

CYNGOR SIR
YNYS MON
ISLE OF ANGLESEY
COUNTY COUNCIL



Background

This is one of a range of emerging 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 Update. It will explain the background which will help to identify the issues, objectives, options and the preferred strategy for the Preferred Strategy document, which is the first draft of the Plan. The paper will be developed as the preparation of the Deposit Plan (which will be the full Plan) proceeds and a final version will be published at the Deposit stage.

The Preferred Strategy document is the **first statutory stage** 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 Preferred Strategy version of the Plan is also an important opportunity to comment on the strategies that will shape the final Deposit Plan. The Deposit Plan is the **second statutory stage** of the plan and will allow a further period of formal public consultation. 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 for the Ynys Môn Planning Authority.

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

If you have any comments on this Topic / Background Paper, they can be submitted by e-mail to planningpolicy@gwynedd.gov.uk or in writing to the address below.

Comments should be structured in that they:

- i. clearly state which document and which part of the document (e.g. paragraph, figure or map) that it relates to
- ii. the change required: and
- iii. justification for this change

Joint Planning Policy Unit (JLDP)
Town Hall
Bangor
Gwynedd. LL57 1DT

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Stage 1: Initial Filtering of Sites and Identification of Potential Strategic Sites

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1.0 INTRODUCTION

- 1.1 The consultation on the [Candidate Sites Assessment Methodology](#) (August 2011) represented the first stage of the Candidate Sites process, which gave interested parties the opportunity to get involved and help shape the Joint Local Development Plan (JLDP) process. The methodology includes criteria to filter out sites that are below a certain size, are unsuitably located due to unacceptable constraints, or do not conform to the Plan's Strategy. The candidate site process and methodology was endorsed by Members on the Joint Planning Policy Committee held on the 01-07-11.
- 1.2 In October 2011 a Candidate Site Register (CSR) was formally opened 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. The Joint Planning Policy Unit (JPPU) continued to accept late submissions up until the 31 October 2012 as the assessment process was only at a preliminary stage.
- 1.3 All of the sites submitted have been placed on the [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. **Placing the sites on the CSR does not represent any commitment on the part of the Councils to take the site forward to the JLDP.**

2.0 CANDIDATE SITES STATISTICS

- 2.1 The purpose of the first part of this report is to provide general information on the candidate sites that have been submitted.
- 2.2 A total of 865 candidate sites have been submitted (a total of 8,529 hectares) with 364 (5,777ha) in Gwynedd and 501 in Anglesey (2,752ha).
- 2.3 The following tables highlight further information regarding the candidate sites.

Table 1 – Suggested use of submitted sites

Suggested Use	Total	Gwynedd	Anglesey
Housing	677	287	390
Employment	35	18	17
Tourism and Leisure	29	14	15
Mixed (Housing/Employment)	56	30	26
Mixed (Housing/Tourism)	6	1	5
Open Space/Amenity/Protected Green Space	54	10	44
Other	3	3	0
None Suggested	5	1	4
Total	865	364	501

Table 2 – Sites according to the Settlement Hierarchy (within 150m of each settlement's existing built form)

Gwynedd ¹	Housing	Employment	Tourism & Leisure	Mixed (Housing / Employment)	Mixed (Housing / Tourism)	Open Space / Amenity	Other & None Suggested	Total
Sub-regional Centre	17	2	0	3	0	1	0	24
Urban Service Centre	27	4	1	7	0	1	1	41
Local Service Centres	56	2	0	9	0	2	1	69
Service Village	27	0	0	1	0	1	0	29
Local Village	70	1	5	2	0	0	1	79
Coastal / Rural Village	33	0	1	2	0	4	1	41
Cluster	20	0	0	1	1	0	0	22
Open Countryside	37	9	7	5	0	1	0	59

¹ List of settlements can be found in Appendix 1

Anglesey ¹	Housing	Employment	Tourism & Leisure	Mixed (Housing / Employment)	Mixed (Housing / Tourism)	Open Space / Amenity	Other & None Suggested	Total
Urban Service Centre	61	5	2	4	0	8	0	80
Local Service Centre	62	3	0	8	1	16	0	90
Service Village	28	0	0	1	1	0	0	30
Local Village	84	0	0	1	1	0	0	86
Coastal / Rural Village	36	0	3	2	0	20	3	64
Cluster	66	2	1	4	0	1	0	74
Open Countryside	53	7	9	6	2	1	1	77

3.0 INITIAL FILTERING OF CANDIDATE SITES

- 3.1 In accordance with the approved [Candidate Site Methodology](#) a three stage filtering exercise will be undertaken to assess the suitability of the submitted sites:

Stage 1	Initial filtering of sites and Identification of Potential Strategic Sites
Stage 2	Detailed Site Assessment (including assessment against the SA/SEA/HRA objectives)
Stage 3	Assessing the Sites against other strategies and appraisals

This part of the report will detail stage 1 - the initial filtering of the submitted sites.

- 3.2 The Stage 1 filtering will discard those sites that have failed the submission criteria i.e. they have been identified as being totally unrealistic to develop, do not comply with international, national or local policy or have fundamental constraints that cannot be overcome or mitigated. These sites will not be taken forward to the next stage of assessment. The criteria for carrying candidate sites into the second stage of assessment can be found in the CSR Methodology Report and include:

- **Site Location**
 - land will not be designated in Clusters therefore housing sites that are within or on the edge of these settlements² will not be taken forward.
 - housing sites that are situated in the open countryside unrelated to any settlement identified in the JLDP's settlement hierarchy will not be taken forward to the Stage 2 assessment as the site does not comply with national planning policy.
- **Site Area**
 - sites that are below the minimum size threshold of 0.2ha will not be taken forward to the Stage 2 assessment. The sites will be considered as windfall/infill sites when the JPPU undertakes work to define development boundaries.
- **Flood risk**
 - if the suggested site is categorised as C2 flood risk and the use of the site is for highly vulnerable development as defined in Technical Advice Note 15: Development and Flood Risk³, the site would not comply with national policy and would therefore not be taken forward to the next stage of the assessment.
- **Constraints** – Sites will not be taken forward if they fall within the following designations:
 - Special Area of Conservation (SAC)
 - Special Protection Area (SPA)

² A list of settlements can be found in Appendix 1

³ TAN15 defines highly vulnerable development as all residential premises (including hotels and caravan parks), public buildings (e.g. schools, libraries, leisure centres), especially vulnerable industrial development (e.g. power stations, chemical plants, incinerators), and waste disposal sites.

- Site of Special Scientific Interest (SSSI)
 - Natural Nature Reserves (NNR)
 - Mineral and Coal Safeguarding Sites
- 3.3 Discarded sites may not be ruled out of the process completely as there is a possibility that they may be resubmitted as alternative sites if further information is provided to attempt to overcome the reasons for failure when the Deposit Plan . However at this stage they are considered failed sites that are not suitable for further assessment.
- 3.4 An Alternative Site can be any piece of land which has not been included within the Deposit Plan. Alternative Sites can include land that has never been submitted as a Candidate Site or land which has previously been assessed by the Joint Planning Policy Unit (JPPU) but failed to be allocated or included within the Deposit Plan.
- 3.5 Appendix 2 contains the tables that identify the sites that have been discarded and the reasoning behind their omission.

