SP161	Land ad Minffordd	1.92	Housing	<ul style="list-style-type: none"> Filtered Stage 1 – See Topic Paper 1 Candidate Site Assessment Update May 2013 	<ul style="list-style-type: none"> Site is in the open countryside. Location unsuitable for housing. Allocation would be contrary to national planning policy and JLDP's Strategy. 	✗	✗
SP231	Land to East of Lôn Pant y Cudyn	1.36	Housing	<ul style="list-style-type: none"> GAT – Fairly significant restraint – Allocation could be included in JLDP but subject to results of archaeological evaluation. Planning Services – Topography, high prominent location WG (Agri) – provisional ALC Grade 3 	<ul style="list-style-type: none"> Adjacent to the current UDP development boundary but potential encroachment on to the open countryside, particularly because the site appears elevated above adjacent land and could be considered a prominent location. 	✗	✗
SP233	Land to NE of Telephone Exchange	0.82	Housing	<ul style="list-style-type: none"> DCWW – Site is crossed by 150mm sewer which will restrict development density. WG (Agri) – provisional ALC Grade 3 	<ul style="list-style-type: none"> Some surface water issues. Previously developed land available in the settlement 	✗	✗
SP367	Land adj Stâd Minffordd	3.69	Housing	<ul style="list-style-type: none"> Filtered Stage 1 – See Topic Paper 1 Candidate Site Assessment Update May 2013 	<ul style="list-style-type: none"> Site is in the open countryside. Location unsuitable for housing. Allocation would be contrary to national planning policy and JLDP's Strategy. 	✗	✗
SP544	Land adj Maes Llydan	1.35	Housing	<ul style="list-style-type: none"> Highways – Unsuitable as access would be either via Breeze Hill Estate or via single track Lôn Glyn. WG (Agri) – provisional ALC Grade 3 	<ul style="list-style-type: none"> Although part of the site adjoins the UDP development boundary, the site would extend the built form into the open countryside causing detrimental landscape impact. Inadequate highways network will not be able to cope with large scale development. 	✗	✗
SP648	Land adj Maes Llydan	4.71	Housing	<ul style="list-style-type: none"> WG (Agri) – provisional ALC Grade 3 Planning Service – Intrusion into the open countryside 	<ul style="list-style-type: none"> Although part of the site adjoins the UDP development boundary, the site would extend the built form into the open countryside causing detrimental landscape impact. 	✗	✗
SP792	Land adj Tudno View	1.80	Housing	<ul style="list-style-type: none"> WG (Agri) – provisional ALC Grade 3 CC – Objection on the basis of the scale of the development which would lead highways problems especially access to the A5025. 	<ul style="list-style-type: none"> Situated to the north of the settlement, access to this site would be directly off the A5025. Development of this site would extend the built form into the open countryside. Other sites that do not extend the settlement's built form are available. 	✗	✗
SP942	Land at Wendon Cafe	4.45	Mixed	<ul style="list-style-type: none"> NRW – The lower elevation along the beach frontage should consider the impacts of sea level rises associated with climate change. It is suggested that flood risk is assessed to ensure that any development proposals along the frontage are safe for the lifetime of the development and can comply with TAN15. WG (Agri) – provisional ALC Grade 3 	<ul style="list-style-type: none"> Underused brownfield land situated near the beachfront within existing development boundary. Design and scale of development will need to be sympathetic as to not have a negative impact on the setting of the AONB. 	✓ Part (T33)	✓

Site Ref	Address	Area (ha)	Proposed Use	Summary of issues identified	Planning Policy Comments	Allocation?	Within Development Boundary?
				<ul style="list-style-type: none"> Planning Service – Setting of the AONB (Red Wharf Bay) DCWW – Site is crossed by a number of sewers and a Sewage Pumping System is located on site which will restrict development density on site. CC – Although agree in principle with redeveloping this site, the CC are unsure about the proposed apartments – feel that there needs to be greater imagination with the redevelopment. 			

4.13 Bodedern

Site Ref	Address	Area (ha)	Proposed Use	Summary of issues identified	Planning Policy Comments	Allocation?	Within Development Boundary?
SP44	Land at Tyn Llan	0.20	Housing	n/a	<ul style="list-style-type: none"> Small Housing Site– not requiring JLDP allocation – acceptability can be determined through the planning application process judging the proposal against the policy/criteria found in the adopted development plan. 	✗	✗
SP51	Land adj Crown Hotel	0.75	Housing	<ul style="list-style-type: none"> Built Environment – situated within Bodedern Conservation area and large scale development here would have an adverse impact upon it 	<ul style="list-style-type: none"> There may be other suitable sites available in the settlement that is not located within the Conservation Area. 	✗	✗
SP59	Car Sarn Gannu	3.03	Housing	<ul style="list-style-type: none"> Highways Dept – access issues. Access would need to be achieved through SP722. 	<ul style="list-style-type: none"> Site is located to the rear of Bron y Graig and would be accessed through the new housing development which would limit the number dwellings possible on site. Other sites with no access issues are available. 	✗	✗
SP121	Land adj Yr Allt	1.78	Housing	<ul style="list-style-type: none"> Planning Service – unacceptable intrusion into the open countryside. 	<ul style="list-style-type: none"> Although part of the site adjoins the UDP development boundary, this site feels detached from the rest of the settlement and would not form a logical extension to the settlement. The site would extend the built form into the open countryside causing detrimental landscape impact. 	✗	✗
SP171	Land adj Llwyn Angharad	0.22	Housing	<ul style="list-style-type: none"> See SP172 below 	<ul style="list-style-type: none"> See SP172 below 	✓ (T34)	✓
SP172	Land adj Llwyn Angharad	1.13	Housing	<ul style="list-style-type: none"> Highways – adequate road frontage to provide access. 	<ul style="list-style-type: none"> Located at the south of the settlement the site has ample road frontage to ensure adequate visibility splays in both directions 	✓ (T34)	✓
SP173	Land adj Llwyn Angharad	4.07	Housing	n/a	<ul style="list-style-type: none"> The site is located in the south of the settlement and extends behind the cemetery. The site is classified as being in the open countryside as it does not border the existing UDP development boundary 	✗	✗
SP301	Land adj Dalar Hir	28.11	Mixed	<ul style="list-style-type: none"> Filtered Stage 1 – See Topic Paper 1 Candidate Site Assessment Update May 2013 	<ul style="list-style-type: none"> Site is in the open countryside. Location unsuitable for housing. Allocation would be contrary to national planning policy and JLDP's Strategy. 	✗	✗

Site Ref	Address	Area (ha)	Proposed Use	Summary of issues identified	Planning Policy Comments	Allocation?	Within Development Boundary?
SP722	Land Adj Tre Angharad	4.63	Housing	<ul style="list-style-type: none"> Planning Service – designation of this size not required in Bodedern. 	<ul style="list-style-type: none"> The site covers SP171, SP172, SP173, Sp722 and SP59. The whole site will not be carried forward to the next stage but parts of the site covered by other Sp numbers may be acceptable. 	 Part (T34)	 Part

4.14 Cemaes

Site Ref	Address	Area (ha)	Proposed Use	Summary of issues identified	Planning Policy Comments	Allocation?	Within Development Boundary?
SP334	Land at Manora	1.43	Housing	<ul style="list-style-type: none"> Highways Dept – Unsuitable access WG (Agri) – provisional ALC Grade 3 	<ul style="list-style-type: none"> Situated to the west of the settlement immediately adjoining the UDP's development boundary. Poor accessibility to the site 		
SP851	Land adj Hafod	0.20	Housing	<ul style="list-style-type: none"> Filtered Stage 1 – See Topic Paper 1 Candidate Site Assessment Update May 2013 	<ul style="list-style-type: none"> Site is in the open countryside. Location unsuitable for housing. Allocation would be contrary to national planning policy and JLDP's Strategy. 		
SP852	Former Faraway Site	0.32	Housing	<ul style="list-style-type: none"> Filtered Stage 1 – See Topic Paper 1 Candidate Site Assessment Update May 2013 	<ul style="list-style-type: none"> Site is in the open countryside. Location unsuitable for housing. Allocation would be contrary to national planning policy and JLDP's Strategy. 		
SP926	Land to Rear of Holyhead Rd	2.84	Housing	<ul style="list-style-type: none"> WG (Agri) – provisional ALC Grade 3. DCWW – The proposed growth being promoted for this settlement would require improvements at Treborth Wastewater Treatment Works (WwTW) which would need to be funded through our Asset Management Plan or potentially earlier through developer contributions. 	<ul style="list-style-type: none"> Adjoining the development boundary to the south of the settlement this site has adequate frontage along the Ffordd y Felin to provide access 	 (T35)	

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Site Ref	Address	Area (ha)	Proposed Use	Planning Policy Comments	Allocation?	Within Development Boundary?
LS013	Land adj Primary School	2.60	Housing	<ul style="list-style-type: none"> Development at this site would lead to an unacceptable intrusion into the open countryside 		
LS028	Land adj Ffynnon Las	3.01	Housing	<ul style="list-style-type: none"> The site's topography would lead to access issues and the land slopes down off the A5025. 		

4.15 Gaerwen

Site Ref	Address	Area (ha)	Proposed Use	Summary of issues identified	Planning Policy Comments	Allocation?	Within Development Boundary?
SP34	Land at Coed Bryn Disgwyl	2.31	Housing	<ul style="list-style-type: none"> WG (Agri) – provisional ALC Grade 3 Substandard highway 	<ul style="list-style-type: none"> Site is in the open countryside. Location unsuitable for large scale housing. Allocation would be contrary to national planning policy and JLDP's Strategy. 		
SP130	Land adj Gaerwen Uchaf Farm	7.13	Housing	<ul style="list-style-type: none"> NWTRA – Due to capacity on the road network at and around Britannia Bridge at peak times a review of the potential traffic impact of the 	<ul style="list-style-type: none"> Current application on site has revealed that highways improvements along Church Lane would be necessary to access the site. 		

