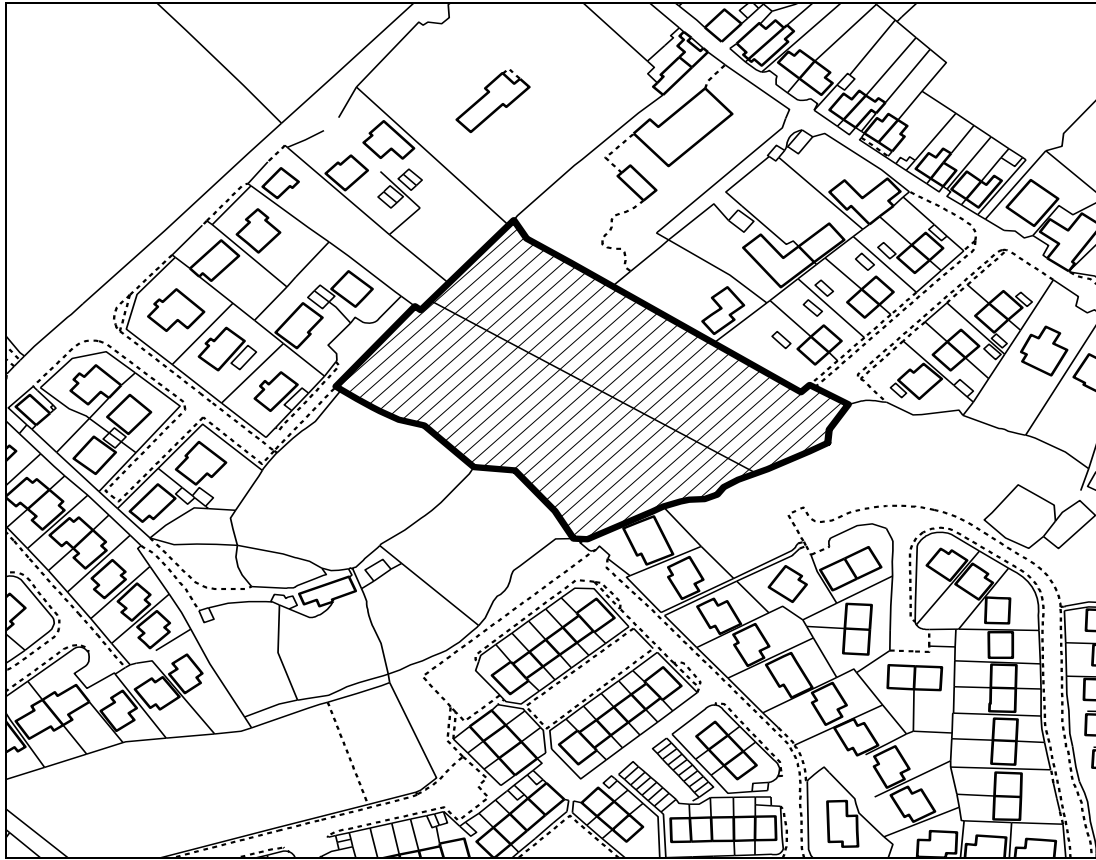


**CAERNARFON  
DEPENDENCY CATCHMENT  
AREA**

## GWYNEDD UNITARY DEVELOPMENT PLAN - HOUSING



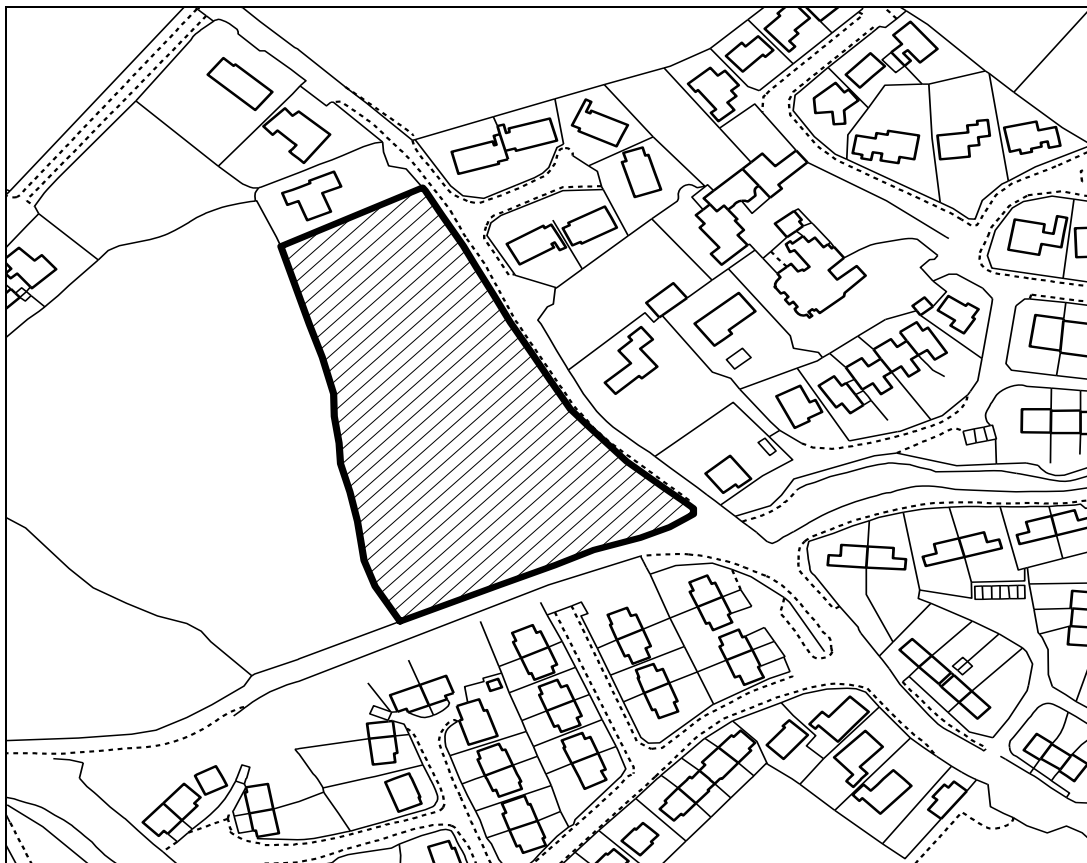
*Map not to scale*

<b>Dependency Catchment Area</b>	2 – Caernarfon	<b>Topic</b>		Housing	
<b>Location</b>	To the rear of Bro Eglwys, Bethel.	<b>Grid Ref.</b>	252732 365571	<b>Area</b>	0.8 ha
<b>Proposal</b>	Allocate the site for general market housing (i.e. housing for general need and the open market)				
<b>Justification for selecting the site</b>	<ul style="list-style-type: none"> <li>Research has shown that the Plan should aim to allocate land for 606 houses in the Caernarfon Dependency Catchment Area.</li> <li>As a village that belongs to the Dormitory Housing Market Area, it is believed that Bethel is able to cope with more general market housing.</li> <li>The site occupies a gap in the middle of the village's existing built-up area, and development at this location would form an extension to existing housing estates. Development here would integrate well with the existing pattern of development in the village.</li> <li>The site is within easy walking distance of the services and community facilities of the village which includes a primary school, a public house, a playing field and a regular bus service.</li> <li>There is no previously used land in the village that would be suitable for a housing development on this scale.</li> </ul>				
<b>Physical constraints to development</b>	<ul style="list-style-type: none"> <li>It is unlikely that the land is contaminated.</li> </ul>				

<b>Development phases</b>	<ul style="list-style-type: none"> <li>It will be expected for the development of the site to be phased. The logical and gradual release of land will be a way to mitigate the impact of the development on the local area. The exact details of the phased development will be negotiated with the developer at the planning application stage.</li> </ul>
<b>Quality of the on-site environment</b>	<ul style="list-style-type: none"> <li>It should be ensured that the design is of high quality, with the houses blending with the locality in terms of scale and building materials. New and distinctive design is encouraged, rather than an ordinary run of the mill design.</li> <li>The affordable houses should not be obvious in terms of their design or location, and they should not be clustered together in the development.</li> <li>Full consideration must be given to the landscaping scheme for the site as part of the process of considering the layout of the houses and roads. The development should include planting and high quality soft/hard landscaping appropriate to the site and the locality, especially along the boundary with the Rhos estate. This will mean planting trees and shrubs using indigenous species that are locally sourced. Any trees or shrubs forming the existing boundary of the site should be retained.</li> <li>The development should aim to use and supply energy and water sustainably. For example, full consideration will need to be given to the following features: <ul style="list-style-type: none"> <li>suitable siting, design and orientation for the houses in order to promote their energy efficiency</li> <li>locally sourced sustainable building materials and materials from certified sustainable sources</li> <li>water conservation measures (e.g. rainwater harvesting).</li> </ul> </li> <li>The design of the development should facilitate the provision of sufficient suitable spaces within the curtilage of residential units to accommodate waste facilities.</li> <li>The development's design should facilitate passive surveillance, thus contributing towards reducing the risk of antisocial behaviour.</li> <li>The reasonable privacy of property should be maintained. The development should not cause significant harm to the amenities of the local neighbourhood.</li> <li>The development's site plan should not preclude the possibility of developing the land which adjoins this site, sometime in the future.</li> <li>Consideration should be given to incorporating a sustainable drainage system for the site e.g. using drainage systems that do not increase the danger of flooding nor have a significant impact on local hydrological conditions. Surface water discharge should be subject of attenuation.</li> </ul>
<b>Number and type of housing</b>	<ul style="list-style-type: none"> <li>Applying the general building density of 30 units per hectare shows that this site can cope with about 24 residential units. The exact number of residential units will depend on a full assessment of various factors, including the requirements of various policies.</li> <li>The mix of housing type proposed should reflect the need in the locality for specific types of houses.</li> <li>The developer will be expected to negotiate with the Council before submitting a planning application in order to ensure that approximately 40% of the houses are affordable housing. These affordable houses can be social rented housing, intermediate housing or a combination of both types.</li> </ul>
<b>Access and accessibility</b>	<ul style="list-style-type: none"> <li>The vehicular entrance will form an extension to the existing Bro Eglwys road. The provision of a vehicular entrance through Rhos estate will not be acceptable.</li> <li>An attractive and safe environment should be secured for pedestrians and cyclists, ensuring that they, rather than cars, are given priority.</li> <li>Safe, attractive and direct footpaths will need to be provided for pedestrians in and out of the site.</li> <li>The street(s) should be of adoptable standard.</li> </ul>
<b>Planning application requirements</b>	<ul style="list-style-type: none"> <li>A Design and Access Statement should be provided with the planning application.</li> <li>A detailed landscaping plan should be provided as part of the full planning application.</li> <li>The results of a local housing needs survey should be presented with the planning application in order to justify the type of houses being proposed.</li> <li>The developer will be expected to negotiate with the Council in order to establish if the existing provision of open spaces of recreational value in the locality meets the needs of the proposed housing development or whether provision will be needed on the site or other arrangements.</li> <li>Detailed surface water drainage plans should be provided with the planning application.</li> </ul>