4.0 IDENTIFICATION OF POTENTIAL STRATEGIC SITES

4.1 Strategic sites are sites that because of their nature, scale and location will significantly contribute to the spatial strategy of the JLDP. The Preferred Strategy Document that is subject to public consultation sets out the Plan's Spatial Strategy, which is as follows:

The broad spatial strategy therefore aims to improve sustainability by:

- i. focusing the main developments and regeneration in the Primary Settlements⁴ and the strategic sites there
- ii. supporting development that reflects the size, functions and environmental and cultural capacity of the network of different Key Settlements and Key Villages⁵
- iii. supporting minor development, in Defined Small Villages⁶ and in rural areas, which helps to support services and facilities for local communities.

4.2 Strategic sites are defined as being 3.2 hectares or more (100+houses), located in the Sub-Regional or Urban Service Centres and have the potential to deliver significant benefits to the JLDP area in terms of housing mix and employment opportunities.

4.3 The Sub-Regional and Urban Service Centres are as follows:

Gwynedd:

- Sub-regional Centre: Bangor
- Urban Service Centres: Blaenau Ffestiniog, Caernarfon, Porthmadog & Pwllheli

Isle of Anglesey:

- Urban Service Centres: Amlwch, Holyhead & Llangefni

4.4 A total of 38 sites over 3.2ha were submitted in the above settlements however not all sites submitted are suitable to take forward into the JLDP. In order to produce a schedule of sites that had a realistic chance of being carried forward to the JLDP as strategic sites a desktop survey and a number of internal meetings took place looking at the planning history of the sites and any known constraints.

4.5 Sites that are currently allocated for development in the existing development framework⁷ will not automatically be taken forward as appropriate sites for inclusion in the new JLDP. Those sites that do not get submitted as a proposed Candidate Site will be assessed on the basis of the land use currently proposed in the existing development framework. This will ensure that any sites ultimately taken forward for inclusion in the LDP, including existing allocations for development, will have gone through the same robust appraisal and filtering process.

⁴ Primary Settlements = Sub-Regional Centre and Urban Service Centres in the Settlement Hierarchy

⁵ Key Settlements and Key Villages = Local Service Centres and Villages in the Settlement Hierarchy

⁶ Defined Small Villages = Clusters in the Settlement Hierarchy

⁷ Gwynedd – UDP (2009), Anglesey – Local Plan (1996) & stopped UDP (2005)

- 4.6 Following the desktop survey work a schedule of sites was drawn up and the JPPU undertook consultation with the statutory consultees⁸ and internal departments⁹ on the suitability of these sites to be taken forward to the JLDP.
- 4.7 The following tables identify sites that are **possible strategic sites**. Please note that this schedule is based on an initial assessment of the qualifying sites in terms of size and location and does not reflect the scale of development required within the settlements. Further technical assessments as well as work on the housing requirements of each Centre is currently being undertaken before the final strategic sites are chosen. Topic Paper 5 'Developing the Spatial Strategy', which describes the development of the JLDP's Settlement Strategy provides information about the proportionate distribution of growth advocated by the JLDP's Strategy. Updates of this Topic Paper will provide the final schedule along with reasons for discarding or including sites.

Table 3: Sites larger than 3.2ha submitted as part of the Candidate Sites process

Ref	Site Name	Location	Suggested Use	Area (ha)
SP37	Pen y Ffridd	Bangor	Housing	10.92
SP39	South West of Pen y Ffridd	Bangor	Housing	3.39
SP622	Site St. Mary's, Lon Bopty	Bangor	Housing	6.16
SP359	To the rear of Ffordd Cynan	Bangor	Housing	14.0
SP688	Site George	Bangor	Mixed	6.15
SP89	Treborth Hall Farm	Bangor	Housing	26.00
SP472	Land adj Bryn Rhos	Caernarfon	Employment	13.46
SP584	Land adj Cibyn Industrial Estate	Caernarfon	Employment	3.61
SP586	Land adj Tyddyn Pandy	Caernarfon	Housing	4.19
SP703	Former Dynamex Friction Site	Caernarfon	Employment	19.03
SP620	Site Peblig Industrial Estate	Caernarfon	Mixed	7.43
SP632	Tyddyn Pandy (Phase - 2), Ffordd Llanbeblig	Caernarfon	Housing	4.15
SP686	Land at Porthmadog Sports Club	Porthmadog	Employment	9.51
SP543	Model Dairy Site	Porthmadog	Mixed	3.62
SP765	Land adj Bro Llwyn	Pwllheli	Mixed	15.28
SP166	Land adj Ysgubor Wen	Pwllheli	Housing	3.86
SP858	Land at Penmaen Estate	Pwllheli	Mixed	201.32
SP378	Syr Rhys Field	Amlwch	Housing	4.26
SP381	Land at Carreg y Fran	Amlwch	Housing	7.10
SP447	Land adj Graig Ddu	Amlwch	Housing	3.21
SP202	Land adj Ogorf Bach	Holyhead	Housing	4.69
SP304	Land adj Cae Rhos	Holyhead	Housing	4.93
SP320	Land at Trefengan Farm	Holyhead	Mixed	4.54
SP368	Land adj Tyddyn Uchaf	Holyhead	Housing	3.77
SP785	Land Kingsland	Holyhead	Housing	19.02
SP695	Anglesey Aluminium Metals Ltd Operational Site	Holyhead	Employment	89.92
SP696	Land at Kingsland	Holyhead	Housing	29.31
SP697	Land at Cae Glas	Holyhead	Mixed	24.42
SP58	Land at Gwernhefin	Llangeafni	Housing	4.55

⁸ Statutory Consultees that were consulted: Welsh Government, Countryside Council for Wales, Environment Agency, Dŵr Cymru Welsh Water, Cadw (Gwynedd Archaeological Trust)

⁹ Internal Departments that were consulted: Highways, Biodiversity/Landscape/Built Environment Sections, Economic Development Units, Education

Ref	Site Name	Location	Suggested Use	Area (ha)
SP250	Parc Lledwigan Park	Llangefni	Employment	29.24
SP494	Land at Dafarn Newydd	Llangefni	Employment	14.16
SP657	Land adj Maes Derwydd	Llangefni	Housing	6.64
SP658	Land adj Gwern Hefin	Llangefni	Housing	4.17
SP640	Land adj Tan Capel	Llangefni	Employment	3.63
SP833	Bodelis Fields	Llangefni	Housing	7.53

Table 4 : Allocations from current Development Plans that were not submitted as a Candidate Sites

Ref	Site Name	Location	Suggested Use	Area (ha)
-	Land adj Glan Peris, Ffordd Llanberis	Caernarfon	Housing	3.8
-	Land adj Mynwent Llanbeblig Cemetary	Caernarfon	Housing	4.1
-	Slate Quay	Caernarfon	Cymysg	16.48
-	Cibyn	Caernarfon	Employment	7.31
-	Parc Cybi	Holyhead	Employment	104.41
-	Penrhos Industrial Estate	Holyhead	Employment	3.15
-	Bryn Cefni	Llangefni	Employment	17.97
-	Land adj Lledwigan	Llangefni	Employment	20.33

5.0 NEXT STAGES

5.1 Following the identification of potential strategic sites a more detailed appraisal of the remaining non-strategic candidate sites in accordance with the approved methodology will take place. This will lead to the identification of key sites that will be included as allocations within or near to settlements in accordance with the JLDP's Strategy. This process includes a detailed site assessment which is divided into the following areas:-

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

5.2 Stage 3 assessment involves scoring the sites against their impact on sustainability within the JLDP area to ensure the JLDP meets both Gwynedd Council and Isle of Anglesey County Council's statutory duty under the Strategic Environmental Assessment (SEA), Sustainability Appraisal (SA) and Habitats Regulations Assessment (HRA). The site selection process will also involve Health Impact, Welsh Language Impact and Equality Impact Assessments.