Site Ref	Address	Area (ha)	Proposed Use	Summary of issues identified	Planning Policy Comments	Allocation?	Within Development Boundary?
				<p>development of the site on the A55 and junction 7 is required by the trunk road authority for further comment.</p> <ul style="list-style-type: none"> Highways – improvement to Church Lane would be required to support the scale of development. WG (Agri) – provisional ALC Grade 3 DCWW – There are isolated incidents of flooding in the public sewerage system in Gaerwen that would need to be resolved to allow development to proceed. Given the size of the site the local sewerage system may be inadequate to provide for the site. CC – major concerns regarding the capacity of the sewerage system to cope with more development. Major concerns regarding surface water running down towards Pentre Berw and the Afon Gors as there are flooding problems in the village already. Major concerns regarding the effect on the highways. Major concerns regarding over development of Gaerwen. 	<ul style="list-style-type: none"> Major surface water issues in Gaerwen which would need to be mitigated prior to its inclusion in the JLDP. No allocation is required in settlement as there is sufficient landbank to meet settlement's housing needs. 		
SP131	Gaerwen Ganol Field	6.64	Employment	<ul style="list-style-type: none"> Planning Service – Employment Land Review 2012 – identified as Secondary site 	<ul style="list-style-type: none"> Identified as a safeguarded employment site in the Employment and Economic Land Review (July 2012). 	<p>✓ Part (C33)</p>	✗
SP132	Gaerwen Bellaf Field	0.49	Housing	n/a	<ul style="list-style-type: none"> Site is in the open countryside. Location unsuitable for large scale housing. Allocation would be contrary to national planning policy and JLDP's Strategy. 	✗	✗
SP133	Gaerwen Bellaf Field	1.07	Housing	n/a	<ul style="list-style-type: none"> Site is in the open countryside. Location unsuitable for large scale housing. Allocation would be contrary to national planning policy and JLDP's Strategy. 	✗	✗
SP181	Land adj Gaerwen Arns	17.94	Mixed	<ul style="list-style-type: none"> NWTRA – Due to capacity on the road network at and around Britannia Bridge at peak times a review of the potential traffic impact of the development of the site on the A55 and junction 7 is required by the trunk road authority for further comment. WG (Agri) – provisional ALC Grade 3 DCWW – There are isolated incidents of flooding in the public sewerage system in Gaerwen that would need to be resolved to allow development to proceed. Given the size of the site the local sewerage system may be inadequate to provide for the site. Planning Service - Intrusion open countryside CC – major concerns regarding the capacity of the sewerage system to cope with more development. Major concerns regarding surface water running down towards Pentre Berw and the Afon Gors as there are flooding problems in the 	<ul style="list-style-type: none"> The site would form a very large extension to the village and would form a significant encroachment into the open countryside if developed. Consideration could be given however to allocate part of the site closest to the settlement which would form a more logical extension to the village. Good access links to A5 and A55. Major surface water issues in Gaerwen which would need to be mitigated prior to its inclusion in the JLDP. No allocation is required in settlement as there is sufficient landbank to meet settlement's housing needs. 	✗	✗

Site Ref	Address	Area (ha)	Proposed Use	Summary of issues identified	Planning Policy Comments	Allocation?	Within Development Boundary?
				village already. Major concerns regarding the effect on the highways. Major concerns regarding over development of Gaerwen.			
SP309	Land off Lon Graig	39.73	Mixed	<ul style="list-style-type: none"> ▪ NWTRA – Due to capacity on the road network at and around Britannia Bridge at peak times a review of the potential traffic impact of the development of the site on the A55 and junction 7 is required by the trunk road authority for further comment. Request to know what type of development will be on site. ▪ WG (Agri) – provisional ALC Grade 3 ▪ DCWW – There are isolated incidents of flooding in the public sewerage system in Gaerwen that would need to be resolved to allow development to proceed. Given the size of the site the local sewerage system may be inadequate to provide for the site. ▪ Science Park? ▪ CC – major concerns regarding the capacity of the sewerage system to cope with more development. Major concerns regarding surface water running down towards Pentre Berw and the Afon Gors as there are flooding problems in the village already. Major concerns regarding the effect on the highways. Major concerns regarding over development of Gaerwen. 	<ul style="list-style-type: none"> ▪ The eastern part of the site has been safeguarded as the preferred site for the new Menai Science Park. ▪ The remainder of the site would extend the built form of the settlement into the open countryside. ▪ Inadequate highways infrastructure to access such a large scale site. 	<p style="text-align: center;">✓</p> <p style="text-align: center;">Part (C38) Employment</p>	✗
SP374	Land adj Brynsunur	0.39	Housing	<ul style="list-style-type: none"> ▪ Highways Dept – Unsuitable access ▪ Planning Service – Backland development 	<ul style="list-style-type: none"> ▪ This site is considered as backland development which may cause difficulties of access to the house at the back and disturbance and lack of privacy to the house in front impact upon the amenity of adjoining uses. ▪ Inadequate highways infrastructure to access the site. ▪ No allocation is required in settlement as there is sufficient landbank to meet settlement's housing needs. 	✗	✗
SP375	Land adj Jeru	0.83	Housing	<ul style="list-style-type: none"> ▪ Planning Service – intrusion into the open countryside 	<ul style="list-style-type: none"> ▪ Situated opposite Bron Heulog Council Depot the site is detached from main built form of the settlement. ▪ Although part of the site adjoins the UDP development boundary, the site would extend the built form into the open countryside causing detrimental landscape impact. ▪ No allocation is required in settlement as there is sufficient landbank to meet settlement's housing needs. 	✗	✗
SP376	Land adj Brynsunur	0.47	Housing	Planning Serviced - Divorced from settlement	<ul style="list-style-type: none"> ▪ Site is situated on the eastern edge of the settlement and is separated from the main built up form of Gaerwen by St Mihangel's Church and cemetery. ▪ Site is opposite the entrance to Gaerwen 	✗	✗

Site Ref	Address	Area (ha)	Proposed Use	Summary of issues identified	Planning Policy Comments	Allocation?	Within Development Boundary?
					Industrial Estate, however, no residential areas surrounding the site. <ul style="list-style-type: none"> Site is divorced from the main built up form of Gaerwen. No allocation is required in settlement as there is sufficient landbank to meet settlement's housing needs. 		
SP412	Land at Tydyn Rhyd	0.39	Mixed	n/a	<ul style="list-style-type: none"> Economic and Employment Land Review (July 2012) concluded that no new employment allocations would be required in this area. Unsuitable for housing allocation due to adjoining uses No allocation is required in settlement as there is sufficient landbank to meet settlement's housing needs. 	✗	✗
SP477	Land adj Ael y Bryn	0.33	Housing	<ul style="list-style-type: none"> Filtered Stage 1 – See Topic Paper 1 Candidate Site Assessment Update May 2013 	<ul style="list-style-type: none"> Site is in the open countryside. Location unsuitable for housing. Allocation would be contrary to national planning policy and JLDP's Strategy. 	✗	✗
SP545	Anglesey Oil Ltd & Iard	0.71	Housing	<ul style="list-style-type: none"> DCWW – There are isolated incidents of flooding in the public sewerage system in Gaerwen that would need to be resolved to allow development to proceed. CC – major concerns regarding the capacity of the sewerage system to cope with more development. Major concerns regarding surface water running down towards Pentre Berw and the Afon Gors as there are flooding problems in the village already. Major concerns regarding the effect on the highways. Major concerns regarding over development of Gaerwen. 	<ul style="list-style-type: none"> Situated in the centre of the settlement within the current development boundary. Brownfield site Currently being used by Anglesey Oil Co Depot we would need to ascertain whether the land would become available for development during the plan period. May be contamination issues on site due to its current use. No allocation is required in settlement as there is sufficient landbank to meet settlement's housing needs. 	✗	✓

4.16 Llanfairpwll

Site Ref	Address	Area (ha)	Proposed Use	Summary of issues identified	Planning Policy Comments	Allocation?	Within Development Boundary?
SP60	Land at Cae Garnedd	0.89	Housing	<ul style="list-style-type: none"> WG (Agri) – provisional ALC Grade 3 DCWW – Given the size of the site the local sewerage system may be inadequate to provide for the site. Highways Dept – Not acceptable – inadequate road infrastructure 	<ul style="list-style-type: none"> Situated to the north west of the settlement, this site is located to the rear of Y Garnedd. The site would need to be accessed via the estate which would not be suitable for size of development. 	✗	✗
SP110	Land adj Tal y Bont	0.66	Housing	n/a	<ul style="list-style-type: none"> Majority of the site falls within a C2 floodrisk zone which is a major constraint to flooding. 	✗	✗
SP272	Land opposite Tyn Lôn	1.54	Housing	<ul style="list-style-type: none"> Planning Service – 132kV pylon on site, railway and access issues. 	<ul style="list-style-type: none"> Although immediately adjacent to the current development the site feels detached from the rest of the settlement as the railway and the A55 creates a physical boundary for the settlement. A 132kV national grid pylon is situated on the site which will restrict any development on the site. 	✗	✗

Site Ref	Address	Area (ha)	Proposed Use	Summary of issues identified	Planning Policy Comments	Allocation?	Within Development Boundary?
SP274	Creigiar Field	0.29	Housing	<ul style="list-style-type: none"> Filtered Stage 1 – See Topic Paper 1 Candidate Site Assessment Update May 2013 	<ul style="list-style-type: none"> The majority of this site falls within a C2 flood risk zone which is a major constraint to development. 	✗	✗
SP321	Land adj Porth Padrig	0.82	Housing	<ul style="list-style-type: none"> Highways Dept – Inadequate access for large scale development. 	<ul style="list-style-type: none"> Situated to the rear of properties off Lôn Pant and considered as backland development which may cause difficulties of access to the house at the back and disturbance and lack of privacy to the house in front. Any development could impact upon the amenity of adjoining uses. 	✗	✗
SP617	Land at Ty'n Coed Mawr	0.44	Housing	<ul style="list-style-type: none"> Filtered Stage 1 – See Topic Paper 1 Candidate Site Assessment Update May 2013 	<ul style="list-style-type: none"> Site is in the open countryside. Location unsuitable for housing. Allocation would be contrary to national planning policy and JLDP's Strategy. 	✗	✗
SP721	Land Adj Bryn Eira	3.21	Housing	<ul style="list-style-type: none"> NWTRA – Due to capacity on the road network at and around Britannia Bridge at peak times a review of the potential traffic impact of the development of the site on the A55 should be provided to the trunk road authority for further comment. WG (Agri) – provisional ALC Grade 3 DCWW – Given the size of the site the local sewerage system may be inadequate to provide for the site. 	<ul style="list-style-type: none"> The site adjoins the current UDP boundary along its northern boundary and also adjoins the settlement's built form in terms of the residential properties of Y Wern estate. The A55 creates a physical boundary to prevent intrusion into the open countryside. Possibly consider including fields to the east of the submission. The whole site is not required to meet the settlement's housing needs. 	✓ Part (T36)	✓ Part
SP801	Land at Ty Mawr	1.07	Mixed	<ul style="list-style-type: none"> Filtered Stage 1 – See Topic Paper 1 Candidate Site Assessment Update May 2013 	<ul style="list-style-type: none"> Site is in the open countryside. Location unsuitable for housing. Allocation would be contrary to national planning policy and JLDP's Strategy. 	✗	✗

Late Submissions

Site Ref	Address	Area (ha)	Proposed Use	Planning Policy Comments	Allocation?	Within Development Boundary?
LS007	Land adj Lôn Refail	1.35	Housing	<ul style="list-style-type: none"> Site is not required to meet the settlement's housing needs 	✗	✗