	<ul style="list-style-type: none"> <li>• Consideration should be given to the ecological features of the site to ascertain whether the development will affect a candidate wildlife site. If a candidate wildlife site is likely to be affected, an ecological impact assessment of the site will be required.</li> </ul>
<b>Other relevant matters</b>	<ul style="list-style-type: none"> <li>• Neighbouring land uses – a residential area and open countryside.</li> <li>• Present use – grazing / open land.</li> <li>• Ownership - private.</li> <li>• Landscape and biodiversity – none</li> <li>• Built heritage designations - none</li> </ul>
<b>Main policies and guidance</b>	<ul style="list-style-type: none"> <li>• UDP Policies - B22, B23, B25, B27, C1, C7, CH1 CH6, CH18, CH29, CH30, CH31, CH33, CH36, CH43</li> <li>• Gwynedd Design Guide</li> <li>• Affordable Housing SPG</li> <li>• Planning Obligations SPG</li> <li>• Residential Development and Open Spaces of Recreational Value SPG</li> </ul>

## GWYNEDD UNITARY DEVELOPMENT PLAN – HOUSING



*Map not to scale*

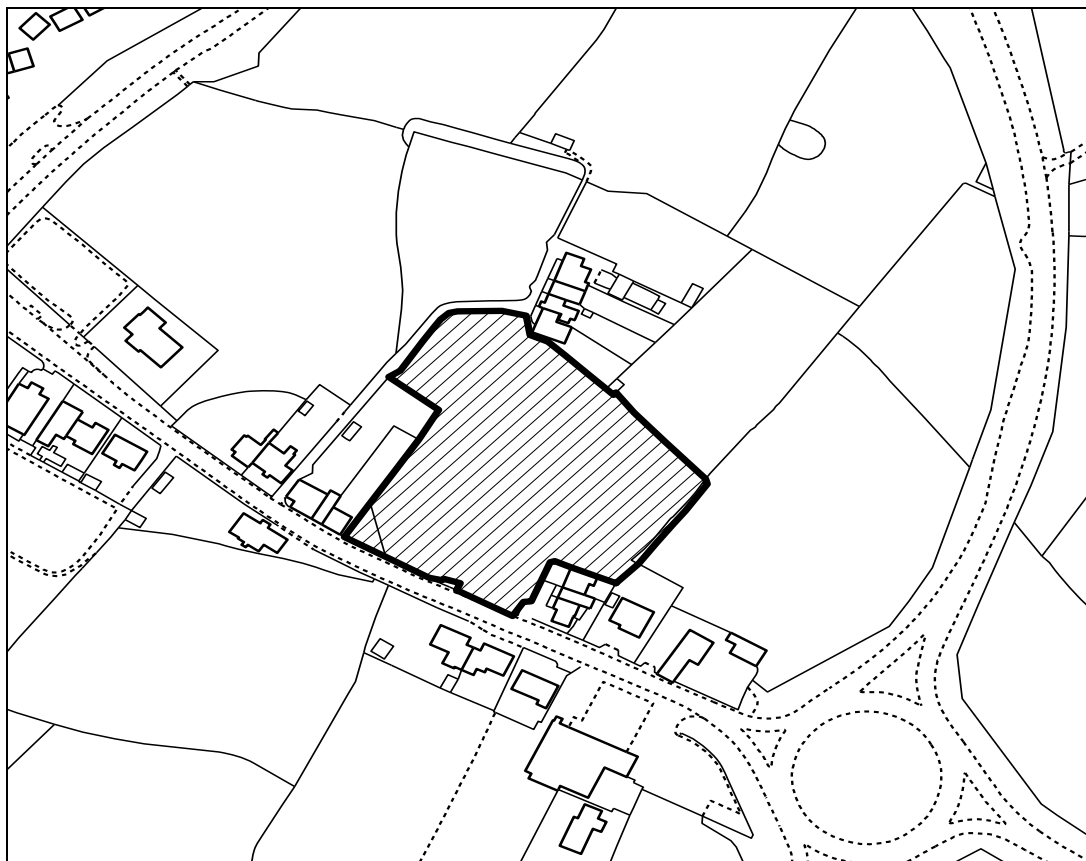
<b>Dependency Catchment Area</b>	2 – Caernarfon	<b>Subject</b>	Housing		
<b>Location</b>	Near Cefn Werthyd, Bontnewydd	<b>Grid Reference</b>	248042 360121	<b>Size</b>	0.9 ha
<b>Proposal</b>	Allocate the site for general market housing (i.e. housing for general need and the open market).				
<b>Justification for selecting this site</b>	<ul style="list-style-type: none"> <li>• Research has shown that the Plan should aim to allocate land for 606 houses in the Caernarfon Dependency Catchment Area.</li> <li>• As a village that belongs to a dormitory housing market area<sup>1</sup>, it is believed that Bontnewydd can cope with more general market housing.</li> <li>• There is no previously used land in the village that would be suitable for a housing development on this scale.</li> <li>• Existing development adjoins three sides of the site. The site therefore links effectively with the existing built form of the village and a development here would not extend the village out into open countryside.</li> <li>• The site is within easy walking distance of services and the community facilities of the village e.g. the primary school.</li> <li>• A bus stop is located within easy walking distance of the site. A regular bus service serves Bontnewydd with Caernarfon.</li> </ul>				

<sup>1</sup> As stated in the Research Papers - Housing, Research Unit, Planning & Economic Development Department, Gwynedd Council, 2002

<b>Physical constraints to development</b>	<ul style="list-style-type: none"> <li>It is unlikely that the land is contaminated.</li> <li>A gas pipe runs through the site.</li> </ul>
<b>Development Periods</b>	<ul style="list-style-type: none"> <li>No restrictions</li> </ul>
<b>Quality of the environment on the site</b>	<ul style="list-style-type: none"> <li>The development should not cause significant harm to the amenities of the local neighbourhood and the reasonable privacy of property should be maintained.</li> <li>It should be ensured that the design is of high quality, with the houses blending with the locality in terms of scale and building materials. New and distinctive design is encouraged rather than an ordinary, run of the mill design.</li> <li>The affordable houses should not be obvious in terms of their design or location and they should not be clustered together on the site.</li> <li>Full consideration must be given to the landscaping scheme for the site as part of the process of considering the layout of houses and the road(s). The development should include planting and high quality soft/hard landscaping appropriate to the site and the locality. This will mean planting trees and shrubs using indigenous species that are locally sourced. The bank/hedge that forms the western and southern boundary of the site should be retained. The eastern boundary of the site should be marked with walls of local stone (or similar).</li> <li>The development should aim to use and supply energy and water sustainably. For example, full consideration will need to be given to the following features: <ul style="list-style-type: none"> <li>suitable siting, design and orientation for the houses in order to promote their energy efficiency</li> <li>locally sourced sustainable building materials and materials from certified sustainable sources</li> <li>water conservation measures (e.g. rainwater harvesting).</li> </ul> </li> <li>The design of the development should facilitate the provision of sufficient suitable spaces within the curtilage of residential units to accommodate waste facilities.</li> <li>The design of the development should facilitate passive surveillance, thus contributing to reducing the threat of unsociable behaviour.</li> <li>Consideration should be given to incorporating a sustainable drainage system for the site e.g. using drainage systems that do not increase the danger of flooding nor have a significant impact on local hydrological conditions.</li> <li>Surface water discharge should be subject of attenuation.</li> </ul>
<b>Number and types of houses</b>	<ul style="list-style-type: none"> <li>Applying the general building density of 30 units per hectare shows that this site can cope with about 27 residential units. The exact number of residential units will depend on a full assessment of various factors, including the requirements of various policies.</li> <li>The mix of housing types proposed should reflect the need in the locality for specific types of houses.</li> <li>The developer will be expected to negotiate with the Council before submitting a planning application in order to ensure that approximately 30% of the houses are affordable housing. These affordable houses can be social rented housing, intermediate housing or a combination of both types.</li> </ul>
<b>Access and accessibility</b>	<ul style="list-style-type: none"> <li>The vehicular access will have to be provided from the existing road that borders the eastern side of the site.</li> <li>The developer will be expected to negotiate with the Council before submitting a planning application in order to agree on any appropriate improvements that may be needed in relation to the development.</li> <li>Safe, attractive and direct footpaths will need to be provided for pedestrians into and out of the site.</li> <li>An attractive and safe environment should be secured for pedestrians and cyclists. It should be ensured that they, rather than cars, are given priority on the site.</li> <li>A pavement should be provided along the edge of the site (where it borders the existing road which lies to the east).</li> <li>The street should be of adoptable standard.</li> </ul>
<b>Likely planning requirements</b>	<ul style="list-style-type: none"> <li>A Design and Access statement should be submitted with the planning application.</li> <li>A detailed landscaping plan should be provided as part of a full planning application.</li> <li>The results of a local housing need survey should be presented with the planning application in order to justify the type of housing being proposed.</li> <li>The developer will be expected to negotiate with the Council in order to establish if the existing provision of open spaces of recreational value in the locality meets the needs of the proposed housing development or whether provision will be needed on the site or other arrangements.</li> </ul>

	<ul style="list-style-type: none"> <li>• Consideration should be given to the ecological features of the site in order to ascertain whether the development will affect a candidate wildlife site. If a candidate wildlife site is likely to be affected, an ecological impact assessment of the site will be required.</li> <li>• Detailed surface water drainage plans to be provided with the planning application.</li> </ul>
<b>Other relevant issues</b>	<ul style="list-style-type: none"> <li>• Adjacent uses - Residential area, agricultural land</li> <li>• Existing use - Agricultural land</li> <li>• Ownership - Private</li> <li>• Landscape and biodiversity designations - None</li> <li>• Built heritage designations - None</li> </ul>
<b>Main policies and guidance</b>	<ul style="list-style-type: none"> <li>• UDP policies - B22, B23, B25, B27, C1, C7, CH1 CH6, CH18, CH28, CH29, CH30, CH31, CH32, CH33, CH36, CH43</li> <li>• Gwynedd Design Guide</li> <li>• 'Affordable Housing' Supplementary Planning Guidance</li> <li>• 'Planning Obligations' Supplementary Planning Guidance</li> <li>• 'Residential Development and Open Spaces of Recreational Value' Supplementary Planning Guidance</li> </ul>