5.3 Please note that any successful candidate site will also need to accord with the JLDP's Vision, Objectives and Preferred Strategy.

5.4 The final decision on which sites are included in the JLDP lies with an Independent Planning Inspector and not with Gwynedd Council and the Isle of Anglesey County Council.

5.5 Updates of this Topic Paper on the site selection process progresses will be published in due course.

5.6 Further information regarding the Candidate Site Methodology can be found online (www.gwynedd.gov.uk/csr or www.anglesey.gov.uk/csr) or by contacting the Joint Planning Policy Unit on 01286 685002 or planningpolicy@gwynedd.gov.uk .

APPENDIX 1 – JLDP SETTLEMENT HEIRARCHY

Sub-regional Centre	
<u>Gwynedd:</u> Bangor	
Urban Service Centres	
<u>Gwynedd:</u> Blaenau Ffestiniog Caernarfon Porthmadog Pwllheli	<u>Anglesey:</u> Amlwch Holyhead Llangefni
Local Service Centres	
<u>Gwynedd:</u> Abermaw Abersoch Bethesda Criccieth Llanberis Llanrug Nefyn Penrhyndeudraeth Penygroes Tywyn	<u>Anglesey:</u> Beaumaris Benllech Bodedern Cemaes Gaerwen Llanfairpwll Menai Bridge Pentraeth Rhosneigr Valley
Service Villages	
<u>Gwynedd:</u> Bethel Bontnewydd Botwnnog Chwillog Deiniolen Rachub Tremadog Y Ffor	<u>Anglesey:</u> Gwalchmai Newborough Llanerchymedd
Local Villages	
<u>Gwynedd:</u> Abererch Brynrefail Caeathro Carmel Cwm y Glo Dinas (Llanwnda) Dinas Dinlle Efailnewydd Garndolbenmaen Garreg Groeslon	<u>Anglesey:</u> Bethel Bodffordd Bryngwran Brynsiencyn Caergeiliog Dwyran Llandegfan Llanddaniel Fab Llanfachraeth Llanfaethlu Llanfechell

<p>Llandwrog Llandygai Llangybi Llanllyfni Llanystumdwy Nantlle Penisarwaun Pentref Uchaf Rhiwlas Rhosgadfan Rhostryfan Sarn Mellteyrn Talysarn Tregarth Trefor Tudweiliog Waunfawr</p>	<p>Llanfihangel yn Nhowyn Llangaffo Llangristiolus Pencarnisiog Penysarn Rhosybol Talwrn Tregele</p>
Coastal/Rural Villages	
<p><u>Gwynedd:</u></p> <p>Aberdaron, Borth y Gest Clynnog Fawr Corris Edern Fairbourne Llanaelhaearn Llanbedrog Llithfaen Morfa Bychan Morfa Nefyn Mynytho Rhoshirwaun Sarn Bach Y Felinheli</p>	<p><u>Anglesey:</u></p> <p>Aberffraw Four Mile Bridge Llanbedrgoch Llanddona Llanfaelog Llangoed Malltraeth Moelfre Trearddur</p>
Clusters	
<p><u>Gwynedd:</u></p> <p>Aberdesach Aberllefenni Aberpwll Bethesda Bach Bryncir Bryncroes Bwlchtocyn Penrhos (Caeathro) Caerhun/Waen Wen Capel Uchaf Capel y Graig Ceidio Corris Uchaf Crawiau</p>	<p><u>Anglesey:</u></p> <p>Bodorgan Bro Iarddur (Trearddur) Bryn Du Brynminceg Brynrefail Brynteg Bwlch Gwyn Capel Coch Capel Mawr Capel Parc Carmel Carreglefn Cerrigman Cichle</p>

<p>Dinas (Llanwnda) Dinas (Llyn) Dinorwig Dolydd a Maen Coch Friog Gallt y Foel Glasinfryn Groeslon Waunfawr Llanaber Llandderfel Llanengan Llanfor Llangian Llangwnadl Llaniestyn Llanllechid Llannor Llanwnda Llwyn Hudol Maes Tryfan Minffordd Minffordd (Bangor) Mynydd Llandygai Nebo Pantglas Pencaenewydd Penmorfa Penrhos Pentir Pentrefelin Pistyll Pontllyfni Rhiw Rhos Isaf Rhoshirwaun Rhoslan Rhydyclafdy Saron (Llanwnda) Sling Swan Tai'n Lon Talwaenydd Talybont Tan y Coed Treborth Ty'n y Lon Waun (Penisarwaun) Y Fron Y Garreg – Llanfrothen</p>	<p>Haulfre (Llangoed) Elim Glanyrafon Glyn Garth Gorsaf Gaerwen Hebron Hendre Hywel Hermon Llanddeusant Llaneilian Llanfaes Llanfairynghornwy Llangadwaladr Llanrhyddlad Llansadwrn Llanynghenedl Llynfaes Marianglas Mynydd Mechell Nebo Pen y Groes Pen y Marian Pengorffwysfa Penlon Penmon Pentre Berw Pentre Canol Penygraigwen Porth Llechog (Bull Bay) Rhoscefnhir Rhosmeirch Rhostrehwfa Bryn y Mor (Y Fali) Rhydwyn Star Traeth Coch Trefor Tyn Lon (Glan yr Afon) Tynyngogl</p>
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APPENDIX 2 – DISCARDED SITES

Table 5: Sites located in the open countryside or clusters (not located within 150m of the built form of settlements)