4.17 Pentraeth

Site Ref	Address	Area (ha)	Proposed Use	Summary of issues identified	Planning Policy Comments	Allocation?	Within Development Boundary?
SP1	Land adj Nant y Felin	2.36	Housing	<ul style="list-style-type: none"> NWTRA – Due to capacity on the road network at and around Britannia Bridge at peak times a review of the potential traffic impact of the development of the site on the A55 should be provided to the trunk road authority for further comment. 	<ul style="list-style-type: none"> Adjacent to existing UDP development boundary but potential encroachment on to open countryside, particularly as the site is sloping and existing residential development is well screened by mature trees. Any new development would be prominent. No allocation is required in settlement as there is sufficient landbank to meet settlement's housing needs. 	✗	✗
SP2	Land adj Hendre Hywel a Maes Geraint	5.28	Housing	<ul style="list-style-type: none"> NWTRA – Due to capacity on the road network at and around Britannia Bridge at peak times a review of the potential traffic impact of the development of the site on the A55 should be 	<ul style="list-style-type: none"> The majority of this site falls within a C2 flood risk zone which is a major constraint to development The site also suffers from surface water flooding issues. 	✗	✗

Site Ref	Address	Area (ha)	Proposed Use	Summary of issues identified	Planning Policy Comments	Allocation?	Within Development Boundary?
				<ul style="list-style-type: none"> provided to the trunk road authority for further comment. NRW – C2 flood risk zone Community Council – Favour this site as opposed to SP773 (no reason given). 	<ul style="list-style-type: none"> No allocation is required in settlement as there is sufficient landbank to meet settlement's housing needs. 		
SP222	Pentraeth Nursery	0.67	Housing	<ul style="list-style-type: none"> Planning Service – is this site deliverable? Owner's intention? 	<ul style="list-style-type: none"> Brownfield site located off the A5025 the site and within the current UDP development boundary, the the site still being used as a Garden Centre. Enquiries would need to be made regarding the owner's intention before allocating this site. No allocation is required in settlement as there is sufficient landbank to meet settlement's housing needs. 	X	X
SP277	Land opp Tan y Graig	2.77	Leisure	n/a	<ul style="list-style-type: none"> Allocation not required. Acceptability can be determined through the planning application process judging the proposal against the policy/criteria found in the adopted development plan. 	X	X
SP542	Land Adj the garden	0.06	Housing	<ul style="list-style-type: none"> Filtered Stage 1 – See Topic Paper 1 Candidate Site Assessment Update May 2013 	<ul style="list-style-type: none"> Site is in the open countryside. Location unsuitable for housing. Allocation would be contrary to national planning policy and JLDP's Strategy. 	X	X
SP574	Land adj Pentraeth Industrial Estate	5.66	Mixed	<ul style="list-style-type: none"> NWTRA – Due to capacity on the road network at and around Britannia Bridge at peak times a review of the potential traffic impact of the development of the site on the A55 should be provided to the trunk road authority for further comment. WG (Agri) – provisional ALC Grade 2 	<ul style="list-style-type: none"> Paragraph 4.10.1 of PPW states that “ In the case of agricultural land, land of grades 1, 2 and 3a of the Department for Environment, Food and Rural Affairs (DEFRA) Agricultural Land Classification system (ALC)18 is the best and most versatile, and should be conserved as a finite resource for the future¹⁹ 20. In development plan policies and development management decisions considerable weight should be given to protecting such land from development, because of its special importance. Land in grades 1, 2 and 3a should only be developed if there is an overriding need for the development, and either previously developed land or land in lower agricultural gr No allocation is required in settlement as there is sufficient landbank to meet settlement's housing needs.ades is unavailable” 	X	X
SP608	Land adj Pentraeth Industrial Estate	3.49	Mixed	<ul style="list-style-type: none"> NWTRA – Due to capacity on the road network at and around Britannia Bridge at peak times a review of the potential traffic impact of the development of the site on the A55 should be provided to the trunk road authority for further comment. WG (Agri) – provisional ALC Grade 2 DCWW – Site is crossed by 150mm sewer which will restrict development density 	<ul style="list-style-type: none"> Paragraph 4.10.1 of PPW states that “ In the case of agricultural land, land of grades 1, 2 and 3a of the Department for Environment, Food and Rural Affairs (DEFRA) Agricultural Land Classification system (ALC)18 is the best and most versatile, and should be conserved as a finite resource for the future¹⁹ 20. In development plan policies and development management decisions considerable weight should be given to protecting such land from development, because of its special importance. 	X	X

Site Ref	Address	Area (ha)	Proposed Use	Summary of issues identified	Planning Policy Comments	Allocation?	Within Development Boundary?
					Land in grades 1, 2 and 3a should only be developed if there is an overriding need for the development, and either previously developed land or land in lower agricultural grades is unavailable”		
SP773	Land at Glanrafon	3.15	Housing	<ul style="list-style-type: none"> NWTRA – Due to capacity on the road network at and around Britannia Bridge at peak times a review of the potential traffic impact of the development of the site on the A55 should be provided to the trunk road authority for further comment. Community Council – Favour SP2 as opposed to this site (no reason given). 	<ul style="list-style-type: none"> Topographical characteristics of site may effect viability. No allocation is required in settlement as there is sufficient landbank to meet settlement’s housing needs. 	✘	✘

4.18 Menai Bridge / Porthaethwy

Site Ref	Address	Area (ha)	Proposed Use	Summary of issues identified	Planning Policy Comments	Allocation?	Within Development Boundary?
SP32	Webb & Sons and Assoc Buildings	2.13	Employment	<ul style="list-style-type: none"> Planning Service – Existing UDP employment allocation urs 	<ul style="list-style-type: none"> Site is an existing employment site within the existing UDP settlement development boundary. 	✘	✔
SP138	Cae Waun	0.67	Nature	n/a	<ul style="list-style-type: none"> The JLDP will contain policies which seek to protect areas of important landscape value. Policies in the JLDP will also seek to promote development in the most sustainable locations in accordance with a settlement hierarchy. Whether this site is developed or not will be determined when drawing development boundaries. During that process this candidate site will be taken into consideration, however this candidate site will not proceed any further in the candidate site assessment. 	-	-
SP236	Land at Silver Gates	0.65	Housing	Planning Service – intrusion into the open countryside	<ul style="list-style-type: none"> Surrounded by the telephone exchange and cemetery this site feels detached from the rest of the settlement. Although part of the site adjoins the UDP development boundary, the site would extend the built form into the open countryside. 	✘	✘
SP264	Land adj Maes yr Hafod	0.84	Housing	<ul style="list-style-type: none"> NWTRA – Due to capacity on the road network at and around Britannia Bridge at peak times, the trunk road authority will need to be assured that the development of this site will not exacerbate matters. A review of the potential traffic impact of the development of the site should be provided to the trunk road authority for further comment. GAT – Fairly significant restraint – Allocation could be included in JLDP but subject to results of archaeological evaluation. WG (Agri) – provisional ALC Grade 3 	<ul style="list-style-type: none"> Located to the north of the settlement adjoining the development boundary this site may be suitable however other sites either with existing planning permission or within the existing development boundary are available. 	✘	✘
SP343	Land adj Tyddyn Isaf	10.49	Protect	n/a	<ul style="list-style-type: none"> The JLDP will contain policies which seek to protect areas of important landscape value. 	-	-

Site Ref	Address	Area (ha)	Proposed Use	Summary of issues identified	Planning Policy Comments	Allocation?	Within Development Boundary?
					<p>Policies in the JLDP will also seek to promote development in the most sustainable locations in accordance with a settlement hierarchy.</p> <ul style="list-style-type: none"> Whether this site is developed or not will be determined when drawing development boundaries. During that process this candidate site will be taken into consideration, however this candidate site will not proceed any further in the candidate site assessment. 		
SP344	Land between Menai Bridge and Llanfairpwll	91.22	Protect	n/a	<ul style="list-style-type: none"> The JLDP will contain policies which seek to protect areas of important landscape value. Policies in the JLDP will also seek to promote development in the most sustainable locations in accordance with a settlement hierarchy. Whether this site is developed or not will be determined when drawing development boundaries. During that process this candidate site will be taken into consideration, however this candidate site will not proceed any further in the candidate site assessment. 	-	-
SP612	Land adj Four Crosses	3.81	Mixed	Planning – intrusion into the open countryside.	<ul style="list-style-type: none"> Although part of the site adjoins the UDP development boundary, the site would extend the built form into the open countryside causing detrimental landscape impact. 	✗	✗
SP614	Land off Mount Street	0.18	Housing	n/a	<ul style="list-style-type: none"> Small Housing Site (Less than 0.2ha) – not requiring JLDP allocation – acceptability can be determined through the planning application process judging the proposal against the policy/criteria found in the adopted development plan. 	✗	✗
SP628	Land at Carreg Iago, Lon Pentraeth	5.68	Housing	<ul style="list-style-type: none"> NWTRA – Due to capacity on the road network at and around Britannia Bridge at peak times, the trunk road authority will need to be assured that the development of this site will not exacerbate matters. A review of the potential traffic impact of the development of the site should be provided to the trunk road authority for further comment. GAT – Fairly significant restraint – Allocation could be included in JLDP but subject to results of archaeological evaluation. WG (Agri) – provisional ALC Grade 3 	<ul style="list-style-type: none"> Situated to the north of the settlement including the whole site would extend the built form of the settlement into the open countryside. Due to settlement's landbank the site is not required to meet the settlement's housing needs. 	✗	✗
SP636	Land adj Tyddyn Isaf	5.79	Housing	<ul style="list-style-type: none"> NWTRA – Due to capacity on the road network at and around Britannia Bridge at peak times, the trunk road authority will need to be assured that the development of this site will not exacerbate matters. A review of the potential traffic impact of the development of the site should be provided to the trunk road authority for further comment. GAT – Fairly significant restraint – Allocation 	<ul style="list-style-type: none"> Situated to the north of the settlement including the whole site would extend the built form of the settlement into the open countryside. Access through a series of estates which may be unsuitable for large scale development. Due to settlement's landbank the site is not required to meet the settlement's housing needs. 	✗	✗

Site Ref	Address	Area (ha)	Proposed Use	Summary of issues identified	Planning Policy Comments	Allocation?	Within Development Boundary?
				could be included in JLDP but subject to results of archaeological evaluation. • WG (Agri) – provisional ALC Grade 3			
SP637	Pentraeth Automotive, Henffordd	3.13	Mixed	Filtered Stage 1 – See Topic Paper 1 Candidate Site Assessment Update May 2013	<ul style="list-style-type: none"> Site is in the open countryside. Location unsuitable for housing. Allocation would be contrary to national planning policy and JLDP's Strategy. 	✗	✗
SP793	Boatyard & Quay	0.24	Amenity	n/a	<ul style="list-style-type: none"> Allocation not required. Acceptability can be determined through the planning application process judging the proposal against the policy/criteria found in the adopted development plan. 	-	-
SP794	New road to create one way system	0.18	Infrastructure	n/a	<ul style="list-style-type: none"> Allocation not required. Acceptability can be determined through the planning application process judging the proposal against the policy/criteria found in the adopted development plan. 	-	-
SP1002	Land adj Lôn y Gamfa		Housing	Within UDP Development Boundary	<ul style="list-style-type: none"> Located within UDP development boundary development of this site would not extend the settlement's built form onto the open countryside 	✓ (T40)	✓