## GWYNEDD UNITARY DEVELOPMENT PLAN – HOUSING



*Map not to scale*

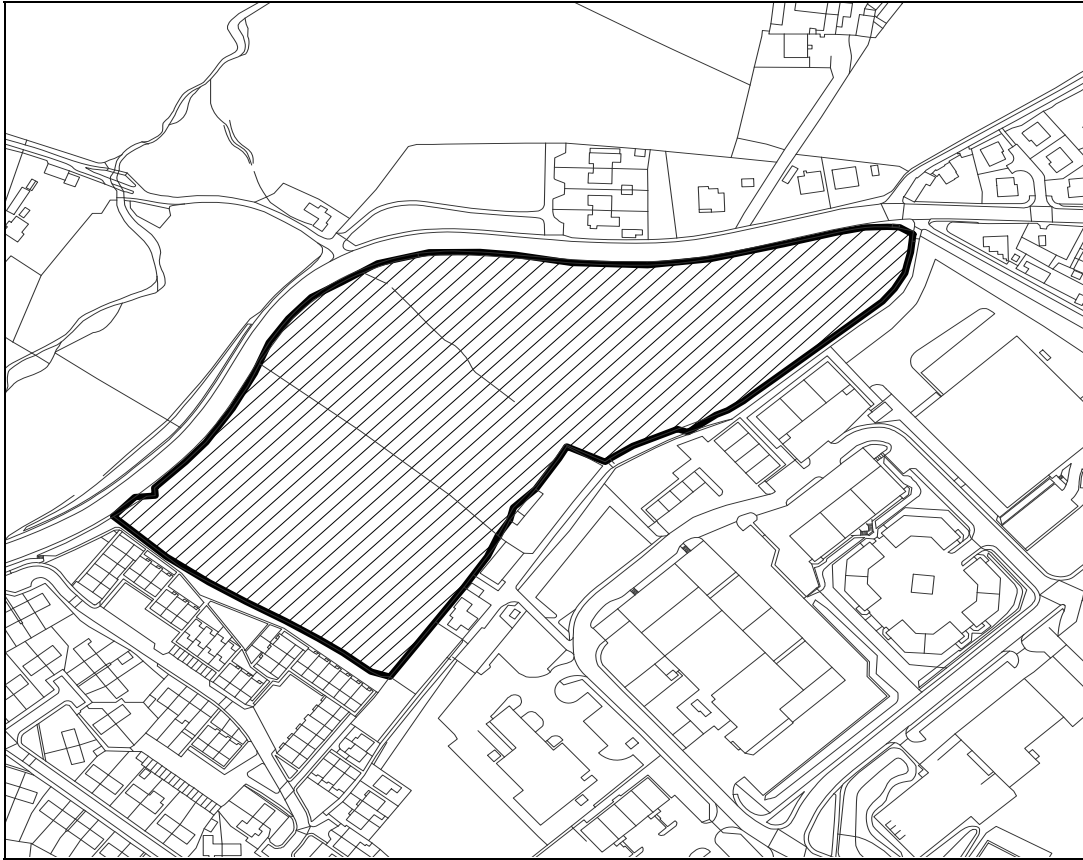
<b>Dependency Catchment Area</b>	2 – Caernarfon	<b>Topic</b>	Housing	
<b>Location</b>	Near Caeathro Bach, Caeathro.	<b>Grid Reference</b>	250286 361642	<b>Area</b> 0.7 ha
<b>Proposal</b>	Allocate the site for general market housing (i.e. housing to fulfil a general housing need on the open market).			
<b>Justification for selecting this site</b>	<ul style="list-style-type: none"> <li>Research has shown that the Plan should aim to allocate land for 606 houses in the Caernarfon Dependency Catchment Area.</li> <li>As a village that forms part of the Dormitory Housing Market Area<sup>1</sup>, it is considered that Caeathro can cope with further open market housing during the Plan period.</li> <li>This is an infill site within the village's built form. Its development would avoid extending the village out into the open countryside.</li> <li>The site is located within reasonable walking distance of the village's services and facilities e.g. a garage with a convenience store, a public house and playing field.</li> <li>The site is located near a bus service route which links Caeathro with the Urban Centre of Caernarfon.</li> <li>There is no previously used land in the village that is suitable for development on this scale.</li> </ul>			

<sup>1</sup> As noted in Research Papers - Housing , Research Unit, Planning and Economic Development, Gwynedd Council

<b>Physical constraints to development</b>	<ul style="list-style-type: none"> <li>It is unlikely that the land is contaminated.</li> <li>Given that Caeathro's sewage works has no spare capacity, one of the following steps will have to be undertaken: <ul style="list-style-type: none"> <li>That the prospective developers come to an agreement with Dŵr Cymru Welsh Water regarding contributions to the cost of the necessary improvements to the sewage treatment works;</li> <li>That the developer provides a private sewage treatment works;</li> <li>That Dŵr Cymru Welsh Water schedule improvements for 2010 – 2016.</li> </ul> </li> </ul>
<b>Development phases</b>	<ul style="list-style-type: none"> <li>No constraints.</li> </ul>
<b>Quality of the on-site environment</b>	<ul style="list-style-type: none"> <li>As the site is located in a prominent position in the centre of the village, it is important to ensure that the houses blend in with the local area in terms of scale and building materials. New and innovative designs will be encouraged, rather than ordinary, run of the mill designs.</li> <li>Full consideration should be given to the landscaping scheme for the site whilst considering the layout of the houses and road. The development should include planting and high quality soft/hard landscaping appropriate to the site and the locality. This will involve planting trees and shrubs using locally sourced indigenous species suited to the area. The trees which form the site's eastern boundary should be maintained. The stone walls, which form part of the site's existing boundary, should also be preserved where it is practical to do so.</li> <li>The affordable houses should not be obvious in terms of their design or location and they should not be clustered together on the site.</li> <li>The development should aim to use and supply energy and water sustainably. For example, full consideration will need to be given to the following features: <ul style="list-style-type: none"> <li>suitable siting, design and orientation for the houses in order to promote their energy efficiency</li> <li>locally sourced sustainable building materials and materials from certified sustainable sources</li> <li>water conservation measures (e.g. rainwater harvesting).</li> </ul> </li> <li>The design of the development should facilitate the provision of sufficient suitable spaces within the curtilage of residential units to accommodate waste facilities.</li> <li>The design of the site should facilitate passive surveillance, thus contributing towards reducing the risk of unsocial behaviour.</li> <li>The development should not cause significant harm to the amenities of the local neighbourhood and the reasonable privacy of property should be maintained.</li> <li>The site is prone to waterlogging. A land drainage scheme is therefore required for the site.</li> </ul>
<b>Number and type of housing</b>	<ul style="list-style-type: none"> <li>Applying the general building density of 30 units per hectare shows that this site can cope with about 23 residential units. The exact number of residential units will depend on a full assessment of various factors, including the requirements of various policies.</li> <li>The mixture of the types of housing on offer should reflect an identified local need for a specific type of housing.</li> <li>The developer is expected to hold discussions with the Council prior to submission of any planning application, in order to ensure that approximately 35% of the houses are affordable. These affordable houses can be social rented housing, intermediate housing or a combination of both types.</li> </ul>
<b>Access and accessibility</b>	<ul style="list-style-type: none"> <li>Vehicular access should be provided from the A4085 road. The site should be served by only one access. No link road should be provided for cars into the existing road which leads to Caeathro Bach.</li> <li>It should be ensured that the development's layout plan does not exclude a vehicular link (e.g. for the emergency services and vehicles that are necessary for the maintenance of the playing field) to the playing field beyond the site and to the houses in Caeathro Bach.</li> <li>Safe, attractive and direct footpaths will need to be provided for pedestrians into and out of the site.</li> <li>An attractive and safe environment must be provided for cyclists and pedestrians. They, rather than cars, should be given priority on the site.</li> <li>The street(s) should be to adoption standards.</li> </ul>

<b>Planning application requirements</b>	<ul style="list-style-type: none"> <li>• A Design Statement should be provided with the planning application.</li> <li>• A detailed landscaping scheme should be provided as part of the planning application.</li> <li>• The results of a local housing need survey should be presented with the planning application in order to justify the type of housing being proposed.</li> <li>• The developer will be expected to negotiate with the Council in order to establish if the existing provision of open spaces of recreational value in the locality meets the needs of the proposed housing development or whether provision will be needed on the site or other arrangements.</li> <li>• Consideration should be given to the ecological features of the site in order to ascertain whether the development will affect a candidate wildlife site. If a candidate wildlife site is likely to be affected, an ecological impact assessment of the site will be required.</li> <li>• Detailed land drainage scheme to be provided with the planning application.</li> <li>• Information about the means of treating sewage on the site to be included with the planning application.</li> </ul>
<b>Other relevant matters</b>	<ul style="list-style-type: none"> <li>• Neighbouring land uses - A residential area, playing field and open land</li> <li>• Existing land use - Grazing/open land</li> <li>• Ownership - Private</li> <li>• Landscape and biodiversity designations - None</li> <li>• Built heritage designations - None</li> </ul>
<b>Main policies and guidance</b>	<ul style="list-style-type: none"> <li>• UDP policies - B22, B23, B25, B27, C1, C7, CH1, CH6, CH18, CH29, CH30, CH31, CH33, CH36, CH43</li> <li>• Gwynedd Design Guide</li> <li>• 'Affordable Housing' Supplementary Planning Guidance</li> <li>• 'Planning Obligations' Supplementary Planning Guidance</li> <li>• 'Residential development and Open Spaces of Recreational Value' Supplementary Planning Guidance</li> </ul>