REFERENCE	SITE NAME	NEAREST SETTLEMENT	SUGGESTED USE
Gwynedd			
SP8	Land at St Ann's	Bethesda	Housing
SP41	Land adj Angorfa	Aberdesach	Housing
SP42	Land adj Tan y Fron	Aberdesach	Housing
SP72	Land at Glan yr Afon Hen	Gyrn Goch	Housing
SP73	Land adj the Hen Dafarn	Llanaelhaearn	Housing
SP88	Land adj Hendregarnedd	Pentrefelin	Housing
SP90	Cae Fachell Field	Llanddeiniolen	Housing
SP118	Land adj Tre Wyndaf	Llanwnda	Housing
SP140	Land at Minffordd	Bryncroes	Housing
SP157	Land adj Burnside	Pontllyfni	Housing
SP174	Land adj Bronallt	Llangybi	Housing
SP175	Land at Gwelfa	Llanfaglan	Housing
SP178	Land adj Plas Llwyndu	Abersoch	Housing
SP215	Land at Tanyrallt	Nantlle	Housing
SP263	Land adj Bryn Eithin	Llangwnadl	Housing
SP267	Land adj Bryn Hyfryd	Penrhosgarnedd	Housing
SP275	Land adj Ty Capel	Caerhun	Housing
SP281	Land at Station Road	Abergwyngregyn	Housing
SP293	Land at Pen y Bryn	Llanfaglan	Housing
SP303	Land adj Bryn Gwalchmai	Mynydd Llandygai	Housing
SP312	Land adj Llwyn Efydd	Rhos Isaf	Housing
SP313	Land at Glyn Dwr	Rhos Isaf	Housing
SP319	Hen Siop Field	Llannor	Housing
SP362	Land adj Ty'n Parc	Dinas Dinlle	Housing
SP400	Land adj to Tan Llan	Llannor	Housing
SP419	To the rear of Ysgoldy Terrance	Bangor	Housing
SP428	Land at Marchoes	Marchoes	Housing/Tourism
SP439	Land adj Cartre	Llanengan	Housing
SP440	Land adj Tyn Ffos	Llanengan	Housing
SP442	Land at Llangian	Llangian	Housing
SP443	Land at Llangian	Llangian	Housing
SP452	Cae Carreg, Y Bwthyn	Mynytho	Housing
SP459	Land Cefn Coch	Llangybi	Housing
SP460	Yard 2, Bron y Berth	Penrhos	Mixed
SP461	Trem y Werydd	Maes Tryfan	Housing
SP467	Land adj Ty Capel/ Bryn	Penmorfa	Housing
SP492	Land adj Bryn Mynn	Rhydyclafdy	Housing
SP510	Land at Nant Efa	Llanddeiniolen	Housing
SP512	Land adj to Glyndwr	Rhos Isaf	Housing
SP551	Land near Bryn Coch (AO/OS: 8759)	Rhos Isaf	Housing
SP564	Buarth y Beran	Deiniolen	Housing
SP570	Land at Bryn Mabon Fields	Bontnewydd	Mixed
SP579	Land at Bryn y Gro, Rhos y Marchlyn	Deiniolen	Housing
SP580	Land at Bryn Brith	Deiniolen	Housing

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REFERENCE	SITE NAME	NEAREST SETTLEMENT	SUGGESTED USE
SP86	Land adj Bodfair	Llanrhuddlad	Housing
SP94	Land adj Gorphwysfa	Brynteg	Housing
SP102	Cerrig Cynrig Farm	Llanfihangel yn Nhowyn	Housing
SP103	Land adj Capel Bethania	Llanddeusant	Housing
SP104	Land adj Ridgemount	Elim	Housing
SP106	Land at Cae Gwen Owen	Llangadwaldr	Housing
SP108	Land adj Plas y Felin	Bryn Du	Housing
SP111	Land adj Heddfan	Shepard's Hill	Housing/Tourism
SP112	Land ger Coed yr Odyn	Penrhoslligwy	Housing/Tourism
SP122	Land adj Dolwen	Star	Housing
SP124	Land adj Glan Rhos	Brynsiencyn	Housing
SP125	Land adj Ty Gorsedd	Rhoscefnhir	Housing
SP126	Land adj Glyn Garth Mews	Glyn Garth	Housing
SP129	Land adj Ty Uchaf	Penrhoslligwy	Housing
SP145	Maes y Groes Fields	Nebo	Housing
SP153	Land Adj Tyn Lon Bach	Llynfaes	Housing
SP160	Land adj Ty Newydd	Benllech	Housing
SP161	Land adj Minffordd	Brynteg	Housing
SP162	Land ger Llyswen	Brynteg	Housing
SP163	Land adj Bryntirion	Rhostrehwfa	Housing
SP184	Land at Llys Wen	Paradwys	Housing
SP186	Land Melin Stanley Mill	Traerddur	None Suggested
SP198	Land adj Bryn Glas	Llanrhuddlad	Housing
SP200	Land adj Maes Gwelfor	Rhydwyn	Tai
SP201	Land adj pany y Felin	Porth Swtan	Housing
SP211	Land adj Cefn Bach	Llanedwen	Housing
SP224	Land adj Ty Gwyn	Marianglas	Housing
SP232	Land adj Tyddyn Glas	Tynyngogl	Housing
SP235	Ty Coch Iard	Brynteg	Housing
SP239	Land adj Capel Berea	Pentre Berw	Housing
SP240	Land adj y Gorlan	Pentre Berw	Housing
SP254	Land adj Brynteg Estate	Llansadwrn	Housing
SP257	Land adj ty Newydd	Gwalchmai	Housing
SP269	Land adj Cei Cottage	Rhostrehwfa	Housing
SP271	Land off Rutland Road	Bull Bay	Housing
SP276	Land Pant Saer Caravan Park	Tynyngogl	Cymysg
SP284	Land at Ty Lawr	Niwbwrch	Housing
SP298	Land opposite New Lodge	Trearddur Bay	Housing
SP301	Land adj Dalar Hir	Bodedern	Mixed
SP326	Land at Cae Bach	Llynfaes	Housing
SP335	Coal Yard	Pentre Berw	Housing
SP354	Land adj Arosfa	Ty Croes	Housing
SP355	Land adj Pen y Morfa	City Dulas	Housing
SP356	Land adj Fron Deg	Nebo	Housing
SP367	Land adj Stad Minffordd	Benllech	Housing
SP373	Land adj Ty'n Berllan	Pentre Berw	Housing
SP377	Part of Bryn Cwr	Gwalchmai	Housing
SP382	Land adj Hatchery	Bryn Du	Housing
SP384	Land opposite y Felin	Brynteg	Housing