4.19 Rhosneigr

Site Ref	Address	Area (ha)	Proposed Use	Summary of issues identified	Planning Policy Comments	Allocation?	Within Development Boundary?
SP62	Land at Ty'n Morfa Farm	1.03	Housing	<ul style="list-style-type: none"> DCWW – Site is crossed by water main that may restrict development density. There are isolated incidents of flooding in the public sewerage system that would need to be overcome if this site is to proceed. Planning Service – is this site deliverable? Owner's intention? 	<ul style="list-style-type: none"> Currently being used as a Caravan site. Enquiries would need to be made regarding the owner's intention before allocating this site. Allocation not required as there is sufficient landbank in the settlement to meet housing needs. 	✗	✗
SP241	Land adj Trewyn Cottage	0.53	Housing	<ul style="list-style-type: none"> WG (Agri) – provisional ALC Grade 3 DCWW - There are isolated incidents of flooding in the public sewerage system that would need to be overcome if this site is to proceed. 	<ul style="list-style-type: none"> Immediately adjoining the UDP development boundary and surrounded by residential development, this site would be a suitable infill site to allocate. Allocation not required as there is sufficient landbank in the settlement to meet housing needs. 	✗	✗
SP256	Land adj Plas Caravan Park	3.06	Tourism	n/a	<ul style="list-style-type: none"> Allocation not required. Acceptability can be determined through the planning application process judging the proposal against the policy/criteria found in the adopted development plan. 	✗	✗
SP558	Land adj Tywyn Lodge	0.69	Housing	n/a	<ul style="list-style-type: none"> Site is in the open countryside. Location unsuitable for housing. Allocation would be contrary to national planning policy and JLDP's Strategy. 	✗	✗
SP651	Carafan Pensieri Site	7.44	Tourism	n/a	<ul style="list-style-type: none"> Allocation not required. Acceptability can be determined through the planning application process judging the proposal against the 	✗	✗

Site Ref	Address	Area (ha)	Proposed Use	Summary of issues identified	Planning Policy Comments	Allocation?	Within Development Boundary?
					policy/criteria found in the adopted development plan.		
SP927	Land adj Sisal y Môr	1.62	Housing	<ul style="list-style-type: none"> WG (Agri) – provisional ALC Grade 3 DCWW – The public sewer is approximately 65 metres away from the site and off-site mains would be required. 	<ul style="list-style-type: none"> Located to the rear of Sisal y Môr estate this site would be access via the estate which may limit the scale of development on site. Allocation not required as there is sufficient landbank in the settlement to meet housing needs. 	✘	✘
SP928	Land adj to the school	1.23	Housing	<ul style="list-style-type: none"> WG (Agri) – provisional ALC Grade 3 DCWW - There are isolated incidents of flooding in the public sewerage system that would need to be overcome if this site is to proceed. 	<ul style="list-style-type: none"> Located next to the Primary school this site will be accessed via Sandy Lane. Allocation not required as there is sufficient landbank in the settlement to meet housing needs. 	✘	✘

4.20 Valley / Y Fali

Site Ref	Address	Area (ha)	Proposed Use	Summary of issues identified	Planning Policy Comments	Allocation?	Within Development Boundary?
SP48	Tir Ty Mawr Land	13.15	Employment	n/a	<ul style="list-style-type: none"> Economic and Employment Land Review (July 2012) concluded that no new employment allocations would be required in this area. Allocation would be contrary to the JLDP's Strategy. 	✘	✘
SP63	Land to rear of Stermat	1.09	Mixed	<ul style="list-style-type: none"> NRW - within zone C1 as defined by the development advice map (DAM) referred to under Planning Policy Wales: Technical Advice Note 15: Development and Flood Risk (July 2004). Highways Dept – susceptible to surface water flooding 	<ul style="list-style-type: none"> Although immediately adjacent to the current development boundary the site does feel detached from the rest of the settlement because is not adjacent to any residential areas Within a C1 floodrisk area therefore any future development on these sites would need to be supported by a satisfactory Flood Consequences Assessment (FCA) before their inclusion within the proposed Local Development Plan Economic and Employment Land Review (July 2012) concluded that no new employment allocations would be required in this area. 	✘	✘
SP64	Land adj Lon Gorad Rd	3.78	Housing	<ul style="list-style-type: none"> Planning Service – unacceptable intrusion into the open countryside especially in the AONB Highways Dept – the capacity of Gorad Road reduces the further north 	<ul style="list-style-type: none"> Situated to the north of the settlement this site is a far distance from town centre amenities Although part of the site adjoins the UDP development boundary, the site would extend the built form into the open countryside causing detrimental landscape impact. Previously developed land is available to be developed within settlement. 	✘	✘
SP84	Land adj Gorad Road	1.78	Housing	n/a	<ul style="list-style-type: none"> Site is in the open countryside. Location unsuitable for housing. Allocation would be contrary to national planning policy and JLDP's Strategy. 	✘	✘
SP142	Land adj Parc Newlands Park	18.40	Housing / Leisure	<ul style="list-style-type: none"> Planning Service – Site is crossed by underground 132kV cable. Highways Dept – The majority of this site is 	<ul style="list-style-type: none"> Site is crossed by an underground 132kV cable which reduces the scope of development to the site. 	✘	✘

Site Ref	Address	Area (ha)	Proposed Use	Summary of issues identified	Planning Policy Comments	Allocation?	Within Development Boundary?
				<p>susceptible to surface water flooding</p> <ul style="list-style-type: none"> CC – Appears to be suitable as an infill site, however there are disadvantages in that it is off Gorad Road and in an area that is subject to flooding. There are also high voltage power cables and two major gas mains on the site. 	<ul style="list-style-type: none"> The part of the site to the north of the A5 suffers from surface water flooding. The part of the site is sandwiched between the A5 and the mainline railway. Previously developed land is available to be developed within settlement. 		
SP206	Land at Morfa	6.07	Housing	<ul style="list-style-type: none"> NRW - within zone C1 as defined by the development advice map (DAM) referred to under Planning Policy Wales: Technical Advice Note 15: Development and Flood Risk (July 2004). Therefore any future development on these sites would need to be supported by a satisfactory Flood Consequences Assessment (FCA) before their inclusion within the proposed Local Development Plan CC – Suggestions have been made in the past that this site may be utilised for a new link road between the A5 and A5025 in order to provide improved access during the building of the proposed Wylfa Newydd. Site is on a flood plain and subject to regular flooding. 	<ul style="list-style-type: none"> Site is in the open countryside. Location unsuitable for housing. Allocation would be contrary to national planning policy and JLDP's Strategy. C1 flood risk area therefore any future development on these sites would need to be supported by a satisfactory Flood Consequences Assessment (FCA) before their inclusion within the proposed Local Development Plan 	✘	✘
SP223	Land adj Gorad Road	2.07	Housing	<ul style="list-style-type: none"> Planning Service – Site is crossed by underground 132kV cable. 	<ul style="list-style-type: none"> Situated on the Gorad Road this site is crossed by an underground 132kV cable which reduces the scope for development on this site. Site has surface water issues. Previously developed land is available to be developed within settlement. 	✘	✘
SP261	Land off Lôn Spencer	2.38	Housing	<ul style="list-style-type: none"> Planning Service – intrusion into the open countryside. NRW - AONB 	<ul style="list-style-type: none"> Situated opposite the school off Lôn Spencer consideration needs to be given to whether residential development here would encroach on the countryside as it sits beyond the existing built form. There may be other more suitable sites available. 	✘	✘
SP307	Land off Station Rd	3.94	Housing	<ul style="list-style-type: none"> NRW - within zone C1 as defined by the development advice map (DAM) referred to under Planning Policy Wales: Technical Advice Note 15: Development and Flood Risk (July 2004). Therefore any future development on these sites would need to be supported by a satisfactory Flood Consequences Assessment (FCA) before their inclusion within the proposed Local Development Plan NRW – AONB CC – The ground is below sea level and already identified as being in the flood plain and occupiers would struggle to obtain property insurance cover as a result. Development of the land would disturb the natural habitat, destroy banks and hedgerows and cause harm to birds and other wildlife in the area. The area has rare species of plants, newts and toads and is within 	<ul style="list-style-type: none"> As the majority of the site falls within an area of C1 floodrisk, consideration will be given to include the part of the site that sits immediately adjacent to B4545. Previously developed land is available to be developed within settlement. 	✘	✘

Site Ref	Address	Area (ha)	Proposed Use	Summary of issues identified	Planning Policy Comments	Allocation?	Within Development Boundary?
				the AONB. Access to the site is dangerous and on a blind bend.			
SP348	Land adj Lon Gorad Rd	3.94	Protect	n/a	<ul style="list-style-type: none"> The JLDP will contain policies which seek to protect areas of important landscape value. Policies in the JLDP will also seek to promote development in the most sustainable locations in accordance with a settlement hierarchy. Whether this site is developed or not will be determined when drawing development boundaries. During that process this candidate site will be taken into consideration, however this candidate site will not proceed any further in the candidate site assessment. 	-	-
SP389	Land adj Penrhyn Bach	5.42	Housing	<ul style="list-style-type: none"> Filtered Stage 1 – See Topic Paper 1 Candidate Site Assessment Update May 2013 	<ul style="list-style-type: none"> The majority of this site falls within a C2 flood risk zone which is a major constraint to development. 	✗	✗
SP434	Land to rear of Stermat	0.97	Protect	n/a	<ul style="list-style-type: none"> The JLDP will contain policies which seek to protect areas of important landscape value. Policies in the JLDP will also seek to promote development in the most sustainable locations in accordance with a settlement hierarchy. Whether this site is developed or not will be determined when drawing development boundaries. During that process this candidate site will be taken into consideration, however this candidate site will not proceed any further in the candidate site assessment. 	-	-
SP448	Land to rear of St Michael's Church	2.32	Protect	n/a	<ul style="list-style-type: none"> The JLDP will contain policies which seek to protect areas of important landscape value. Policies in the JLDP will also seek to promote development in the most sustainable locations in accordance with a settlement hierarchy. Whether this site is developed or not will be determined when drawing development boundaries. During that process this candidate site will be taken into consideration, however this candidate site will not proceed any further in the candidate site assessment. 	-	-
SP536	Land at Rear of Station Road	1.82	Housing	<ul style="list-style-type: none"> NRW - within zone C1 as defined by the development advice map (DAM) referred to under Planning Policy Wales: Technical Advice Note 15: Development and Flood Risk (July 2004). Therefore any future development on these sites would need to be supported by a satisfactory Flood Consequences Assessment (FCA) before their inclusion within the proposed Local Development Plan NRW - AONB 	<ul style="list-style-type: none"> The majority of this site falls within an area of floodrisk. Other sites with less environmental constraints are available in the settlement. 	✗	✗
SP537	Part of Bryn Hyfryd	4.02	Housing	<ul style="list-style-type: none"> NRW - within zone C1 as defined by the development advice map (DAM) referred to under Planning Policy Wales: Technical Advice Note 15: Development and Flood Risk (July 	<ul style="list-style-type: none"> The majority of this site falls within an area of floodrisk. Other sites with less environmental constraints are available in the settlement. 	✗	✗