## GWYNEDD UNITARY DEVELOPMENT PLAN – HOUSING



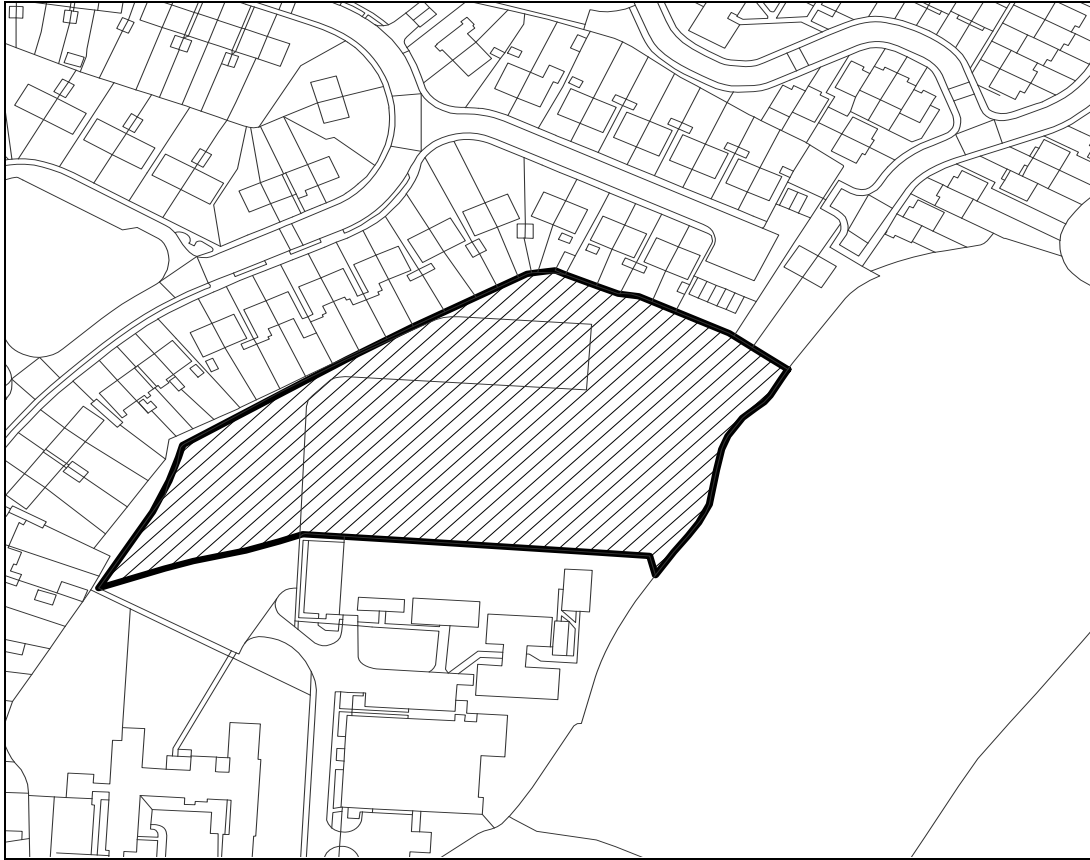
*Map not to scale*

<b>Dependency Catchment Area</b>	2 – Caernarfon	<b>Topic</b>	Housing		
<b>Location</b>	Land near Glan Peris, Llanberis Road (A4086), Caernarfon	<b>Grid Reference</b>	249296 362817	<b>Area</b>	3.8 ha
<b>Proposal</b>	Allocate the site for general market housing (i.e. housing for general need on the open market).				
<b>Justification for selecting the site</b>	<ul style="list-style-type: none"> <li>Research has shown that the Plan should aim to allocate land for 606 houses in the Caernarfon Dependency Catchment Area.</li> <li>Caernarfon has been categorised as an Urban Centre in the Unitary Development Plan's Settlement Strategy. It is, therefore, as a result of the services, facilities and employment opportunities available there, suitable to accommodate the Dependency Catchment Area's largest allocated housing sites.</li> <li>The site forms a substantial gap between the existing development on the edge of the centre's existing built form, and integrates well with the existing development pattern.</li> <li>The site is within easy walking distance of a primary school, a small supermarket, and a fish and chip shop. Ciberna employment/industrial site is located immediately adjacent to the site.</li> <li>The site is adjacent to one of the main bus routes into the Centre. This means that the services and facilities which exist in the centre of Caernarfon are within easy reach.</li> </ul>				

<b>Physical constraints to development</b>	<ul style="list-style-type: none"> <li>• The site is located on a fairly large bend. The ground level will have to be reduced and the bend eradicated in order to gain an access that conforms to Highways Authority standards.</li> <li>• It is unlikely that the land is contaminated.</li> <li>• No culverting will be considered except for access and no development should occur within 4 meters of any culvert.</li> <li>• A development on this site would have to be hydrologically modelled before it could be supported.</li> </ul>
<b>Development Phases</b>	<ul style="list-style-type: none"> <li>• It will be expected for development at the site to be phased. The logical and gradual release of land will be a way to mitigate the impact of the development on the local area. The exact details of the phased development will be negotiated with the developer at the planning application stage.</li> </ul>
<b>Quality of the on-site environment</b>	<ul style="list-style-type: none"> <li>• As the site is visible across the Cadnant valley, it is important to ensure that the development does not spoil the quality of the built and natural landscape. It will be important to ensure that the houses blend with the local area in terms of scale and building materials. New and innovative designs will be encouraged, rather than ordinary run of the mill designs.</li> <li>• The affordable housing should not be prominent in terms of their design or location, and they should not be clustered together in the development.</li> <li>• The trees and hedgerows, which form a natural boundary for a large part of the site, should be protected.</li> <li>• The reasonable privacy of property should be maintained. The development should not cause significant harm to the amenities of the local neighbourhood.</li> <li>• Full consideration should be given to a landscaping plan for the site whilst considering the layout of the roads and houses. The development should include planting and high quality soft/hard landscaping appropriate to the site and the locality. This will mean planting trees and hedgerows using locally sourced indigenous species, especially along the main road and along the boundary with the adjoining area of employment, namely Cbyn industrial estate. The trees and hedgerows which form the existing boundary between the site and the nearby development should be retained and their number increased. The boundary between the site and the main road should be marked using walls built of local stone.</li> <li>• The development should aim to use and supply energy and water sustainably. For example, full consideration will need to be given to the following features: <ul style="list-style-type: none"> <li>- suitable siting, design and orientation for the houses in order to promote their energy efficiency</li> <li>- locally sourced sustainable building materials and materials from certified sustainable sources</li> <li>- water conservation measures (e.g. rainwater harvesting).</li> </ul> </li> <li>• The possibility of providing a degree of community heating and/ or a combined heat and power system should be fully investigated.</li> <li>• The development should facilitate passive surveillance, thus contributing towards reducing the risk of antisocial behaviour.</li> <li>• The design of the development should facilitate the provision of sufficient suitable spaces within the curtilage of residential units to accommodate waste facilities.</li> <li>• Only foul water should be discharged to the sewer. Surface water should flow to the watercourse.</li> <li>• Consideration should be given to incorporating a sustainable drainage system for the site e.g. using drainage systems that do not increase the danger of flooding nor have a significant impact on local hydrological conditions, and surface water discharge should be subject of attenuation.</li> <li>• Surface water discharge should be subject of attenuation.</li> </ul>
<b>Number and type of housing</b>	<ul style="list-style-type: none"> <li>• Applying the general building density of 30 units per hectare shows that this site can cope with about 114 residential units. The exact number of residential units will depend on a full assessment of various factors, including the requirements of various policies.</li> <li>• The mixture of types of housing on offer should reflect an identified local need for a certain type of housing.</li> <li>• The developer will be expected to negotiate with the Council before submitting a planning application in order to ensure that approximately 35% of the houses are affordable housing. These affordable houses can be social rented housing, intermediate housing or a combination of both types.</li> </ul>

<b>Access and accessibility</b>	<ul style="list-style-type: none"> <li>• Vehicular access must be provided from the main road (A4086). In order to provide a safe access, with sufficient visibility for vehicles, it will be necessary to reduce the ground level and eradicate the bend.</li> <li>• Safe, attractive and direct footpaths will need to be provided for pedestrians across and out of the site wherever there is a clear opportunity to do so.</li> <li>• An attractive and safe environment should be secured for pedestrians and cyclists. They, rather than cars, should be given priority on the site.</li> <li>• The layout plan should facilitate the possibility of providing public transport service in the vicinity of the site (provision for a bus stop and shelter or upgrading the existing ones near Tŷ'n Rhos and Glan Peris).</li> <li>• In consultation with the Highways Authority, provision should be made for a specific crossing place for pedestrians and cyclists across the main road so as to afford a convenient access onto the public footpath that leads towards Maesincla School.</li> <li>• The streets should be to adoption standards.</li> </ul>
<b>Planning application requirements</b>	<ul style="list-style-type: none"> <li>• A detailed Design and Access Statement should be provided with the planning application.</li> <li>• A detailed landscaping scheme should be provided with the full planning application.</li> <li>• A developer will be required to provide information about traffic issues as part of the planning application.</li> <li>• The results of a local housing needs survey should be presented with the planning application in order to justify the type of houses being proposed.</li> <li>• The developer will be expected to negotiate with the Council in order to establish if the existing provision of open spaces of recreational value in the locality meets the needs of the proposed housing development or whether provision will be needed on the site or other arrangements.</li> <li>• Detailed surface water drainage plans should be provided with the planning applications.</li> <li>• Consideration should be given to the ecological features of the site to ascertain whether the development will affect a candidate wildlife site. If a candidate wildlife site is likely to be affected, an ecological impact assessment of the site will be required.</li> </ul>
<b>Other relevant matters</b>	<ul style="list-style-type: none"> <li>• Neighbouring land uses - residential area, industrial estate, and community woodland.</li> <li>• Ownership – Private</li> <li>• Landscape and biodiversity designations – There is a TPO on trees opposite the site.</li> <li>• Existing use – agricultural land</li> </ul>
<b>Main policies and guidance</b>	<ul style="list-style-type: none"> <li>• UDP Policies - B19, B22, B23, B25, B27, C1, CH6, CH18, CH19, CH28, CH29, CH30, CH31, CH32, CH33, CH36, CH43</li> <li>• Gwynedd Design Guide</li> <li>• Affordable Housing SPG</li> <li>• Planning Obligations SPG</li> <li>• Residential Development and Open Spaces of Recreational Value SPG</li> </ul>