Candidate Site Assessment Update

REFERENCE	SITE NAME	NEAREST SETTLEMENT	SUGGESTED USE
SP385	Land adj Cae Ffos	Brynteg	Housing
SP388	Land at Cichle	Cichle	Housing
SP389	Land adj Penrhyn Bach	Valley	Housing
SP390	Land at Gaerwen Station	Gaerwen Station	Housing
SP391	Land at Ty Newydd	Llaneilian	Housing
SP392	Rhos Bella Farm	Llanddona	Housing
SP393	Land adj Pencraig	Llansadwrn	Housing
SP394	Cefn Coch Farm Outbuildings	Llansadwrn	Housing
SP395	Cefn Farm	Llansadwrn	Housing
SP396	Penmaen Farm	Llanddona	Housing
SP403	Cae Pella Llety Mwyn Cefniwrch	Llangefni	Housing
SP404	Cae Bach, Llety Mwyn, Cefniwrch	Llangefni	Housing
SP405	Land adj to Trigfan	Llangristiolus	Housing
SP425	Land adj Glan Coron	Llangadwaldr	Housing
SP441	Land adj llanfaes Parc	Llanfaes	Housing
SP449	Land at Fferm Glan Tywyn	Bryngwran	Housing
SP452	Cae Carreg, Y Bwgan,	Rhydyclafdy	Housing
SP476	Land adj Hen Ysgubor	Paradwys	Housing
SP477	Land adj Ael y Bryn	Gaerwen	Housing
SP479	Land to rear of Bryn Seion	Llanbedrog	Housing
SP484	Land adj Parciau	Penmon	Housing
SP485	Flagstaff Quarry Buildings	Penmon	Mixed
SP487	Land to the rear of Caeysgawen	Brynteg	Housing
SP498	Land adj Bryn Goleu	Tynyngogl	Housing
SP499	Land adj Bryn Hyfryd	Rhydwyn	Housing
SP500	Land at Trefollwyn	Rhosmeirch	Housing
SP533	Land adj Rhosnewydd	Penysarn	Housing
SP542	Tir cyfochrog yr ardd / Land Adj the garden	Pentraeth	Housing
SP546	Land at Bryn Cwr	Gwalchmai	Housing
SP563	Land at Hen Efail, Marianglas	Llaneugrad	Housing
SP566	Land at Cryd y Wennol	Trefdraeth	Housing
SP573	Land adj Bryn Teg	Llansadwrn	Housing
SP575	Land at Cae-Pen-Yr-Onen	Llangoed	Housing
SP582	Land adj Gelli Wen	Llanedwen	Housing
SP590	Land adj to Cae Ficer	Llaneilian	Housing
SP601	Land at Ty Gwyn	Llansadwrn	Housing
SP605	Land adj Angorfa	Red Whaft Bay	Housing
SP607	Land at Bryn Mêl	Llandegfan	Housing
SP611	Land opposite Maes Gwelfor	Rhydwyn	Housing
SP617	Land at Ty'n Coed Mawr	Llanfairpwll	Housing
SP618	Land Adj Bodfaen	Star	Mixed
SP629	Land adj Llanfawr Newydd	Llangristiolus	Mixed
SP637	Pentraeth Automotive, Henffordd	Menai Bridge	Mixed
SP642	Cae Lastra Field	Amlwch	Mixed
SP644	Land adj Hen Gemaes	Gwalchmai	Housing
SP656	Land Near Lon Cae Garw	Rhostrehwfa	Housing
SP698	Land Near Efail Henblas	Llangristiolus	Housing
SP720	Former Lairds Site	Beumaris	Mixed
SP770	Bryntirion Hotel Site	Red Wharf Bay	Housing
SP779	Land at Min y Ffrwd	Brynteg	Housing

REFERENCE	SITE NAME	NEAREST SETTLEMENT	SUGGESTED USE
SP786	Land at Bodfaen	Star	Housing
SP795	Land adj Stâd Garnedd	Star	Housing
SP801	Land at Ty Mawr	Llanfairpwll	Mixed
SP802	Land adj Hendre	Star	Housing
SP811	Land at Tyddyn Waen	Rhosmeirch	Housing
SP812	Land adj Bacsia	Rhosmeirch	Housing
SP821	Land adj Pwros	Rhosmeirch	Housing
SP843	Part of Park Field	Brynrefail	Housing
SP851	Land adj to Hafod	Cemaes	Housing
SP852	Former Faraway Site	Cemaes	Housing
SP855	Land adj Frith	Tynyngogl	Housing
SP863	Land adj Wave Crest	Valley	Housing
SP865	Land adj Parciau	Llanddaniel	Housing

Table 6: Sites that fall below the 0.2ha threshold

REFERENCE	SITE NAME	LOCATION	SUGGESTED USE	AREA (HA)
Gwynedd				
SP144	Land adj Llwyn Padarn	Llanberis	Housing	0.08
SP797	Land adj Ty'r Felin	Porthmadog	Housing	0.09
SP798	Land off Heol Madoc	Porthmadog	Housing	0.06
SP565	Land at Tyddyn Andro Cottage	Bethel	Housing	0.07
SP569	Land Near Cae Pwll	Trefor	Housing	0.09
SP700	Site Plasllwyd Flats	Bangor	Redevelopment	0.05
SP728	Brynllywd Garages	Bangor	Housing	0.12
SP742	Land adj Bro Llewelyn	Penrhyndeudraeth	Housing	0.16
SP743	Land at Cae Mawr	Penrhyndeudraeth	Housing	0.13
SP744	Garage site, Lon Abererch	Pwllheli	Housing	0.17
SP745	Land adj 16 Heol Y Llan	Abermaw	Housing	0.10
SP747	Garage site Min Y Traeth	Minffordd	Housing	0.11
SP748	Land at Maes Ogwen	Tregarth	Housing	0.13
SP810	Land adj Plas y Bryn	Blaenau Ffestiniog	Housing	0.02
SP844	Land adj Maes y Neuadd	Tanygrisiau	Housing	0.09
SP864	Land ad Cytir Farm	Brynrefail	Housing	0.10
Anglesey				
SP21	Land ad Afallon	Gwalchmai	Housing	0.11
SP65	Land to rear of Mountain View	Holyhead	Housing	0.06
SP96	Former Social Club	Beaumaris	Housing	0.06
SP183	Cae Shed Field	Llangristiolus	Housing	0.03
SP248	Land at Crofton Mews	Beaumaris	Housing	0.05
SP238	Former Manweb Building	Llangefni	Housing	0.08
SP354	Land adj Arosfa	Ty Croes	Housing	0.14
SP614	Land off Mount Street	Menai Bridge	Housing	0.18
SP756	Land Near Pant y Celyn	Valley	Housing	0.09

Table 7: Sites located within existing settlement boundaries but within C2 flood risk areas as defined by the Development Advice Maps (TAN15)

REFERENCE	SITE NAME	LOCATION	SUGGESTED USE
Gwynedd			
SP365	Land adj Cefn Cwlyn	Bethesda	Housing
SP366	Land to rear of Tan Gadlas Isaf	Bethesda	Housing
SP399	Public Car Park	Caeathro	Mixed
SP490	Land adj Pont y Gof	Botwnnog	Housing
SP585	Land adj Glan Seiont	Caernarfon	Housing
SP606	Land adj Glan Seiont	Caernarfon	Housing
SP633	Land adj Plas-Y-Coed, Porth Penrhyn	Bangor	Housing
SP674	Land adj Heulwen	Dinas Dinlle	Housing
SP709	Site Caeau'r Felin	Bontnewydd	Housing
SP725	Land at Maes Graenau	Tanygrisiau	Housing
SP728	Brynlwyd Garages	Bangor	Housing
SP739	Land at Hafan Deg	Tanygrisiau	Housing
SP822	Austin Taylor Former Site	Bethesda	Housing
SP836	Land at Parc	Dinas	Housing
Anglesey			
SP21	Land ad Afallon	Gwalchmai	Housing
SP110	Land adj Tal y Bont	Llanfairpwll	Housing
SP187	Land at Ynys y Gof	Trearddur	None Suggested
SP274	Creigiar Field	Llanfairpwll	Housing
SP300	Land adj Ysbyllidir	Caergeiliog	Housing
SP478	Land adj Bro Hedd	Gwalchmai	Housing
SP532	Land adj Parc Felin Dwr	Holyhead	Housing
SP643	Land to rear of Old Beach Road	Trearddur	Tourism
SP754	Site Beach Golf Course	Trearddur	Mixed