Site Ref	Address	Area (ha)	Proposed Use	Summary of issues identified	Planning Policy Comments	Allocation?	Within Development Boundary?
				2004). Therefore any future development on these sites would need to be supported by a satisfactory Flood Consequences Assessment (FCA) before their inclusion within the proposed Local Development Plan <ul style="list-style-type: none"> NRW - AONB 			
SP626	Tir ger Glan Morfa	10.36	Housing	n/a	<ul style="list-style-type: none"> Site is in the open countryside. Location unsuitable for housing. Allocation would be contrary to national planning policy and JLDP's Strategy. 	✗	✗
SP756	Land Near Pant y Celyn	0.09	Housing	<ul style="list-style-type: none"> Filtered Stage 1 – See Topic Paper 1 Candidate Site Assessment Update May 2013 	<ul style="list-style-type: none"> Small Housing Site (Less than 0.2ha) – not requiring JLDP allocation – acceptability can be determined through the planning application process judging the proposal against the policy/criteria found in the adopted development plan. 	✗	✗
SP758	Land adj Pendyffryn	10.07	Protect	n/a	<ul style="list-style-type: none"> The JLDP will contain policies which seek to protect areas of important landscape value. Policies in the JLDP will also seek to promote development in the most sustainable locations in accordance with a settlement hierarchy. Whether this site is developed or not will be determined when drawing development boundaries. During that process this candidate site will be taken into consideration, however this candidate site will not proceed any further in the candidate site assessment. 	-	-
SP759	Land adj A55	13.15	Protect	n/a	<ul style="list-style-type: none"> The JLDP will contain policies which seek to protect areas of important landscape value. Policies in the JLDP will also seek to promote development in the most sustainable locations in accordance with a settlement hierarchy. Whether this site is developed or not will be determined when drawing development boundaries. During that process this candidate site will be taken into consideration, however this candidate site will not proceed any further in the candidate site assessment. 	-	-
SP813	Land adj Bryn Derwen	1.78	Protect	n/a	<ul style="list-style-type: none"> The JLDP will contain policies which seek to protect areas of important landscape value. Policies in the JLDP will also seek to promote development in the most sustainable locations in accordance with a settlement hierarchy. Whether this site is developed or not will be determined when drawing development boundaries. During that process this candidate site will be taken into consideration, however this candidate site will not proceed any further in the candidate site assessment. 	-	-
SP814	Part of Bryn Hyfryd	4.02	Protect	n/a	<ul style="list-style-type: none"> The JLDP will contain policies which seek to protect areas of important landscape value. 	-	-

Site Ref	Address	Area (ha)	Proposed Use	Summary of issues identified	Planning Policy Comments	Allocation?	Within Development Boundary?
					<p>Policies in the JLDP will also seek to promote development in the most sustainable locations in accordance with a settlement hierarchy.</p> <ul style="list-style-type: none"> Whether this site is developed or not will be determined when drawing development boundaries. During that process this candidate site will be taken into consideration, however this candidate site will not proceed any further in the candidate site assessment. 		
SP815	Land to rear of Station Road	1.82	Protect	n/a	<ul style="list-style-type: none"> The JLDP will contain policies which seek to protect areas of important landscape value. Policies in the JLDP will also seek to promote development in the most sustainable locations in accordance with a settlement hierarchy. Whether this site is developed or not will be determined when drawing development boundaries. During that process this candidate site will be taken into consideration, however this candidate site will not proceed any further in the candidate site assessment. 	-	-
SP816	Part of Ynys Wen	19.82	Protect	n/a	<ul style="list-style-type: none"> The JLDP will contain policies which seek to protect areas of important landscape value. Policies in the JLDP will also seek to promote development in the most sustainable locations in accordance with a settlement hierarchy. Whether this site is developed or not will be determined when drawing development boundaries. During that process this candidate site will be taken into consideration, however this candidate site will not proceed any further in the candidate site assessment. 	-	-
SP817	Land to rear of Pant y Celyn	0.09	Protect	n/a	<ul style="list-style-type: none"> The JLDP will contain policies which seek to protect areas of important landscape value. Policies in the JLDP will also seek to promote development in the most sustainable locations in accordance with a settlement hierarchy. Whether this site is developed or not will be determined when drawing development boundaries. During that process this candidate site will be taken into consideration, however this candidate site will not proceed any further in the candidate site assessment. 	-	-
SP818	Land adj Freight Yard	4.52	Protect	n/a	<ul style="list-style-type: none"> The JLDP will contain policies which seek to protect areas of important landscape value. Policies in the JLDP will also seek to promote development in the most sustainable locations in accordance with a settlement hierarchy. Whether this site is developed or not will be determined when drawing development boundaries. During that process this candidate site will be taken into consideration, however this 	-	-

Site Ref	Address	Area (ha)	Proposed Use	Summary of issues identified	Planning Policy Comments	Allocation?	Within Development Boundary?
					candidate site will not proceed any further in the candidate site assessment.		
SP819	Land at Hafod yr Ynys	0.28	Protect	n/a	<ul style="list-style-type: none"> The JLDP will contain policies which seek to protect areas of important landscape value. Policies in the JLDP will also seek to promote development in the most sustainable locations in accordance with a settlement hierarchy. Whether this site is developed or not will be determined when drawing development boundaries. During that process this candidate site will be taken into consideration, however this candidate site will not proceed any further in the candidate site assessment. 	-	-
SP820	Land adj Newlands Park	17.79	Protect	n/a	<ul style="list-style-type: none"> The JLDP will contain policies which seek to protect areas of important landscape value. Policies in the JLDP will also seek to promote development in the most sustainable locations in accordance with a settlement hierarchy. Whether this site is developed or not will be determined when drawing development boundaries. During that process this candidate site will be taken into consideration, however this candidate site will not proceed any further in the candidate site assessment. 	-	-
SP863	Land adj Wave Crest	8.64	Housing	<ul style="list-style-type: none"> Filtered Stage 1 – See Topic Paper 1 Candidate Site Assessment Update May 2013 	<ul style="list-style-type: none"> Site is in the open countryside. Location unsuitable for housing. Allocation would be contrary to national planning policy and JLDP's Strategy. 	✘	✘
SP944	Land at the former cattle mart	1.87	Housing	Planning Service – brownfield land	<ul style="list-style-type: none"> A brownfield site falls within the UDP development boundary. Current application on site. 	✓ (T58)	✓

5.0 SERVICE VILLAGES

5.1 Bethel

Site Ref	Address	Area (ha)	Proposed Use	Summary of issues identified	Planning Policy Comments	Allocation?	Within Development Boundary?
SP282	Land opposite Stâd Rhoslan	0.70	Housing	<ul style="list-style-type: none"> Highways - Improvements would have to be made to the highway, require widening and provision of a pavement from the site to the centre of the village. DCWW – Site is crossed by a sewer which may restrict development density. Local Member – Planning history to the site where it has previously been refused for housing development by the Welsh Government twice before. Issues with sewerage and water on the site. Intrusion into open countryside, front of the site only 	<ul style="list-style-type: none"> Located opposite Rhosland estate, improvements would need to be made to the local highway network to be able to support allocating the site in its entirety. Other sites with better access are available. 	✗	✗
SP547	Land at Ty'n Rhos	0.80	Protect	n/a	<ul style="list-style-type: none"> The JLDP will contain policies which seek to protect areas of important landscape value. Policies in the JLDP will also seek to promote development in the most sustainable locations in accordance with a settlement hierarchy. Whether this site is developed or not will be determined when drawing development boundaries. During that process this candidate site will be taken into consideration, however this candidate site will not proceed any further in the candidate site assessment. 	-	-
SP565	Land at Tyddyn Andro Cottage	0.07	Housing	<ul style="list-style-type: none"> Filtered Stage 1 – See Topic Paper 1 Candidate Site Assessment Update May 2013 	<ul style="list-style-type: none"> Site is in the open countryside. Location unsuitable for housing. Allocation would be contrary to national planning policy and JLDP's Strategy. 	✗	✗
SP788	Land at Saron	7.17	Housing	<ul style="list-style-type: none"> Highways – Possible public footpath crossing the land which may restrict development density. Planning – Extent of the site is overbearing. Local Member – Number of dwellings on the site should be restricted to 15. Drainage issue on nearby land which may require resolving. Consideration will have to be given to ensuring that the views of nearby properties aren't adversely affected. Provision of parking for local residents on the site should also be considered. 	<ul style="list-style-type: none"> Situated to the east of the settlement, allocating the whole site would form a very large extension to the village and would form a significant encroachment into the open countryside if developed. Whole site is not required to meet settlement needs. Consideration could be given however to allocate part of the site closest to Post Office Row and the B4366 which would form a more logical extension to the village. 	 Allocate in part (T58)	 (part)
SP857	Land adj Bronant	0.93	Housing	n/a	<ul style="list-style-type: none"> Site is in the open countryside. Location unsuitable for housing. Allocation would be contrary to national planning policy and JLDP's Strategy. 	✗	✗
SP962	Land adj the B4366	0.94	Housing	<ul style="list-style-type: none"> DCWW – The nearest public sewer is approximately 65 metres away from the site and off-site mains would be required. 	<ul style="list-style-type: none"> Situated to the south of the B4366 this site has adequate road frontage to provide a suitable access. The majority of the built up part of the village is 	✗	✗

Site Ref	Address	Area (ha)	Proposed Use	Summary of issues identified	Planning Policy Comments	Allocation?	Within Development Boundary?
					located to the north of the B4366 therefore consideration needs to given to whether residential development here would encroach on the countryside as it sits beyond the existing built form.		
SP963	Land by Bro Eglwys	1.28	Housing	<ul style="list-style-type: none"> Highways – access to the site would have to be gained through Bro Eglwys Estate. DCWW – Site is crossed by a sewer which may restrict development density. 	<ul style="list-style-type: none"> Site within the current UDP development boundary, UDP housing allocation (part) and is a suitable infill site as it would not extend the settlement into the open countryside, providing a suitable access can be provided through the estate. 	✗	✗