## GWYNEDD UNITARY DEVELOPMENT PLAN – HOUSING



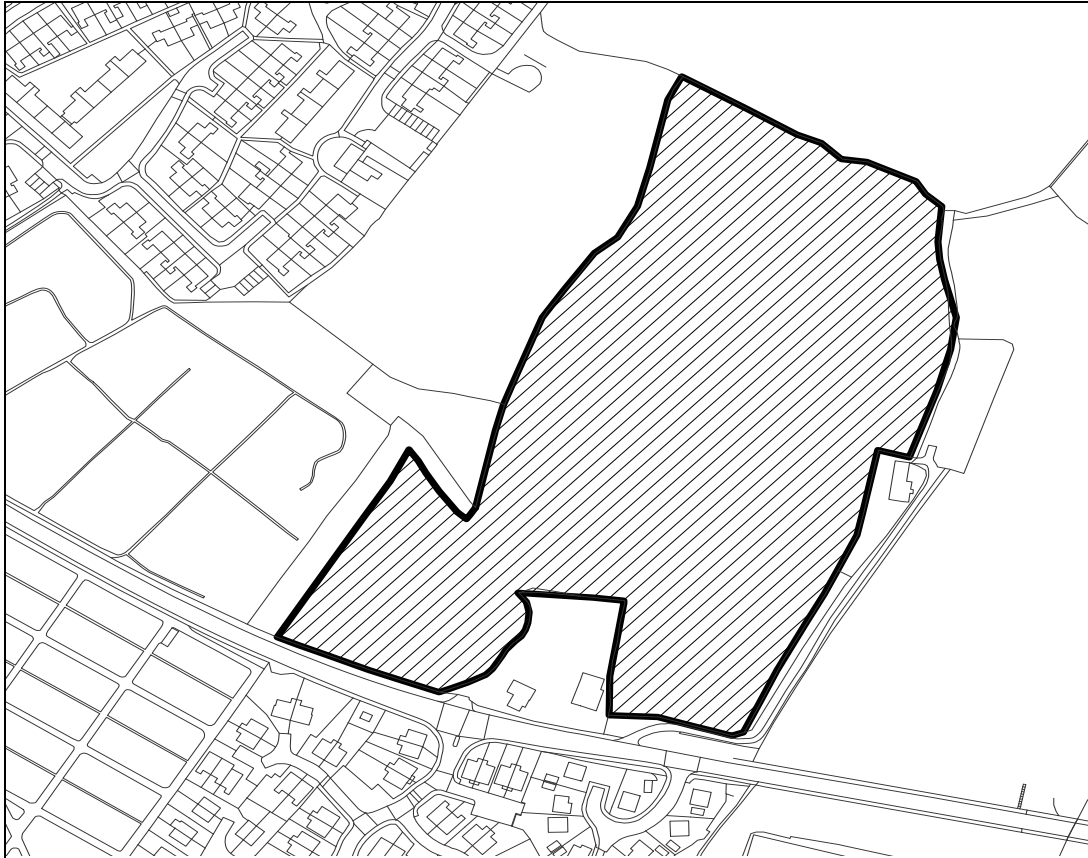
*Map not to scale*

<b>Dependency Catchment Area</b>	2 – Caernarfon	<b>Topic</b>	Housing		
<b>Location</b>	Near Fron Deg, Maesincla, Caernarfon	<b>Grid Reference</b>	249076 363240	<b>Area</b>	0.98 ha
<b>Proposal</b>	Allocate the site for general market housing (i.e. housing for general need on the open market)				
<b>Justification for selecting the site</b>	<ul style="list-style-type: none"> <li>Research has shown that the Plan should aim to allocate land for 606 houses in the Caernarfon Dependency Catchment Area.</li> <li>Caernarfon has been categorised as an Urban Centre in the UDP's settlement strategy. It is therefore, as a result of the services, facilities and employment opportunities available there, suitable to accommodate the Dependency Catchment Area's largest allocated housing sites.</li> <li>Part of the site is previously developed land (a car park). The sequential method of selecting sites for housing development gives priority to suitable previously used land.</li> <li>The site is located on the edge of Caernarfon's existing built form and it links and integrates well with the existing development pattern.</li> <li>This site is within a convenient walking distance of a regular bus service route, which connects the Maesincla area with the town centre.</li> <li>The site is within a convenient walking distance to the post office and shops on Elidir Road, as well as a primary school, secondary school and a leisure and tennis centre.</li> </ul>				
<b>Physical constraints to development</b>	<ul style="list-style-type: none"> <li>The land is unlikely to be contaminated.</li> <li>A development on this site would have to be hydrologically modelled before it could be supported.</li> <li>A combined sewer crosses the site.</li> </ul>				

<b>Development phases</b>	<ul style="list-style-type: none"> <li>It will be expected for development at the site to be phased. The logical and gradual release of land will be a way to mitigate the impact of the development on the local area. The exact details of the phased development will be negotiated with the developer at the planning application stage.</li> </ul>
<b>Quality of the on-site environment</b>	<ul style="list-style-type: none"> <li>As the site is fairly prominent across the Cadnant valley, it is important to ensure a high standard of design and that the houses blend in with neighbouring buildings in terms of scale and building materials. A new and innovative design will be encouraged, rather than an ordinary, run of the mill design.</li> <li>The reasonable privacy of property should be maintained. The development should not cause significant harm to the amenities of the local neighbourhood.</li> <li>The affordable houses should not be prominent in terms of design or location, and they should not be clustered together in the development.</li> <li>Full consideration should be given to the site's landscaping scheme whilst considering the layout of houses and roads. The development should include planting and high quality soft/hard landscaping appropriate to the site and the locality. This will mean planting trees and hedgerows using locally sourced indigenous species. The hedges, which mark the site's eastern boundary, should be maintained.</li> <li>The development should aim to use and supply energy and water sustainably. For example, full consideration will need to be given to the following features: <ul style="list-style-type: none"> <li>suitable siting, design and orientation for the houses in order to promote their energy efficiency</li> <li>locally sourced sustainable building materials and materials from certified sustainable sources</li> <li>water conservation measures (e.g. rainwater harvesting).</li> </ul> </li> <li>The development should facilitate passive surveillance, thus contributing towards reducing the risk of antisocial behaviour.</li> <li>The design of the development should facilitate the provision of sufficient suitable spaces within the curtilage of residential units to accommodate waste facilities.</li> <li>Surface water discharge should be subject of attenuation.</li> </ul>
<b>Number and type of housing</b>	<ul style="list-style-type: none"> <li>Applying the general building density of 30 units per hectare shows that this site can cope with about 29 residential units. The exact number of residential units will depend on a full assessment of various factors, including the requirements of various policies.</li> <li>The mixture of types of housing on offer should reflect an identified local need for a certain type of housing.</li> <li>The developer will be expected to negotiate with the Council before submitting a planning application in order to ensure that approximately 30% of the houses are affordable housing. These affordable houses can be social rented housing, intermediate housing or a combination of both types.</li> </ul>
<b>Access and accessibility</b>	<ul style="list-style-type: none"> <li>Vehicular access should be provided from the Maes Hyfryd road.</li> <li>An attractive and safe environment should be secured for pedestrians and cyclists. They, rather than cars, should be given priority on the site.</li> <li>Safe, attractive and direct footpaths will need to be provided for pedestrians across and out of the site wherever there is a clear opportunity to do so.</li> <li>The street(s) should be to adoption standards.</li> </ul>
<b>Planning application requirements</b>	<ul style="list-style-type: none"> <li>A Design and Access Statement should be provided with the planning application.</li> <li>A full and detailed landscaping scheme should be provided as part of the full planning application.</li> <li>The results of a local housing need survey should be presented with the planning application in order to justify the type of housing being proposed.</li> <li>The developer will be expected to negotiate with the Council in order to establish if the existing provision of open spaces of recreational value in the locality meets the needs of the proposed housing development or whether provision will be needed on the site or other arrangements.</li> <li>Consideration should be given to the ecological features of the site to ascertain whether the development will affect a candidate wildlife site. If a candidate wildlife site is likely to be affected, an ecological impact assessment of the site will be required.</li> <li>Depending on the number of houses proposed, information about traffic issues may be required as part of the planning application.</li> <li>Detailed surface water drainage plans to be provided with the planning application.</li> </ul>

<b>Other relevant matters</b>	<ul style="list-style-type: none"> <li>• Neighbouring land uses - Mainly a residential area. A mix of business and social uses are also evident nearby. Open countryside lies to the east of the site.</li> <li>• Existing land use - Open land</li> <li>• Ownership - Gwynedd Council</li> <li>• Landscape and biodiversity designations - None</li> <li>• Built heritage designations - None</li> </ul>
<b>Main policies and guidance</b>	<ul style="list-style-type: none"> <li>• UDP policies - B22, B23, B25, B27, C1, C7, CH1, CH6, CH18, CH28, CH29, CH30, CH31, CH32, CH33, CH36, CH43</li> <li>• Gwynedd Design Guide</li> <li>• 'Affordable Housing' Supplementary Planning Guidance</li> <li>• 'Planning Obligations' Supplementary Planning Guidance</li> <li>• 'Residential development and Open Spaces of Recreational Value' Supplementary Planning Guidance</li> </ul>

## GWYNEDD UNITARY DEVELOPMENT PLAN - HOUSING



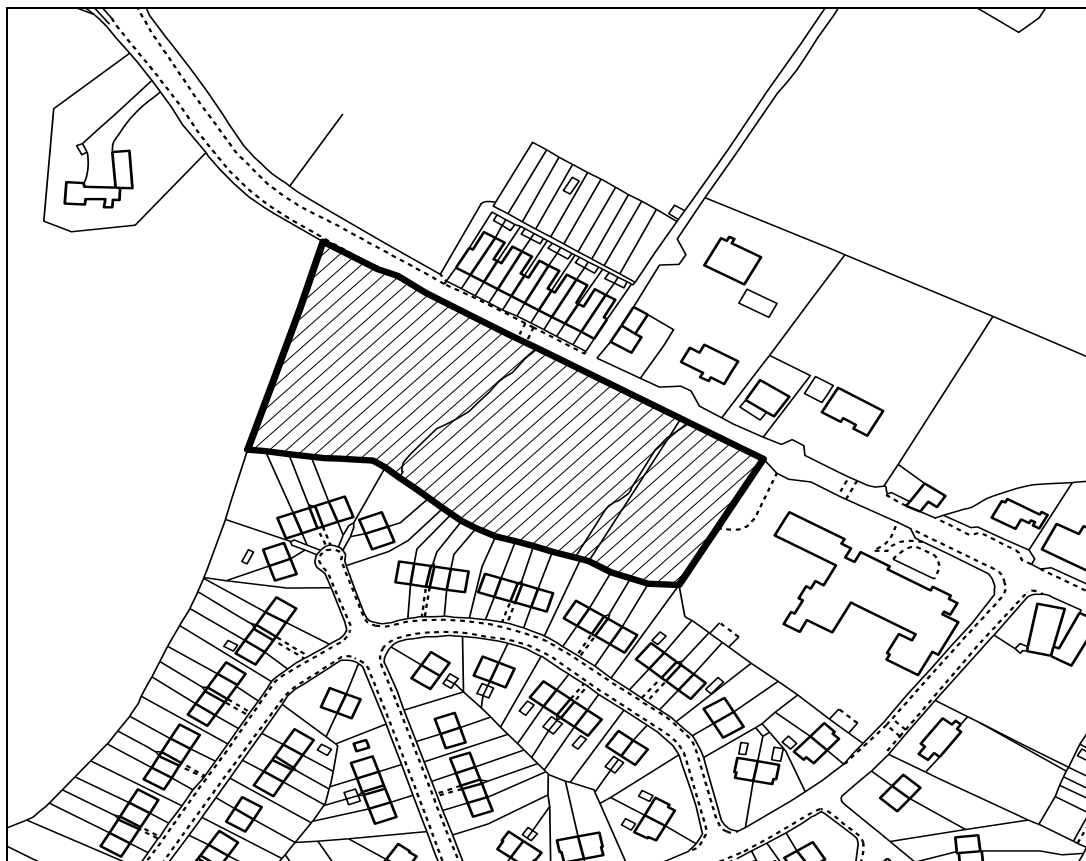
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Dependency Catchment Area	2 – Caernarfon	Topic		Housing	
Location	Near Llanbeblig Cemetery, Caernarfon.	Grid Reference	249051 362265	Area	4.1 ha
Proposal	Allocate the site for general market housing (i.e. housing for general need on the open market housing).				
Justification for selecting the site	<ul style="list-style-type: none"><li>Research has shown that the Plan should aim to allocate land for 606 houses in the Caernarfon Dependency Catchment Area.</li><li>Caernarfon has been categorised as an Urban Centre in the Plan's Settlement Strategy. It is therefore, as a result of the services, facilities and employment opportunities available there, suitable to accommodate the Dependency Catchment Area's largest allocated housing sites.</li><li>The site is located on the edge of Caernarfon's existing built form, and it connects and integrates well with the existing development pattern.</li><li>The site is located on one of the main bus service routes into Caernarfon. It is also within reasonable walking distance of a primary school, a shop, playing fields and employment opportunities in the Cibyn and Parc Peblig industrial estates.</li></ul>				
Physical constraints to development	<ul style="list-style-type: none"><li>It is unlikely that the land is contaminated.</li><li>A development on this site would have to be hydrologically modelled before it could be supported.</li></ul>				
Development phases	<ul style="list-style-type: none"><li>It will be expected for development at the site to be phased. The logical and gradual release of land will be a way to mitigate the impact of the development on the local area. The exact details of the phased development will</li></ul>				