Joint Planning Policy Unit (JPPU)

Joint Local Development Plan (JLDP)

Candidate Sites Process and Methodology

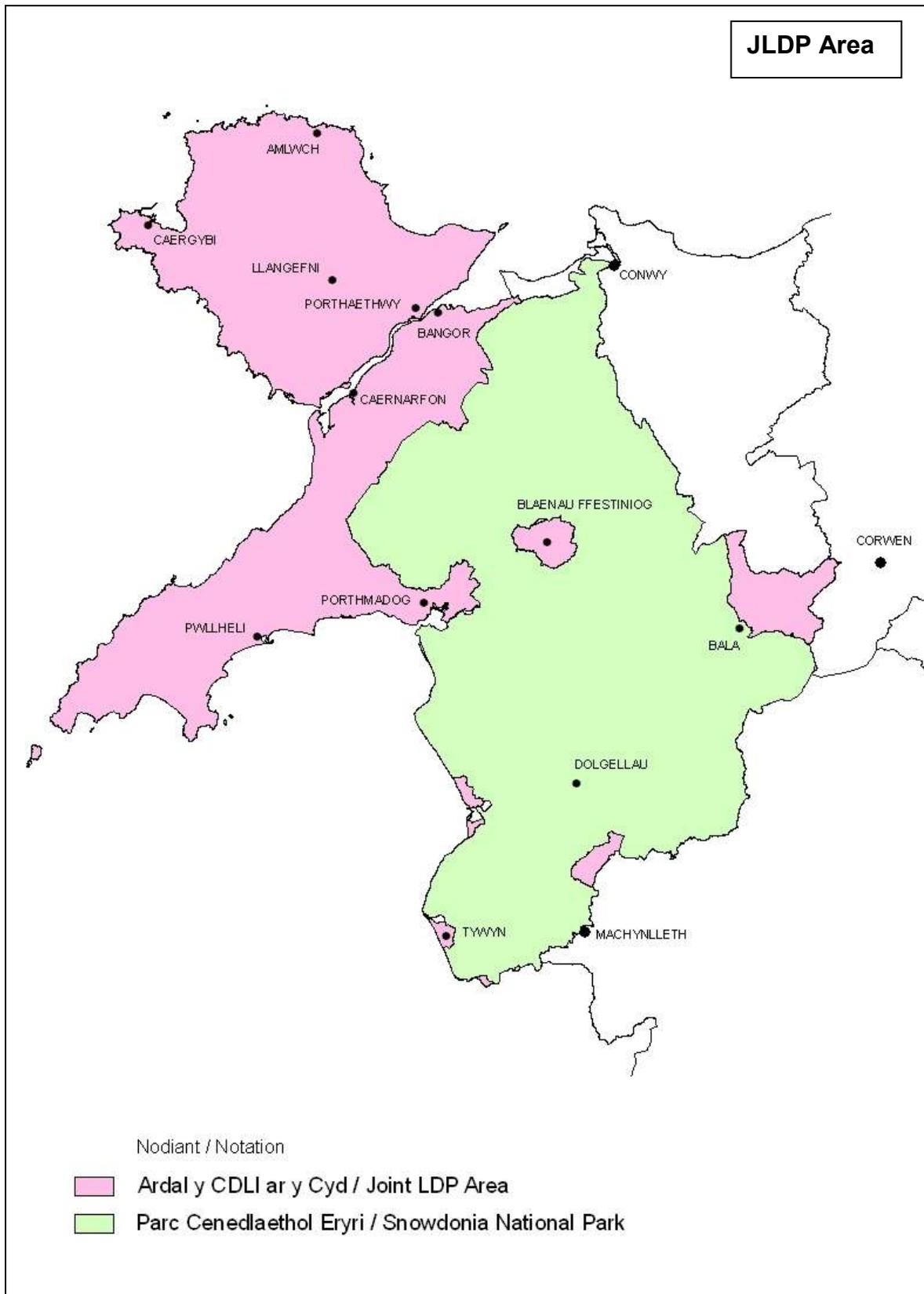
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1.0 Introduction

- 1.1 A key element in developing the Joint Local Development Plan's (JLDP) evidence base will be the identification of potential sites, known as Candidate Sites, for new housing, employment and other uses such as community and recreation. In order to ascertain what land is available to meet Anglesey and Gwynedd's development needs a Candidate Site Register (CSR) will be opened where developers, landowners and the public can submit land for potential inclusion within the plan either as sites for future development or change of use, or sites that need protecting for their special landscape, open space or conservation value.
- 1.2 The JLDP, through the Candidate Site process, will identify land to meet Anglesey and Gwynedd's development needs for various land uses, which could include:
- Residential
 - Employment
 - Retail
 - Tourism
 - Amenity and Open Space
 - Recreation
 - Minerals
 - Waste
 - Gypsy and Traveller
- 1.3 The CSR process does not represent a commitment on the part of the Councils to take sites forward into the JLDP. Also as the JLDP is a new development plan, land included in the current development plan framework does not automatically get put forward for the JLDP. The current development plan framework includes the following:
- Gwynedd: Unitary Development Plan (2009)
 - Isle of Anglesey: Ynys Môn Local Plan (1996), Stopped Unitary Development Plan (2005)
- Local Development Plans Wales (2005) states that *“the identification of sites should be founded on a robust and credible assessment of the suitability and availability of land for particular uses or a mix if uses and the probability that it will be developed”*.
- 1.4 Undeveloped residential, employment or other commercial allocations in the previous development plans will be reassessed to ascertain whether they can be carried forward into the JLDP.
- 1.5 The Isle of Anglesey County Council opened its original CSR in January 2007 and by the closing date had received information about over 400 sites. Sites submitted during the previous CSR period will need to be re-assessed against the new set criteria and filtering mechanisms included in the proposed candidate sites assessment methodology for the JLDP outlined in this document.

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



2.0 The Candidate Site Process

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

3.0 Stage 1: Agreeing a Suitable Assessment Methodology

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

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

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

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

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

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

5.0 Stage 3: Assessing the Candidate Sites

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

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

5.2 The assessment can be broken into three different stages:

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

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

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

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

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

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

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

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

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

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

agricultural land, whether the site is greenfield or brownfield, whether there is a potential risk of contaminated land, whether or not it is protected by environmental designations, whether it is considered to have environmental value, would the proposal be vulnerable to the effects of climate change including issues of flooding or drainage, would the development be able to incorporate renewable energy sources or energy conservation measures.