Late Submissions

Site Ref	Address	Area (ha)	Proposed Use	Planning Policy Comments	Allocation?	Within Development Boundary?
LS006	Land adj Bro Rhos	0.78	Housing	<ul style="list-style-type: none"> Access issues – other sites with better access are available 	✗	✗
LS029	Ty Cerrig	0.59	Housing	<ul style="list-style-type: none"> Development of site would lead to unacceptable intrusion into the open countryside. 	✗	✗
LS034	Land adj Ysgoldy	0.78	Housing	<ul style="list-style-type: none"> Access issues – other sites with better access are available 	✗	✗
LS035	Land adj Penrhos Farm	0.11	Housing	<ul style="list-style-type: none"> Small Housing Site (Less than 0.2ha) – not requiring JLDP allocation – acceptability can be determined through the planning application process judging the proposal against the policy/criteria found in the adopted development plan. 	✗	✗

5.2 Bontnewydd

Site Ref	Address	Area (ha)	Proposed Use	Summary of issues identified	Planning Policy Comments	Allocation?	Within Development Boundary?
SP318	Land at Meifod	1.75	Housing	<ul style="list-style-type: none"> Planning – Development of which would lead to an unnecessary encroachment into open countryside. 	<ul style="list-style-type: none"> Located to the north of the village and although part of the site adjoins the UDP development boundary, the site would extend the built form into the open countryside. 	✗	✗
SP570	Land at Bryn Mabon Fields	17.2	Mixed	<ul style="list-style-type: none"> Filtered Stage 1 – See Topic Paper 1 Candidate Site Assessment Update May 2013 	<ul style="list-style-type: none"> Site is in the open countryside. Location unsuitable for housing. Allocation would be contrary to national planning policy and JLDP's Strategy. 	✗	✗
SP600	Land at Cae'r Efail	0.10	Housing	<ul style="list-style-type: none"> Filtered Stage 1 – See Topic Paper 1 Candidate Site Assessment Update May 2013 	<ul style="list-style-type: none"> Site is in the open countryside. Location unsuitable for housing. Allocation would be contrary to national planning policy and JLDP's Strategy. 	✗	✗
SP669	Land adj Pont Glan Beuno	0.88	Housing	<ul style="list-style-type: none"> Highways – Acceptable if access improving can be made which would allow parking provision for residents of Brymer Terrace who currently park along the A487. DCWW – Site is crossed by a sewer which may 	<ul style="list-style-type: none"> The site is immediately opposite an area of residential development. There are currently issues with the residents of Brymer Terrace parking on the road side therefore consideration should be given to also 	 Allocate in part (T60)	 (part)

Site Ref	Address	Area (ha)	Proposed Use	Summary of issues identified	Planning Policy Comments	Allocation?	Within Development Boundary?
				restrict development density.	allocating the field above SP669 which could help provide off street parking for the residents of the terrace.		
SP670	Land adj Cae Stanley	1.81	Housing	<ul style="list-style-type: none"> Planning – Land is located on the eastern edge of the village, development of which would lead to an unnecessary encroachment into open countryside. 	<ul style="list-style-type: none"> Located to the east of the village and although part of the site adjoins the UDP development boundary, the site would extend the built form into the open countryside. 	✗	✗
SP709	Land at Caeau'r Felin	5.65	Housing	<ul style="list-style-type: none"> Filtered Stage 1 – See Topic Paper 1 Candidate Site Assessment Update May 2013 	<ul style="list-style-type: none"> The majority of this site falls within a C2 flood risk zone which is a major constraint to development. 	✗	✗
SP710	Land at Caeau'r Felin	0.02	Housing	<ul style="list-style-type: none"> Filtered Stage 1 – See Topic Paper 1 Candidate Site Assessment Update May 2013 	<ul style="list-style-type: none"> Small Housing Site (Less than 0.2ha) – not requiring JLDP allocation – acceptability can be determined through the planning application process judging the proposal against the policy/criteria found in the adopted development plan. 	✗	✗
SP766	Land to South of Bontnewydd	6.76	Housing	<ul style="list-style-type: none"> NWTRA – no footway along the west side of A487 which would present a concern if housing was developed on this site as the nearest shop and school are both located on the west side to the north which could lead to pedestrians walking in the road. The proximity of adjacent properties means that provision of a footway appears problematic. Highways – Part of the site (nearer the main road) may be acceptable. Planning – Bontnewydd Conservation area. 	<ul style="list-style-type: none"> Located to the south of the settlement, allocating the whole site would form a very large extension to the village and would cause a significant encroachment into the open countryside if developed. However, consideration could be given to allocate part of the site which borders the A487 as there are residential properties opposite and there would be no major access issues. Poor pedestrian links with rest of settlement. Development may have negative impact upon the conservation area. 	✗	✗
SP768	Land at Ceirw	1.13	Housing	<ul style="list-style-type: none"> NWTRA – if access is provided via Glan Beuno it will need to be demonstrated that the development would not have a negative impact on the A487. If access would be served via the A487 any proposals would need to be subjected to a Road Safety Audit the trunk roads authority. Highways – Acceptable if access can be improved which would allow parking provision for residents of Brymer Terrace who currently park along the A487. DCWW – The nearest public sewer is 45m away and off-site mains would be required 	<ul style="list-style-type: none"> The site is considered as being detached from the rest of the built up form of the settlement. There are currently issues with the residents of Brymer Terrace parking on the road side and off street parking provision could be provided on part of this site. 	✗	✗

Late Submissions

Site Ref	Address	Area (ha)	Proposed Use	Planning Policy Comments	Allocation?	Within Development Boundary?
LS003	Land adj Beuno Terrace	1.34	Housing	<ul style="list-style-type: none"> Development of site would lead to unacceptable encroachment into the open countryside. 	✗	✗

5.3 Botwnnog

Site Ref	Address	Area (ha)	Proposed Use	Summary of issues identified	Planning Policy Comments	Allocation?	Within Development Boundary?
SP260	Land at Congl Meinciau	0.47	Housing	<ul style="list-style-type: none"> Planning – development of site would lead to unnecessary encroachment into open countryside. Highways – inadequate access through housing estate 	<ul style="list-style-type: none"> Although part of the site adjoins the UDP development boundary, the site does not form a logical extension of the settlement and development in this location is considered to be undesirable encroachment into the open countryside. 	✗	✗
SP433	Land at Cefn Capel	0.67	Housing	<ul style="list-style-type: none"> DCWW – The nearest public sewer is approximately 50m away from the site and off-site mains would be required. 	<ul style="list-style-type: none"> Suitable infill site accessed off the B4413 with adequate road frontage to form and access. 	✓ (T61)	✓
SP490	Tir ger / Land adj Pont y Gof	0.59	Housing	<ul style="list-style-type: none"> Filtered Stage 1 – See Topic Paper 1 Candidate Site Assessment Update May 2013 	<ul style="list-style-type: none"> The majority of this site falls within a C2 flood risk zone which is a major constraint to development. 	✗	✗
SP956	Land adj Llys Alaw	0.90	Housing	<ul style="list-style-type: none"> DCWW – Site is crossed by a sewer which may restrict development density. Highways – Access to the site would have to be gained via SP433. 	<ul style="list-style-type: none"> Access would need to be provided via SP433 and not the single lane track leading to the site. Other sites with better access are available. 	✗	✗
SP957	Land adj Pentre	0.35	Housing		<ul style="list-style-type: none"> Suitable infill site accessed off Lôn Ysgol with adequate road frontage to provide an access. 	✓ (T62)	✓

Late Submissions

Site Ref	Address	Area (ha)	Proposed Use	Planning Policy Comments	Allocation?	Within Development Boundary?
LS048	Land adj Llys Alys	0.90	Housing	<ul style="list-style-type: none"> SP956 	✗	✗

5.4 Chwillog

Site Ref	Address	Area (ha)	Proposed Use	Summary of issues identified	Planning Policy Comments	Allocation?	Within Development Boundary?
SP549	Land adj Morlas, Groesffordd	0.09	Housing	n/a	<ul style="list-style-type: none"> Site is in the open countryside. Location unsuitable for housing. Allocation would be contrary to national planning policy and JLDP's Strategy. 	✗	✗
SP550	Land adj Groesffordd	0.82	Housing	<ul style="list-style-type: none"> Highways – Not suitable for development, would cause too much traffic pressure on the road. 	<ul style="list-style-type: none"> Located adjacent to Lôn Groesffordd, a single track which would is not capable of supporting large scale developments. 	✗	✗
SP592	Land adj Groesffordd	0.80	Housing	<ul style="list-style-type: none"> Highways – Not suitable for development, would cause too much traffic pressure on the road. 	<ul style="list-style-type: none"> Located adjacent to Lôn Groesffordd, a single track which would is not capable of supporting large scale developments. 	✗	✗
SP593	Land adj Morlas	0.10	Housing	n/a	<ul style="list-style-type: none"> Site is in the open countryside. Location unsuitable for housing. Allocation would be contrary to national planning policy and JLDP's Strategy. 	✗	✗
SP839	Land at Afonwen	0.43	Housing	<ul style="list-style-type: none"> Filtered Stage 1 – See Topic Paper 1 Candidate Site Assessment Update May 2013 	<ul style="list-style-type: none"> Site is in the open countryside. Location unsuitable for housing. 	✗	✗

Site Ref	Address	Area (ha)	Proposed Use	Summary of issues identified	Planning Policy Comments	Allocation?	Within Development Boundary?
					<ul style="list-style-type: none"> Allocation would be contrary to national planning policy and JLDP's Strategy. 		
SP866	Land adj Llwynfor	0.33	Housing	<ul style="list-style-type: none"> DCWW – The nearest water main and public sewer is approximately 100m from the site and off-site provision would be required. Highways – Access to the site would be problematic 	<ul style="list-style-type: none"> The site has access issues and would need to be accessed via SP960. Other sites with no access issues are available. 	✗	✗
SP867	Land adj Artro	0.33	Housing	<ul style="list-style-type: none"> Highways – Not suitable for development, would cause too much traffic pressure on the road. Planning – Unacceptable intrusion into open countryside 	<ul style="list-style-type: none"> Site is considered as being detached from the main built form of the village. The site does not form a logical extension to the village and residential development here is considered to be undesirable encroachment into the open countryside. Access to the site not suitable for large development. 	✗	✗
SP958	Land adj Ty'n Rhos	0.70	Housing	<ul style="list-style-type: none"> DCWW – Site is crossed by a water main which may restrict development density. Highways – access to site is problematic Planning – UDP designation 	<ul style="list-style-type: none"> Existing UDP housing allocation within existing development boundary, however the access to the site affects its deliverability. Other sites with better access are available. 	✗	✗
SP959	Land adj Cae Capel	2.09	Housing	<ul style="list-style-type: none"> Highways – Local highway improvements are required for the development to be feasible. DCWW – Site is crossed by a water main which may restrict development density. Planning – Extent of the site might be overbearing 	<ul style="list-style-type: none"> Possible extension to the existing UDP housing allocation however allocating the whole site would be seen as a very large extension to the village. Only part of the site is required. 	 Allocate in part (T64)	 (part)
SP960	Land to the rear of Madryn Arms	0.60	Housing	<ul style="list-style-type: none"> Highway – Improvements would have to be made to the access Planning – UDP housing allocation 	<ul style="list-style-type: none"> Existing UDP housing allocation within existing development boundary. 	 (T64)	