<b>Quality of the on-site environment</b>	<ul style="list-style-type: none"> <li>• It is important to ensure that the houses blend in with the local area in terms of scale and building materials. New and innovative design will be encouraged, rather than an ordinary, run of the mill design.</li> <li>• The affordable houses should not be prominent in terms of design or location, and they should not be clustered together in the development.</li> <li>• Full consideration should be given to the site's landscaping scheme when considering the layout plan of the houses and roads. The development should include planting work and high quality soft/hard landscaping that is appropriate to the site and the locality. This will mean planting trees and hedgerows using locally sourced indigenous species, especially along the main road and along the western and eastern boundaries of the site. Any earth banks ("cloddiau") that form the site's existing boundaries should be retained and repaired.</li> <li>• The reasonable privacy of property should be maintained. The development should not cause significant harm to the amenities of the local neighbourhood.</li> <li>• The development should aim to use and supply energy and water sustainably. For example, full consideration will need to be given to the following features: <ul style="list-style-type: none"> <li>- suitable siting, design and orientation for the houses in order to promote their energy efficiency</li> <li>- locally sourced sustainable building materials and materials from certified sustainable sources</li> <li>- water conservation measures (e.g. rainwater harvesting).</li> </ul> </li> <li>• The possibility of providing a measure of community heating and/or a combined heat and power scheme should be fully investigated.</li> <li>• The design of the development should facilitate the provision of sufficient suitable spaces within the curtilage of residential units to accommodate waste facilities.</li> <li>• The development's design should facilitate passive surveillance, thus contributing towards reducing the risk of antisocial behaviour.</li> <li>• Consideration should be given to incorporating a sustainable drainage system for the site e.g. using drainage systems that do not increase the danger of flooding nor have a significant impact on local hydrological conditions, and surface water discharge should be subject of attenuation.</li> <li>• Surface water discharge should be subject of attenuation.</li> </ul>
<b>Number and type of housing</b>	<ul style="list-style-type: none"> <li>• Applying the general building density of 30 units per hectare shows that this site can cope with about 123 residential units. The exact number of residential units will depend on a full assessment of various factors, including the requirements of various policies.</li> <li>• The mixture of types of housing on offer should reflect an identified local need for a certain type of housing.</li> <li>• The developer will be expected to negotiate with the Council before submitting a planning application in order to ensure that approximately 35% of the houses are affordable housing. These affordable houses can be social rented housing, intermediate housing or a combination of both types.</li> </ul>
<b>Access and accessibility</b>	<ul style="list-style-type: none"> <li>• Vehicular access should be provided from the A4085 road.</li> <li>• The bank and hedgerow along the boundary of the main road may have to be removed in order to provide a safe vehicular access.</li> <li>• Safe, attractive and direct footpaths will need to be provided for pedestrians into and out of the site.</li> <li>• The layout plan should facilitate the possibility of providing a public transport service for parts of the site. Provision should be made for locating a bus stop and shelter near the entrance to the site.</li> <li>• An attractive and safe environment must be provided for cyclists and pedestrians. They, rather than cars, should be given priority on the site.</li> <li>• The scheme for the road(s) should facilitate the possibility of providing a link to the proposed road to Cae Phillips.</li> <li>• The streets should be to adoption standards.</li> </ul>

<b>Planning application requirements</b>	<ul style="list-style-type: none"> <li>• A Design and Access Statement should be provided with the planning application.</li> <li>• A detailed landscaping plan should be provided as part of a full planning application.</li> <li>• Information about traffic issues is required as part of the planning application.</li> <li>• The results of a local housing needs survey should be presented with the planning application in order to justify the type of houses being proposed.</li> <li>• It is likely that a contribution will be required towards the cost of providing additional educational facilities to service this development.</li> <li>• The developer will be expected to negotiate with the Council in order to establish if the existing provision of open spaces of recreational value in the locality meets the needs of the proposed housing development or whether provision will be needed on the site or other arrangements.</li> <li>• Detailed surface water drainage plans to be provided with the planning application.</li> <li>• Consideration should be given to the ecological features of the site in order to ascertain whether the development will affect a candidate wildlife site. If a candidate wildlife site is likely to be affected, an ecological impact assessment of the site will be required.</li> </ul>
<b>Other relevant matters</b>	<ul style="list-style-type: none"> <li>• Neighbouring land uses - Residential area, football pitches, cemetery, Parc Peblig employment site and open countryside</li> <li>• Existing use - Grazing land / open land</li> <li>• Ownership - Private</li> <li>• Landscape and biodiversity designations - None</li> <li>• Built heritage designations - Church of St. Peblig is a grade I listed building.</li> </ul>
<b>Main policies and guidance</b>	<ul style="list-style-type: none"> <li>• UDP policies - B3, B22, B23, B25, B27, C1, C7, CH1, CH6, CH18, CH19, CH28, CH29, CH30, CH31, CH32, CH33, CH36, CH37, CH43</li> <li>• Gwynedd Design Guide</li> <li>• 'Affordable Housing' Supplementary Planning Guidance</li> <li>• 'Planning Obligations' Supplementary Planning Guidance</li> <li>• 'Residential development and Open Spaces of Recreational Value' Supplementary Planning Guidance</li> <li>• 'Housing Development and Educational Provision' Supplementary Planning Guidance</li> </ul>

## GWYNEDD UNITARY DEVELOPMENT PLAN – HOUSING



*Map not to scale*

<b>Dependency Catchment Area</b>	2 – Caernarfon	<b>Topic</b>	Housing		
<b>Location</b>	Near the school, Deiniolen.	<b>Grid Reference</b>	257620 363323	<b>Area</b>	0.99 ha
<b>Proposal</b>	Allocate the site for general market housing (i.e. housing to fulfil a general housing need on the open market).				
<b>Justification for selecting the site</b>	<ul style="list-style-type: none"> <li>Research has shown that the Plan should aim to allocate land for 606 houses in the Caernarfon Dependency Catchment Area.</li> <li>As a village that forms part of the Post-industrial Housing Market Area<sup>1</sup>, it is considered that Deiniolen can cope with further open market housing during the Plan period.</li> <li>The site lies between existing developments on the edge of the village. It therefore integrates well with Deiniolen's existing built form.</li> <li>Deiniolen's services and community facilities e.g. the primary school, are within a reasonable walking distance of this site.</li> <li>The site is within a reasonable walking distance of a bus stop from where there is a regular bus service to the Centres of Bangor and Caernarfon.</li> </ul>				
<b>Physical constraints to development</b>	<ul style="list-style-type: none"> <li>It is unlikely that the land is contaminated.</li> <li>No culverting will be considered except for access. No development within 4 meters of any culvert.</li> </ul>				
<b>Development phases</b>	<ul style="list-style-type: none"> <li>No constraints</li> </ul>				

<sup>1</sup> As noted in Research Papers - Housing , Research Unit, Planning and Economic Development, Gwynedd Council

<b>Quality of the on-site environment</b>	<ul style="list-style-type: none"> <li>• As the site is in a prominent position near the road leading in to the village, and is visible from public viewpoints towards the south and from the direction of Clwt-y-bont, it should be ensured that the new houses blend in with the local area in terms of scale and building materials. A new and innovative design will be encouraged, rather than an ordinary, run of the mill design.</li> <li>• The development should not cause significant harm to the amenities of the local neighbourhood and the reasonable privacy of property should be maintained.</li> <li>• The affordable houses should not be obvious in terms of their design or location and they should not be clustered together on the site.</li> <li>• Full consideration should be given to the site's landscaping plan whilst considering the layout of the road(s) and houses. The development should include planting and high quality soft/hard landscaping appropriate to the site and the locality, especially along the site's boundary with Pentre Helen. This will involve planting trees and shrubs using locally sourced indigenous species. The site's boundary should be marked with walls built of local stone (or similar), which is a characteristic of the village and the local area.</li> <li>• The development should aim to use and supply energy and water sustainably. For example, full consideration will need to be given to the following features: <ul style="list-style-type: none"> <li>- suitable siting, design and orientation for the houses in order to promote their energy efficiency</li> <li>- locally sourced sustainable building materials and materials from certified sustainable sources</li> <li>- water conservation measures (e.g. rainwater harvesting).</li> </ul> </li> <li>• The design of the development should facilitate the provision of sufficient suitable spaces within the curtilage of residential units to accommodate waste facilities.</li> <li>• The site's design should facilitate passive surveillance thus contributing towards reducing the risk of anti social behaviour.</li> <li>• Consideration should be given to incorporating a sustainable drainage system for the site e.g. using drainage systems that do not increase the danger of flooding nor have a significant impact on local hydrological conditions.</li> <li>• Surface water discharge should be subject of attenuation.</li> <li>• Foul water discharges to sewer only.</li> </ul>
<b>Number and type of housing</b>	<ul style="list-style-type: none"> <li>• Applying the general building density of 30 units per hectare shows that this site can cope with about 30 residential units. The exact number of residential units will depend on a full assessment of various factors, including the requirements of various policies.</li> <li>• The mixture of the types of housing on offer should reflect an identified local need for a specific type of housing.</li> <li>• The developer is expected to hold discussions with the Council prior to submission of any planning application, in order to ensure that approximately 30% of the houses are affordable. These affordable houses can be social rented housing, intermediate housing or a combination of both types.</li> </ul>
<b>Access and accessibility</b>	<ul style="list-style-type: none"> <li>• Vehicular access will have to be provided from the main road (which adjoins the site).</li> <li>• The development should be serviced by one access only.</li> <li>• The developer will be expected to negotiate with the Council before submitting a planning application in order to agree on any appropriate improvement that may be needed in relation to the development.</li> <li>• The existing stone wall which forms the boundary with the main road will have to be demolished and re-built further back. This would ensure that the access conforms to the Highway Authority standards and is also a means of improving the visibility from the access to the primary school.</li> <li>• Safe, attractive and direct footpaths will need to be provided for pedestrians into and out of the site.</li> <li>• An attractive and safe environment must be provided for cyclists and pedestrians. They, rather than cars, should be given priority on the site.</li> <li>• The street(s) should be to adoption standards</li> </ul>
<b>Planning application requirements</b>	<ul style="list-style-type: none"> <li>• A Design and Access Statement should be submitted with the planning application.</li> <li>• A detailed landscaping plan should be provided as part of the full planning application.</li> <li>• The results of a local housing need survey should be presented with the planning application in order to justify the type of housing being proposed.</li> <li>• The developer will be expected to negotiate with the Council in order to establish if the existing provision of open spaces of recreational value in the locality meets the needs of the proposed housing development or whether provision will be needed on the site or other arrangements.</li> <li>• Information about traffic issues is required as part of the planning application.</li> </ul>