- **Accessibility** – considering the suitability of vehicular access to the site, location of the site with regard to public transport routes and accessibility by foot or cycle to a range of community facilities.
- **Site Context and Character** – whether topographical characteristics of the site may present an obstacle to development, whether development would have an impact on views/vistas, whether the site is in close proximity to existing infrastructure, an evaluation of the landscape character using CCW’s LANDMAP database and whether or not there would be potential adverse impact from adjoining land uses.
- **Relationship with Existing Settlements** – whether development of the site would provide continuity and enclosure in respect to adjacent land uses.

5.9 Parts of this assessment will require additional information to be provided by internal departments of both authorities such as highways as well as external statutory consultees where appropriate.

5.10 As the JLDP Strategic Options and Preferred Strategy have not been finalised it is not possible to provide details of them in this consultation document. However a full public consultation on the objectives and Preferred Strategy will take place in order to give statutory consultees, stakeholders and members of the public an opportunity to be involved with formulating the strategic objectives, assessing options and formulating the Preferred Strategy.

5.11 The JPPU is currently consulting on the Draft Scoping Report for the Sustainability Appraisal of the JLDP, which contains a variety of Sustainability Objectives that will ensure that the JLDP is assessed against environmental, economic and social criteria. The Candidate Sites will be assessed against this framework, which will use the table below to identify the sustainability credentials of the candidate sites.

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

3c) Assessing the sites against other appraisals

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

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

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

6.0 Stage 4: Deposit JLDP Consultation and Alternative Sites

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

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

Appendix 1
Candidate Site Process Flow Chart



Appendix 2

Candidate Site Submission Form

UNED POLISI CYNLLUNIO AR Y CYD (UPCC)

JOINT PLANNING POLICY UNIT (JPPU)

CYNLLUN DATBLYGU LLEOL (CDLI) AR Y CYD

JOINT LOCAL DEVELOPMENT PLAN (JLDP)

Gwahoddiad ar gyfer cynnig Safleoedd Posib

Invitation for Submission of Candidate Sites

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

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

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

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

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

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

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

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

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

This form is also available online.

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

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

FYDD SYLWADAU AR GAEL AR GYFER YMCHWILIAD CYHOEDDUS.

ALL COMMENTS SUBMITTED WILL BE MADE AVAILABLE FOR PUBLIC INSPECTION

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

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

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

Rhif Cyfeirnod:
Reference No:

Cydnabyddiaeth wedi'i yrru:
Acknowledgement sent:

1) Manylion Cyswllt / Contact Details

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

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

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

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

2) Manylion y Safle / Site Details

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

--

Côd Post:
Post Code:

--

Cyfeirnod Grid OS:
OS Grid Reference:

--

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

--

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

3) Perchnogaeth / Ownership

3.1	Ai'r cynigydd yw'r unig berchennog? <i>Is the proposer the sole owner of the site?</i> Ydy / Yes: <input type="checkbox"/> Nac Ydy / No: <input type="checkbox"/>
-----	--

3.2	Os nac ydy, a yw'r perchenogion eraill i gyd yn ymwybodol o'r cynnig? <i>If not, are all other land owners aware of this submission?</i> Ydy / Yes: <input type="checkbox"/> Nac Ydy / No: <input type="checkbox"/>
-----	--

3.3	Nodwch, os gwelwch yn dda, manylion cyswllt y perchenog(wyr) eraill os yr ydych yn eu gwybod: <i>Please provide contact details of other landowner(s) if known:</i>
-----	---

3.4	A oes gan y cynnigydd unrhyw diroedd yn ei berchnogaeth o amgylch y safle? <i>Does the proposer own any additional land surrounding the site?</i> Ydy / Yes: <input type="checkbox"/> Nac Ydy / No: <input type="checkbox"/> Os oes, amlinellwch y tir mewn GLAS ar y Map AO. <i>If so, please outline the land in BLUE on the OS map.</i>
-----	--

4) Defnydd Tir / Land Use

4.1	Nodwch, os gwelwch yn dda, defnydd presennol y tir: <i>Please specify the existing use of the land:</i>
-----	---

4.2	Pa ddefnydd yr ydych yn ei gynnig i'r safle? <i>What use are you proposing for the site?</i>
-----	--

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

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

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

6.1	<p>A yw'r safle yn hygyrch o ffordd gyhoeddus? <i>Is the site accessible from a public highway?</i></p> <p>Ydy / Yes: <input type="checkbox"/> Nac Ydy / No: <input type="checkbox"/></p> <p>Os na, allch chi ddangos ar y map sut bydd mynediad yn cael ei gyflawni. <i>If not, please provide information (on the map) of how access could be achieved.</i></p>
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6.2	<p>A yw'r safle o fewn pellter cerdded rhesymol (800m neu llai) o wasanaeth</p>
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	<p>trafnidiaeth cyhoeddus sydd ar gael yn gyson rhwng 7yb a 7yh? Is the site within reasonable walking distance (800m or less) of a public transport service that operates consistently between 7am and 7pm?</p> <p>Ydy / Yes: <input type="checkbox"/> Nac Ydy / No: <input type="checkbox"/> Dim yn Gwybod / Don't Know: <input type="checkbox"/></p>
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6.3	<p>Nodwch, os gwelwch yn dda, y pellter i'r gwasanaeth agosaf: Please state the distance to the nearest utility connection:</p> <p style="text-align: center;">Trydan / Electricity: Nwy / Gas: Dŵr / Water: Carffosiaeth / Sewerage: Telathrebu / Telecommunications:</p>
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7) Agosrwydd i Wasanaethau Lleol / Proximity to Local Services

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

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

8) Gwybodaeth Pellach / Further Information

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

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

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

9) Datganiad / Declaration

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

Arwyddwyd/ Signed.....

Dyddiad/ Date.....

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

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

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

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

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

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

**Appendix 3
Candidate Site Officer Assessment Form**

Candidate Site Officer Assessment Form

1) SITE DETAILS

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

2) INITIAL FILTERING

		Reasoning / Justification
Is the site located in or adjoining a town/city, village or rural cluster?	Yes <input type="checkbox"/> No <input type="checkbox"/>	If not, the site does not comply to national planning policy (PPW 4.6.8) and the Preferred Strategy. Sites that are located in the open countryside and away from existing settlements will not be taken forward to Stage 3 (Detailed Assessment).
Is the site over 0.3 hectares?	Yes <input type="checkbox"/> No <input type="checkbox"/>	If not, the site will be considered as a windfall/infill sites when the JPPU undertakes work to define development

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

3) DETAILED ASSESSMENT

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

Issue	Details/ Comments	Suitability of Site					Relevant SA Objective
Environmental Capital							

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

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

Issue		Details/ Comments	Suitability of Site						Relevant SA Objective
									
	impact upon important views/vistas?								
19	Would development of the site have a detrimental impact on the character of the settlement?		<input type="checkbox"/>	8					
20	Would there be any adverse impact arising from potentially conflicting land uses?		<input type="checkbox"/>	2, 6, 7, 9					
Relationship with Existing Settlements									
21	Is the site located within the built form of a settlement or does it constitute a minor extension to a settlement?		<input type="checkbox"/>	2, 3					
Conclusion									
22	Additional Comments and Recommendations								