5.5 Deiniolen

Site Ref	Address	Area (ha)	Proposed Use	Summary of issues identified	Planning Policy Comments	Allocation?	Within Development Boundary?
SP564	Land at Buarth y Beran	0.07	Housing	<ul style="list-style-type: none"> Filtered Stage 1 – See Topic Paper 1 Candidate Site Assessment Update May 2013 	<ul style="list-style-type: none"> Site is in the open countryside. Location unsuitable for housing. Allocation would be contrary to national planning policy and JLDP's Strategy. 	✗	✗
SP579	Land at Bryn y Gro, Rhos y Marchlyn	0.07	Housing	<ul style="list-style-type: none"> Filtered Stage 1 – See Topic Paper 1 Candidate Site Assessment Update May 2013 	<ul style="list-style-type: none"> Site is in the open countryside. Location unsuitable for housing. Allocation would be contrary to national planning policy and JLDP's Strategy. 	✗	✗
SP580	Land at Bryn Brith	0.04	Housing	<ul style="list-style-type: none"> Filtered Stage 1 – See Topic Paper 1 Candidate Site Assessment Update May 2013 	<ul style="list-style-type: none"> Site is in the open countryside. Location unsuitable for housing. Allocation would be contrary to national planning policy and JLDP's Strategy. 	✗	✗
SP581	Land Parc y Garnedd	0.04	Housing	<ul style="list-style-type: none"> Filtered Stage 1 – See Topic Paper 1 Candidate Site Assessment Update May 2013 	<ul style="list-style-type: none"> Site is in the open countryside. Location unsuitable for housing. Allocation would be contrary to national planning policy and JLDP's Strategy. 	✗	✗
SP731	Land at Maes Gwylfa	0.76	Housing	<ul style="list-style-type: none"> Highways – Road is narrow and sub-standard, housing development on the site wouldn't be 	<ul style="list-style-type: none"> Although the site is bounded on three sides by the UDP development boundary. It is difficult to 	✗	✗

Site Ref	Address	Area (ha)	Proposed Use	Summary of issues identified	Planning Policy Comments	Allocation?	Within Development Boundary?
				acceptable.	see how highways access may be gained to the land as it is accessed by a single track unclassified lane which would be inadequate for large scale development.		
SP737	Land at Lon Bateri	0.26	Housing	<ul style="list-style-type: none"> Planning – Site adjoins underground Calor Gas communal gas tanks. 	<ul style="list-style-type: none"> Presence of the underground tanks limits the scope for development resulting in a site too small to allocate. 	✗	✗
SP964	Land adj Pentre Helen	1.27	Housing	<ul style="list-style-type: none"> DCWW – Site is crossed by a private water main and public sewer which will restrict development density. Planning – UDP housing allocation 	<ul style="list-style-type: none"> Site is within current development boundary and allocated for housing in the UDP. 	✓ (T67)	✓

5.6 Rachub

Site Ref	Address	Area (ha)	Proposed Use	Summary of issues identified	Planning Policy Comments	Allocation?	Within Development Boundary?
SP666	Tir ger / Land adj Bryn Pistyll	2.72	Housing	<ul style="list-style-type: none"> Highways – acceptable if improvements can be made to the nearby road. Planning – Development of the site would lead to encroachment into open countryside. Wouldn't result in cohesive development of the settlement. 	<ul style="list-style-type: none"> Located to the north of the settlement the site does not form a logical extension to the settlement and residential development in this location is considered as an undesirable encroachment into the open countryside. 	✗	✗
SP967	Land adj Maes Bleddyn	1.78	Housing	<ul style="list-style-type: none"> DCWW – Site is crossed by a water main which may restrict development density. There are isolated incidents of flooding in the public sewerage system that will need to be resolved to allow development to proceed. 	<ul style="list-style-type: none"> Located north of the Bron Arfon Estate and adjoining the current UDP development boundary. 	✓ (T66)	✓
SP968	Land adj Bron Arfon	1.65	Housing	<ul style="list-style-type: none"> NWTRA – concerns about additional traffic using the side road connections to the A5 from an operational and safety perspective. Require an assessment of traffic generation and a Road Safety Audit. DCWW – Site is crossed by a rising main pressurised sewer which may restrict development density. There are isolated incidents of flooding in the public sewerage system that will need to be resolved to allow development to proceed. 	<ul style="list-style-type: none"> Located to the north of Maes Bleddyn Estate and west of Llwyn Bedw. Part of the site is susceptible to surface water flooding and there are trees on the boundary that are covered by TPO. If this site was to be allocated this area would have to be removed from the designation. 	✗	✗

5.7 Tremadog

Site Ref	Address	Area (ha)	Proposed Use	Summary of issues identified	Planning Policy Comments	Allocation?	Within Development Boundary?
SP380	Land adj Cape Penial	1.16	Mixed	<ul style="list-style-type: none"> Filtered Stage 1 – See Topic Paper 1 Candidate Site Assessment Update May 2013 	The site falls within a C2 flood risk zone which is a major constraint to development.	✗	✗
SP809	Tir ger Stâd Isgraig	4.66	Housing	<ul style="list-style-type: none"> Filtered Stage 1 – See Topic Paper 1 Candidate Site Assessment Update May 2013 	The site falls within a C2 flood risk zone which is a major constraint to development.	✗	✗

5.8 Y Ffôr

Site Ref	Address	Area (ha)	Proposed Use	Summary of issues identified	Planning Policy Comments	Allocation?	Within Development Boundary?
SP179	Tir Dolwar Land	2.30	Housing	<ul style="list-style-type: none"> DCWW – The public sewer is approximately 80m away and off-site mains would be required. 	<ul style="list-style-type: none"> The site would form a very large extension to the village and would form a significant encroachment into the open countryside if developed. 	✗	✗
SP682	Tir ger / Land adj Tyn Lôn	0.49	Housing	<ul style="list-style-type: none"> Highways – Beneficial if parking provision could be provided for nearby residents who currently park along the main road. 	<ul style="list-style-type: none"> Suitable infill site with adequate access from Madog Street. Could possible include further land to the north. 	✓ (T67)	✓
SP995	Former Hafod Lon School		Housing	<ul style="list-style-type: none"> Planning – brownfield land within existing development boundary with good access. 	<ul style="list-style-type: none"> Situated in the north of the settlement on previously developed land. 	✓ (T68)	✓

5.9 Gwalchmai

Site Ref	Address	Area (ha)	Proposed Use	Summary of issues identified	Planning Policy Comments	Allocation?	Within Development Boundary?
SP21	Land ad Afallon	0.11	Housing	<ul style="list-style-type: none"> Filtered Stage 1 – See Topic Paper 1 Candidate Site Assessment Update May 2013 	<ul style="list-style-type: none"> Small Housing Site (Less than 0.2ha) – not requiring JLDP allocation – acceptability can be determined through the planning application process judging the proposal against the policy/criteria found in the adopted development plan. Majority of site is within the C2 flood risk zone which is a major constraint to development. 	✗	✗
SP257	Land adj ty Newydd	0.61	Housing	<ul style="list-style-type: none"> Filtered Stage 1 – See Topic Paper 1 Candidate Site Assessment Update May 2013 	<ul style="list-style-type: none"> Site is in the open countryside. Location unsuitable for housing. Allocation would be contrary to national planning policy and JLDP's Strategy. 	✗	✗
SP316	Land adj Fron Deg	0.72	Housing	<ul style="list-style-type: none"> DCWW – The site is crossed by public sewers which will restrict development density. 	<ul style="list-style-type: none"> Located on the A5 to the west of the settlement the site has adequate frontage to provide a clear access. 	✓ (T55)	✓
SP357	Land adj Craig Eithin	0.28	Housing	<ul style="list-style-type: none"> NRW - The majority of the site is shown to be at risk during the extreme flood outline. 	<ul style="list-style-type: none"> Only 0.13 of the site is not within the C2 flood risk zone, which is a major constraint to development, therefore it is considered a small site which will not be allocated. Whether the part of this site not within the flood risk zone is developed or not will be determined when drawing development boundaries. During that process this candidate site will be taken into consideration, however this candidate site will not proceed any further in the candidate site assessment. 	✗	✗
SP377	Part of Bryn Cwr	0.62	Housing	<ul style="list-style-type: none"> Filtered Stage 1 – See Topic Paper 1 Candidate Site Assessment Update May 2013 	<ul style="list-style-type: none"> Site is in the open countryside. Location unsuitable for housing. Allocation would be contrary to national planning policy and JLDP's Strategy. 	✗	✗
SP411	Land at Ty Corniog / Tyddyn Carrog	1.72	Housing	<ul style="list-style-type: none"> DCWW – The site is crossed by a water main will restrict development density. The public sewer is approximately 75m away and off-site mains 	<ul style="list-style-type: none"> The site is located to the rear of properties along the A5. Access would have to be through the west of 	✗	✗

Site Ref	Address	Area (ha)	Proposed Use	Summary of issues identified	Planning Policy Comments	Allocation?	Within Development Boundary?
				would be required.	Maes y Ffridd which could impact the scale of development. <ul style="list-style-type: none"> Other sites with direct access from the main road are available. 		
SP436	Land adj Cil y Llan	0.21	Housing	n/a	<ul style="list-style-type: none"> Small Housing Site– not requiring JLDP allocation – acceptability can be determined through the planning application process judging the proposal against the policy/criteria found in the adopted development plan. 	✗	
SP465	Land adj Tan Bonc	0.70	Housing	<ul style="list-style-type: none"> Highways Dept – no footway links into Gwalchmai 	<ul style="list-style-type: none"> Site is in the open countryside. Location unsuitable for housing. Allocation would be contrary to national planning policy and JLDP's Strategy. 	✗	✗
SP478	Land adj Bro Hedd	0.26	Housing	<ul style="list-style-type: none"> Filtered Stage 1 – See Topic Paper 1 Candidate Site Assessment Update May 2013 	<ul style="list-style-type: none"> Majority of site falls within C2 flood risk zone which is a major constraint to development. Allocation would be contrary to national planning policy and JLDP's Strategy. 	✗	✗
SP481	Land adj Wylfa Terrace	1.73	Housing	<ul style="list-style-type: none"> Highways Dept – Adequate frontage to provide access however visibility towards Bryngwran is questionable and further investigation would need to be carried out and speed checks. Planning – Land to the north of the A5 is steep which is likely to restrict the sites development. DCWW – The site is crossed by public sewers will restrict development density. 	<ul style="list-style-type: none"> Located on the A5 to the west of the settlement the site has adequate frontage to provide a clear access. 	✓ (T55)	✓
SP546	Land at Bryn Cwr	0.06	Housing	<ul style="list-style-type: none"> Filtered Stage 1 – See Topic Paper 1 Candidate Site Assessment Update May 2013 	<ul style="list-style-type: none"> Site is in the open countryside. Location unsuitable for housing. Allocation would be contrary to national planning policy and JLDP's Strategy. 	✗	✗
SP644	Land adj Hen Gemaes	0.13	Housing	<ul style="list-style-type: none"> Filtered Stage 1 – See Topic Paper 1 Candidate Site Assessment Update May 2013 	<ul style="list-style-type: none"> Site is in the open countryside. Location unsuitable for housing. Allocation would be contrary to national planning policy and JLDP's Strategy. 	✗	✗
SP650	Gwalchmai Quarry	41.0 0	Employment	n/a	<ul style="list-style-type: none"> Economic and Employment Land Review (July 2012) concluded that no new employment allocations would be required in this area. Allocation would be contrary to the JLDP's Strategy. 	✗	✗
SP848	Tir gyferbyn Drip Fawr	1.44	Housing	<ul style="list-style-type: none"> Highways Dept – Road improvements required – widening of carriageway and provision of pedestrian footway. DCWW – The site is crossed by a water main and public sewer will restrict development density. 	<ul style="list-style-type: none"> Located to the south of Gwalchmai Uchaf, other sites which do not require highway improvements are available. 	✗	✗
SP861	Tir ger Ty Gwyn	0.10	Housing	<ul style="list-style-type: none"> Highways Dept – not recommended inadequate visibility towards Gwalchmai 	<ul style="list-style-type: none"> Small Housing Site (Less than 0.2ha) – not requiring JLDP allocation – acceptability can be determined through the planning application process judging the proposal against the policy/criteria found in the adopted development plan. The site is located in the open countryside. 	✗	✗