	<ul style="list-style-type: none"> <li>• Consideration should be given to the ecological features of the site in order to ascertain whether the development will affect a candidate wildlife site. If a candidate wildlife site is likely to be affected, an ecological impact assessment of the site will be required.</li> <li>• Detailed surface water drainage plans to be provided with the planning application.</li> </ul>
<b>Other relevant matters</b>	<ul style="list-style-type: none"> <li>• Neighbouring land uses - Residential area, primary school and open countryside.</li> <li>• Existing land use - Open/ grazing land</li> <li>• Ownership - Private</li> <li>• Landscape and biodiversity designations - None</li> <li>• Built heritage designations - None</li> </ul>
<b>Main policies and guidance</b>	<ul style="list-style-type: none"> <li>• UDP policies - B22, B23, B25, B27, C1, C7, CH1, CH6, CH18, CH28, CH29, CH30, CH31, CH32, CH33, CH36, CH43</li> <li>• Gwynedd Design Guide</li> <li>• 'Affordable Housing' Supplementary Planning Guidance</li> <li>• 'Planning Obligations' Supplementary Planning Guidance</li> <li>• 'Residential development and Open Spaces of Recreational Value' Supplementary Planning Guidance</li> </ul>

## GWYNEDD UNITARY DEVELOPMENT PLAN – HOUSING



*Map not to scale*

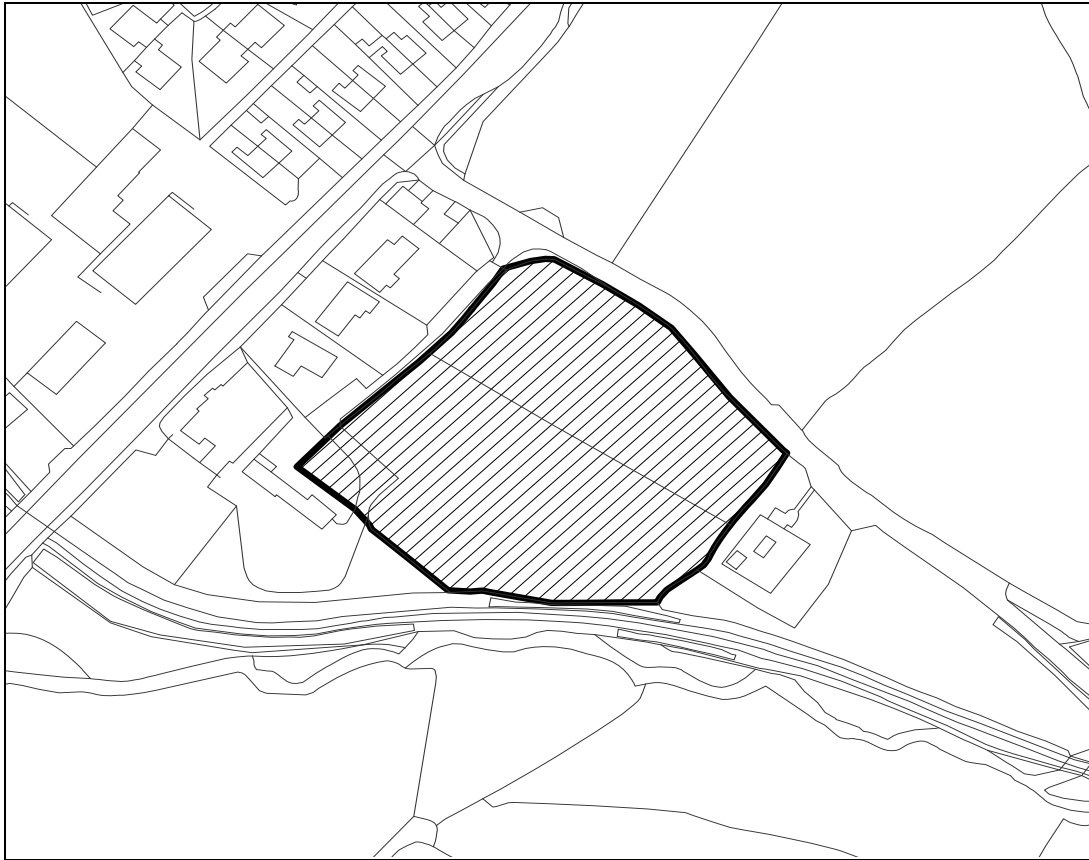
<b>Dependency Catchment Area</b>	2 – Caernarfon	<b>Topic</b>	Housing	
<b>Location</b>	Capel Maes y Dref, Deiniolen.	<b>Grid Reference</b>	257394 363146	<b>Area</b> 0.4 ha
<b>Proposal</b>	Allocate the site for general market housing (i.e. housing for general need on the open market)			
<b>Justification for selecting the site</b>	<ul style="list-style-type: none"> <li>Research has shown that the Plan should aim to allocate land for 606 houses in the Caernarfon Dependency Catchment Area.</li> <li>As a village that belongs to the Post-Industrial Housing Market Area<sup>1</sup>, it is considered that Deiniolen can cope with further open market housing during the Plan period.</li> <li>The village's facilities and community services are located within a reasonable walking distance of the site.</li> <li>This site is located near a bus service route that connects the village with the Centres of Bangor and Caernarfon.</li> <li>The site is located on the edge of the village's built form and it connects well with the existing development pattern of the village.</li> <li>The chapel has been demolished and a dwelling has been built on this part of the site.</li> </ul>			
<b>Physical constraints to development</b>	<ul style="list-style-type: none"> <li>It is unlikely that the land is contaminated.</li> </ul>			
<b>Development phases</b>	<ul style="list-style-type: none"> <li>No constraints</li> </ul>			

<sup>1</sup> As stated in the Research Papers - Housing, Research Unit, Planning & Economic Development Department, Gwynedd Council, 2002

<b>Quality of the on-site environment</b>	<ul style="list-style-type: none"> <li>As the site is in a prominent location near the road leading into the village from the direction of Clwt-y-bont, it is important to ensure that the houses blend in with adjacent buildings as regards to scale and building materials. New and innovative designs will be encouraged, rather than ordinary, run of the mill designs.</li> <li>The development should not cause significant harm to the amenities of the local neighbourhood and the reasonable privacy of property should be maintained.</li> <li>Full consideration should be given to the landscaping scheme for the site whilst considering the layout of the houses and roads. The development should include planning and high quality soft/hard landscaping appropriate to the site and the locality. This will mean planting trees and hedgerows using locally sourced indigenous species. The site boundary should be marked with walls of local stone (or similar) as is apparent in the village and the local area.</li> <li>The development should aim to use and supply energy and water sustainably. For example, full consideration will need to be given to the following features: <ul style="list-style-type: none"> <li>suitable siting, design and orientation for the houses in order to promote their energy efficiency</li> <li>locally sourced sustainable building materials and materials from certified sustainable sources</li> <li>water conservation measures (e.g. rainwater harvesting).</li> </ul> </li> <li>The development should facilitate passive surveillance, thus contributing towards reducing the risk of antisocial behaviour.</li> <li>Care should be taken to ensure that the development's layout does not restrict the possibility of developing the adjacent land sometime in the future. This is in accordance with a desire to prevent the village from developing in a linear fashion in the direction of Clwt-y-bont.</li> <li>Consideration should be given to incorporating a sustainable drainage system for the site e.g. using drainage systems that do not increase the danger of flooding nor have a significant impact on local hydrological conditions.</li> <li>The design of the development should facilitate the provision of sufficient suitable spaces within the curtilage of residential units to accommodate waste facilities.</li> <li>No culverting will be considered except for access. No development within 4 meters of any culvert.</li> <li>Foul water discharges to sewer only.</li> </ul>
<b>Number and type of housing</b>	<ul style="list-style-type: none"> <li>Applying the general building density of 30 units per hectare shows that this site can cope with about 12 residential units. The exact number of residential units will depend on a full assessment of various factors, including the requirements of various policies.</li> <li>The mixture of types of housing on offer should reflect an identified local need for a certain type of housing.</li> <li>The developer will be expected to negotiate with the Council before submitting a planning application in order to ensure that approximately 30% of the houses are affordable housing. These affordable houses can be social rented housing, intermediate housing or a combination of both types.</li> </ul>
<b>Access and accessibility</b>	<ul style="list-style-type: none"> <li>Vehicular access must be provided from the road that forms the southern boundary of the site.</li> <li>Safe, attractive and direct footpaths will need to be provided for pedestrians into and out of the site.</li> <li>An attractive and safe environment must be ensured for pedestrians and cyclists. They, rather than cars, should be given priority on the site.</li> <li>The street(s) should be to adoption standards.</li> </ul>
<b>Planning application requirements</b>	<ul style="list-style-type: none"> <li>A Design and Access statement should be submitted with the planning application.</li> <li>A detailed landscaping plan should be provided as part of a full planning application.</li> <li>The results of a local housing need survey should be presented with the planning application in order to justify the type of housing being proposed.</li> <li>The developer will be expected to negotiate with the Council in order to establish if the existing provision of open spaces of recreational value in the locality meets the needs of the proposed housing development or whether provision will be needed on the site or other arrangements.</li> <li>Consideration should be given to the ecological features of the site in order to ascertain whether the development will affect a candidate wildlife site. If a candidate wildlife site is likely to be affected, an ecological impact assessment of the site will be required.</li> <li>Detailed surface water drainage plans to be provided with the planning application.</li> </ul>