Appendix 4
Candidate Site Assessment –Assessment Guidance Notes

Detailed Assessment Criteria								Commentary
1	Is there a risk of flooding?	No known risk of flooding and surface water flooding and possible link to surface water run off to adjoining watercourse	No known risk of flooding but limited risk of surface water flooding and possible to link surface water to adjoining watercourse	Site some distance from watercourse for surface water run off	Small proportion of site within area of known flood risk	Majority of site within area of known flood risk		<ul style="list-style-type: none"> Based on EA Areas of Flood Risk map and TAN15 DAM Maps
2	Would development of the site lead to a loss of best and most versatile agricultural land (Grades 1,2 and 3a)?		-	Not Agricultural Land	Proportion of the site is Best and Most Versatile Land	Over 50% of the site is Best and Most Versatile Land	Entire site is Best and Most Versatile Land	<ul style="list-style-type: none"> Based on Agricultural Classification Map Consultation with WG Agricultural Division may be required
3	Is the site (or parts of the site) protected by landscape, ecological, geological or cultural designations?	-	No adverse impacts and opportunities to enhance designations	No adverse impacts on designations	Limited adverse impact on local designation	Significant adverse impact on local designation and /or limited adverse impact on international or national designation	Potential for a significant adverse impact on an international or national designation	<ul style="list-style-type: none"> Based on existing information held in development plans, NRW website Consultation with Biodiversity Units

Detailed Assessment Criteria								Commentary
4	Would development of the site lead to the loss of an important habitat, priority species (BAP), trees, hedgerows or lead to fragmentation of green corridor?	-	No loss of important habitat and adverse impacts on protected species. No fragmentation of green corridor. Opportunities for enhancement.	No loss of important habitat or fragmentation of green corridor. Presence of priority species unlikely.	Small proportion of the site contains important habitat. Priority species might be present. Fragmentation of green corridor could be mitigated	Large proportion of the site contains important habitat. Evidence of priority species on site. Fragmentation of green corridor could not be mitigated.	Entire site contains important habitat and is an important green corridor, mitigation Evidence of priority species on site.	<ul style="list-style-type: none"> Consult with Biodiversity Sections
5	Is the site within a groundwater or surface water protection area?	-	-	Site is not within a water protection area.	Site within a Groundwater Vulnerability Zone.	Site within Surface Water Safeguarded Zone and/ or Groundwater Source Protection Zone.	Site within a Surface Water Drinking Water Protection Area 'at risk' or 'probably at risk' and/or Groundwater Drinking Water Protected Area 'at risk' or 'probably at risk'.	
6	Does the site constitute Brownfield land?	Brownfield	Mixed site – part Brownfield	Greenfield within settlement	Greenfield adjoining settlement	Greenfield in the open countryside	-	<ul style="list-style-type: none"> Consult with Biodiversity Sections

Detailed Assessment Criteria								Commentary
7	Does the site have any value as an open space or recreational importance?	-	-	Site has no recreational or open space value	Impact upon locally important open space which has not been allocated in existing development plan framework	Impact upon allocation in existing development plan framework	-	<ul style="list-style-type: none"> Gwynedd – UDP (2009) Anglesey – Local Plan (1996), Stopped UDP (2005)
8	Does the current/previous use of the site suggest that there is a potential risk of contaminated land?	-	-	No contamination	Mild contamination that can be overcome	Major contamination that can only be overcome with major economic input	-	<ul style="list-style-type: none"> Consultation with Contaminated Land Officer
9	Would development of the site present an opportunity to remove an eyesore?	A prominent eyesore which impacts upon the built environment and other possible regeneration proposals	Not prominent and does not seem to impact upon regeneration proposals	No eyesore	-	-	-	
10	LANDMAP Evaluation: <ul style="list-style-type: none"> Visual and Sensory: Geological: Landscape Habitats: Historical: Cultural: 	Low	Moderate	-	High	Outstanding	-	<ul style="list-style-type: none"> Based on NRW LANDMAP database
11	Is the site located within walking distance of a public transport terminal/ bus stop? (Please specify distance and whether it is	Under 400m	401m to 800m	-	801 to 1000m	1001 to 3000m	3001m+	<ul style="list-style-type: none"> Distance to nearest bus stop and/or train station

Detailed Assessment Criteria								Commentary
	steep/obstructed route)							along footpaths and roads not as the crow flies <ul style="list-style-type: none"> Based on guidelines from IHT
12	How far is the site from an existing recreational walking/cycling route?	Existing walking/ cycling route is present on site with the potential to incorporate with development	Existing walking/ cycling route adjacent to site	-	801m to 1000m	1001 to 3000m	3001m+	
13	Is the site accessible from a public highway?	Direct access to main road network with more than adequate visibility splays. PRow from site to community facilities	Very minor obstacles capable of being overcome	-	Major obstacles unlikely to be overcome	Site landlocked, evidence of a ransom strip, on a sharp corner poor highway network, some distance from main highway network, access through existing estate	-	Consult with Highways dept
14	Is the nearby highway system (including junctions) of sufficient quality to deal with potential development on the site?	-	-Highways system able to accommodate potential development	-	Substandard highway system which could be improved	Substandard highway system which could only be improved with major	-	Consult with Highways dept

Detailed Assessment Criteria								Commentary
						economic input		
15	Please state the distance to the nearest community service/facility: <ul style="list-style-type: none"> • Post Office • Convenience Store • Primary or Secondary School • Supermarket • Surgery • Pharmacy • Dentist • Play Area • Other (please state) 	Under 200m (400m for schools)	201m to 400m (401m to 800m for schools)	401m to 800m (801m to 1200m for schools)	801m to 1000m (1201 to 1500m for schools)	1001m+ (1501m+ for schools)		Distances based upon standards by IHT
16	Please state the distance to the nearest utility connection: <ul style="list-style-type: none"> • Electricity • Gas • Water • Sewerage • Telecommunications 	100m or less	101m to 200m	201m to 300m	301m to 400m	401m+	-	
17	Do the topographical characteristics of the site present an obstacle to development?	Vast majority of site is level with no rocky outcrops	→	-	→	Site major obstacles to development including steep incline and rocky outcrops		
18	Would development on the site have an adverse impact upon important views/vistas?	-	-	No impact	Level of impact minor	Prominent site from a distance, impact upon Conservation Area and/or listed building	-	
19	Would development of the site have a detrimental impact on the			No impact	Minor negative	Major negative	-	

Detailed Assessment Criteria								Commentary
	character of the settlement?				impact	impact		
20	Would there be any adverse impact arising from potentially conflicting land uses?	-	-	No conflicting land uses	Conflicting land uses	Bad Neighbour land use	-	
21	Is the site located within the built form of a settlement or does it constitute a minor extension to a settlement?	Whole site clearly within settlement	Site immediately adjoining settlement – minor extension with clear rounding off of settlement	Minor extension	Within 100m of settlement	Within 500m of settlement	Greater than 500m from settlement	<ul style="list-style-type: none"> Measurements taken approximately from the centre of the site