5.10 Llanerchymedd

Site Ref	Address	Area (ha)	Proposed Use	Summary of issues identified	Planning Policy Comments	Allocation?	Within Development Boundary?
SP30	Land adj Pendref	0.45	Housing	n/a	<ul style="list-style-type: none"> Site is in the open countryside. Location unsuitable for large scale housing. Allocation would be contrary to national planning policy and JLDP's Strategy. 	✗	✗
SP75	Land adj Maes Cuhelyn	0.16	Housing	<ul style="list-style-type: none"> Highways Dept – Not acceptable – inadequate infrastructure 	<ul style="list-style-type: none"> Small Housing Site (Less than 0.2ha) – not requiring JLDP allocation – acceptability can be determined through the planning application process judging the proposal against the policy/criteria found in the adopted development plan. 	✗	✗
SP78	Land at Bryngarth	0.10	Housing	<ul style="list-style-type: none"> Highways Dept – Not acceptable – inadequate infrastructure 	<ul style="list-style-type: none"> Small Housing Site (Less than 0.2ha) – not requiring JLDP allocation – acceptability can be determined through the planning application process judging the proposal against the policy/criteria found in the adopted development plan. 	✗	✗
SP79	Land at Tyn y Ffynnon	0.19	Housing	<ul style="list-style-type: none"> Highways Dept – Not acceptable – inadequate infrastructure 	<ul style="list-style-type: none"> Small Housing Site (Less than 0.2ha) – not requiring JLDP allocation – acceptability can be determined through the planning application process judging the proposal against the policy/criteria found in the adopted development plan. 	✗	✗
SP80	Bryn Llwyd Field	0.45	Housing	<ul style="list-style-type: none"> Highways Dept – Not acceptable – inadequate infrastructure 	<ul style="list-style-type: none"> Site is considered to be divorced from the built up area of the settlement with no clear links. Location unsuitable for large scale housing 	✗	✗
SP82	Land adj Tyn y Ffynnon	1.25	Housing	<ul style="list-style-type: none"> DCWW – The public sewer is approximately 70m away from the site and off-site mains would be required. 	<ul style="list-style-type: none"> Situated to the west of the settlement the site has adequate frontage to provide a suitable access. Whole site not required to meet housing needs of settlement 	<p style="text-align: center;">✓ (T57) Allocate eastern part of site closest to built form of settlement</p>	✓
SP214	Land adj Gerlan	0.64	Housing	<ul style="list-style-type: none"> Highways Dept – Direct access form main road not suitable. The site would have to be accessed via council estate which will impact upon the scale of development. 	<ul style="list-style-type: none"> Situated behind the row of council houses access would be provided here and not directly from the main road. Other sites with no access issues are available in the settlement. 	✗	✗
SP249	Land adj Pendref	0.37	Housing	<ul style="list-style-type: none"> Planning – intrusion into the open countryside 	<ul style="list-style-type: none"> Although part of the site adjoins the UDP development boundary, allocating this site would extend the built form into the open countryside. 	✗	✗
SP340	Land adj Hafod y Foel	0.34	Housing	<ul style="list-style-type: none"> 	<ul style="list-style-type: none"> Situated on the B5111 the site is between large detached houses. A large estate would be out of character at this location as it is bounded by large detached dwellings. 	✗	✗
SP341	Land adj Tan y Foel	1.69	Housing	<ul style="list-style-type: none"> Highways – inadequate access. Planning – intrusion to the open countryside 	<ul style="list-style-type: none"> This site would represent an unacceptable large extension the village that is not required. Other sites with no access issues are available in the settlement. 	✗	✗

Site Ref	Address	Area (ha)	Proposed Use	Summary of issues identified	Planning Policy Comments	Allocation?	Within Development Boundary?
SP359	Land at Bwthyn yr Onnen	1.79	Housing	<ul style="list-style-type: none"> Highways Dept – Not acceptable – inadequate infrastructure DCWW – The public sewer is approximately 120m away from the site and off-site mains would be required. 	<ul style="list-style-type: none"> Site is located to the rear of Bwthyn yr Onnen and accessed would be via Tudor Street/Lôn Cilgwyn which is not adequate for large scale development. Road infrastructure could not cope with large scale development. 	✗	✗
SP431	Tir Pen y Bont Land	0.44	Housing	<ul style="list-style-type: none"> Highways Dept – Not acceptable – inadequate infrastructure 	<ul style="list-style-type: none"> Site is in the open countryside. Location unsuitable for large scale housing. Allocation would be contrary to national planning policy and JLDP's Strategy. 	✗	✗
SP502	Land to rear of Maes Athen	1.93	Housing	<ul style="list-style-type: none"> Highways Dept – partly suitable but not full extent of candidate site. Pedestrian link required DCWW – The public sewer is approximately 80m away from the site and off-site mains would be required. 	<ul style="list-style-type: none"> Access would have to be through Lôn Cilgwyn which would impact the scale of development. Other sites which can be accessed via the main road are available. 	✗	✗
SP615	Land Eithiniog	0.33	Housing		<ul style="list-style-type: none"> Situated on the B5111 the site is between large detached houses. A large estate would be out of character at this location as it is bounded by large detached dwellings. 	✗	✗

Late Submissions

Site Ref	Address	Area (ha)	Proposed Use	Planning Policy Comments	Allocation?	Within Development Boundary?
LS017	Land adj y Bwthyn	0.46	Housing	<ul style="list-style-type: none"> Accessed via a single lane which would impact upon the scale of development. Other sites with better access are available. 	✗	✗

5.11 Newborough / Niwbwrch

Site Ref	Address	Area (ha)	Proposed Use	Summary of issues identified	Planning Policy Comments	Allocation?	Within Development Boundary?
SP27	Tir ger / Land adj Ty Lawr	3.72	Housing	n/a	<ul style="list-style-type: none"> Site is in the open countryside. Location unsuitable for housing. Allocation would be contrary to national planning policy and JLDP's Strategy. 	✗	✗
SP210	Tir yn / Land at Bryn Felin	0.30	Housing	<ul style="list-style-type: none"> Highways – adequate access 	<ul style="list-style-type: none"> The site adjoins the development boundary next to Bryn Rhedyn estate on the western side of the settlement. The presence of a dwelling on site reduces the amount of land available for allocating. The site is further distance from the village centre amenities compared to other candidate sites. There is sufficient land bank in the settlement to meet the housing needs without allocating any new land. 	✗	✗
SP284	Tir yn / Land at Ty Lawr	0.17	Housing	n/a	<ul style="list-style-type: none"> Site is in the open countryside. Location unsuitable for housing. 	✗	✗

Site Ref	Address	Area (ha)	Proposed Use	Summary of issues identified	Planning Policy Comments	Allocation?	Within Development Boundary?
					<ul style="list-style-type: none"> Allocation would be contrary to national planning policy and JLDP's Strategy. 		
SP445	Cae Helyg	0.98	Housing	<ul style="list-style-type: none"> Highways Dept – May be an issue regarding existing on street parking. 	<ul style="list-style-type: none"> Located adjacent to the A4080 this site would be suitable for residential development and may provide alleviate on street parking issues. However there is sufficient land bank in the settlement to meet the housing needs without allocating nay new land. 	✘	✘
SP463	Cae Plas	1.18	Housing		<ul style="list-style-type: none"> Site adjoins Ty Gwyn Estate and has good access links off the A4080 this is a possible infill site which would not extend the settlement's built form into the open countryside. However there is sufficient land bank in the settlement to meet the housing needs without allocating nay new land. 	✘	✘
SP955	Land to the rear of the playground	1.16	Housing	<ul style="list-style-type: none"> Highways Dept – Access would need to be provided through SP445 	<ul style="list-style-type: none"> Possible development land as long as an access could be provided through SP445. However there is sufficient land bank in the settlement to meet the housing needs without allocating nay new land. 	✘	✘
SP969	Land at Church Street	0.85	Housing	<ul style="list-style-type: none"> Planning Service - Application for affordable housing 	<ul style="list-style-type: none"> Site is within current UDP development boundary and is surrounded by residential properties. Current application on site has revealed that an archaeological evaluation is required on site. Allocation not required as there is sufficient land bank in the settlement to meet housing needs. 	✘	✔

Late Submissions

Site Ref	Address	Area (ha)	Proposed Use	Planning Policy Comments	Allocation?	Within Development Boundary?
LS005	Land adj Rhosyr Units	1.36	Housing	<ul style="list-style-type: none"> Other more centrally located sites are available. There is sufficient land bank in the settlement to meet the housing needs without allocating nay new land. 	✘	✘

6.0 LOCAL, COASTAL AND RURAL VILLAGES, CLUSTERS AND OTHER SETTLEMENTS NOT INCLUDED IN THE JLDP SETTLEMENT HEIRARCHY

- 6.0.1 Since the anticipated growth level of the Sub-Regional Centre and the Service Centres has been achieved either in the individual centre or such centres within its catchment, in accordance with the plan's Strategy, there will be no housing allocations in local, coastal or rural villages or in clusters. Anticipated growth level in these villages and the clusters will be achieved through windfall development.. New development boundaries have been drawn in order to ensure that there are sufficient windfall sites for each settlement to meet its housing requirement.