<b>Other relevant matters</b>	<ul style="list-style-type: none"> <li>• Neighbouring land uses - Residential area and open countryside</li> <li>• Existing use - Grazing/ open land and a dwelling.</li> <li>• Ownership - Private.</li> <li>• Landscape and biodiversity designations - None</li> <li>• Built heritage designations - None</li> </ul>
<b>Main policies and guidance</b>	<ul style="list-style-type: none"> <li>• UDP policies - B22, B23, B25, B27, C1, C3, C7, CH1, CH6, CH18, CH29, CH30, CH31, CH33, CH36, CH43</li> <li>• Gwynedd Design Guide</li> <li>• 'Affordable Housing' Supplementary Planning Guidance</li> <li>• 'Planning Obligations' Supplementary Planning Guidance</li> <li>• 'Residential development and Open Spaces of Recreational Value' Supplementary Planning Guidance</li> </ul>

## GWYNEDD UNITARY DEVELOPMENT PLAN – HOUSING



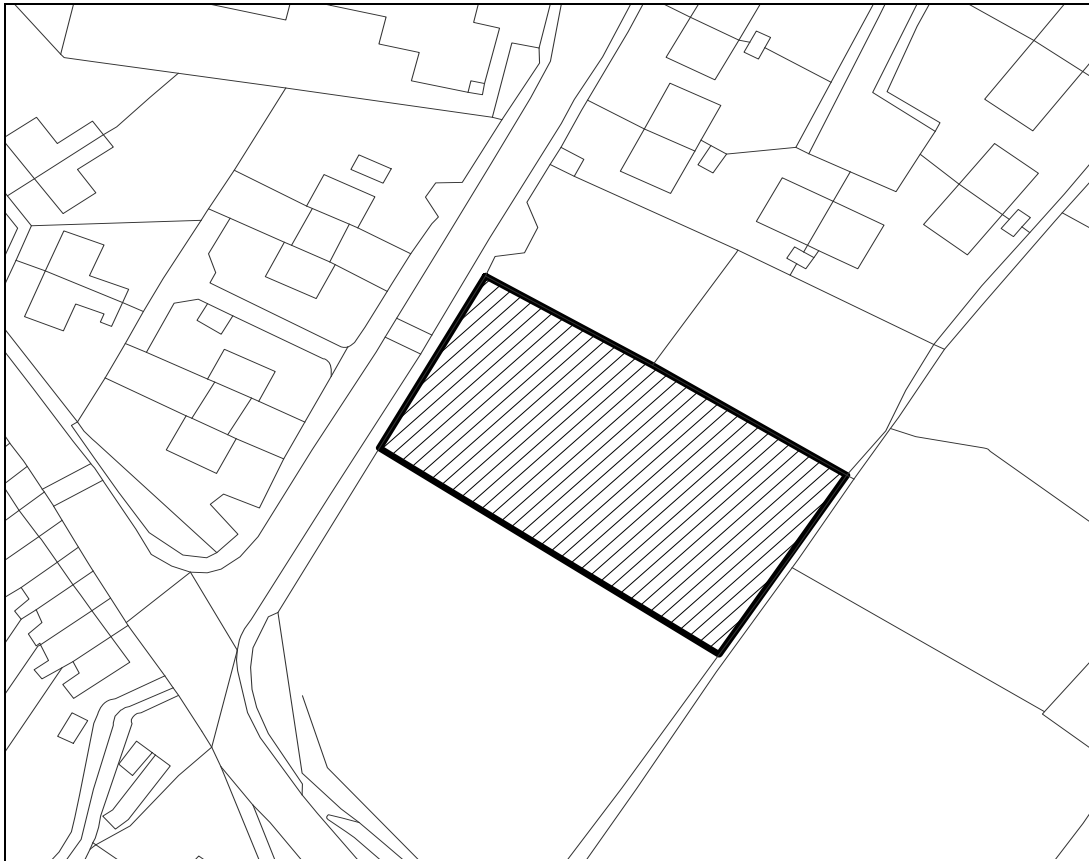
*Map not to scale*

<b>Dependency Catchment Area</b>	2 – Caernarfon	<b>Topic</b>		Housing	
<b>Location</b>	Behind Talardd, Dinas.	<b>Grid Reference</b>	247801 358441	<b>Area</b>	0.9 ha
<b>Proposal</b>	Allocate the site for general market housing (i.e. housing for general need and the open market).				
<b>Justification for selecting the site</b>	<ul style="list-style-type: none"> <li>Research has shown that the Plan should aim to allocate land for 606 houses in the Caernarfon Dependency Catchment Area.</li> <li>As a village that forms part of the Dormitory Housing Market Area it is believed that Morfa Nefyn is able to cope with more general market housing.</li> <li>The site lies behind an existing development that runs alongside the main road and near a sewage treatment work. It is considered a reasonable extension of the village's built form.</li> <li>The site is within reasonable walking distance of a bus stop where a regular public transport service links the village with Caernarfon and other centres in the Plan Area.</li> <li>The site is also within reasonable walking distance of the station where the small train that travels back and forth from Caernarfon to Rhyd Ddu (at the moment) stops.</li> <li>There is no previously used land in the village that is suitable for a housing development on this scale.</li> </ul>				
<b>Physical constraints to development</b>	<ul style="list-style-type: none"> <li>It is unlikely that the land is contaminated.</li> </ul>				
<b>Development phases</b>	<ul style="list-style-type: none"> <li>No constraints</li> </ul>				

<b>Quality of the on-site environment</b>	<ul style="list-style-type: none"> <li>• As this site is on the edge of the village it should be ensured that the design is of high quality, with the houses blending with the locality in terms of scale and building materials. New and distinctive design is encouraged rather than an ordinary, run of the mill design.</li> <li>• The affordable houses should not be obvious in terms of their design or location, and they should not be clustered together in the development. The reasonable privacy of property should be maintained. The development should not cause significant harm to the amenities of the local neighbourhood.</li> <li>• Full consideration must be given to the landscaping scheme for the site as part of the process of considering the layout of the houses and roads. The development should include planting and high quality soft/hard landscaping appropriate to the site and the locality, especially along the boundary between the site and the entrance road leading to the backs of nearby houses and along the railway bank. This will mean planting trees and shrubs using indigenous species that are locally sourced.</li> <li>• The earth bank (clawdd) and hedgerow, which mark the existing boundary of the site with the road leading to Rhos Isaf, should be reset using similar materials.</li> <li>• The development should aim to use and supply energy and water sustainably. For example, full consideration will need to be given to the following features: <ul style="list-style-type: none"> <li>- suitable siting, design and orientation for the houses in order to promote their energy efficiency</li> <li>- locally sourced sustainable building materials and materials from certified sustainable sources</li> <li>- water conservation measures (e.g. rainwater harvesting).</li> </ul> </li> <li>• The design of the development should facilitate the provision of sufficient suitable spaces within the curtilage of residential units to accommodate waste facilities.</li> <li>• The design of the development should facilitate passive surveillance by contributing towards reducing the risk of antisocial behaviour.</li> <li>• Consideration should be given to incorporating a sustainable drainage system for the site e.g. using drainage systems that do not increase the danger of flooding nor have a significant impact on local hydrological conditions.</li> <li>• A long private connection should be provided to the existing public sewerage system.</li> </ul>
<b>Number and type of housing</b>	<ul style="list-style-type: none"> <li>• Applying the general building density of 30 units per hectare shows that this site can cope with about 27 residential units. The exact number of residential units will depend on a full assessment of various factors, including the requirements of various policies.</li> <li>• The mix of types of housing on offer should reflect an identified local need for a specific type of housing.</li> <li>• The developer will be expected to negotiate with the Council before submitting a planning application in order to ensure that approximately 25% of the houses are affordable housing. These affordable houses can be social rented housing, intermediate housing or a combination of both types.</li> </ul>
<b>Access and accessibility</b>	<ul style="list-style-type: none"> <li>• If the development is serviced by the Rhos Isaf road then the existing earth bank (clawdd) and hedgerow which borders onto the road will need to be brought down and rebuilt further back thus ensuring that the entrance fulfils highway authority requirements and that visibility out of the nearby sewage treatment work is also improved.</li> <li>• The developer will be expected to negotiate with the Council before submitting a planning application in order to agree on any appropriate improvements that may be needed in relation to the development.</li> <li>• Safe, attractive and direct footpaths will need to be provided for pedestrians in and out of the site.</li> <li>• An attractive and safe environment should be secured for pedestrians and cyclists, ensuring that they, rather than cars, are given priority.</li> <li>• The street(s) should be to adoption standards.</li> </ul>

<b>Planning application requirements</b>	<ul style="list-style-type: none"> <li>• A Design and Access Statement should be submitted with the planning application.</li> <li>• A detailed landscaping plan should be provided as part of the full planning application.</li> <li>• The results of a local housing needs survey should be presented with the planning application in order to justify the type of housing being proposed.</li> <li>• The developer will be expected to negotiate with the Council in order to establish if the existing provision of open spaces of recreational value in the locality meets the needs of the proposed housing development or whether provision will be needed on the site or other arrangements.</li> <li>• Detailed surface water drainage plans should be provided with the planning application.</li> <li>• Consideration should be given to the ecological features of the site to ascertain whether the development will affect a candidate wildlife site. If a candidate wildlife site is likely to be affected, an ecological impact assessment of the site will be required.</li> </ul>
<b>Other relevant matters</b>	<ul style="list-style-type: none"> <li>• Neighbouring usage – residential area, primary school and open countryside.</li> <li>• Existing land use – open/ grazing land</li> <li>• Ownership – private.</li> <li>• Landscape and biodiversity – none</li> <li>• Built heritage designations – none</li> </ul>
<b>Main policies and guidance</b>	<ul style="list-style-type: none"> <li>• UDP Policies - B22, B23, B22, B25, B27, C1, C7, CH1, CH6, CH18, CH28, CH29, CH30, CH31, CH32, CH33, CH36, CH43</li> <li>• Gwynedd Design Guide</li> <li>• Affordable Housing SPG</li> <li>• Planning Obligations SPG</li> <li>• Residential Development and Open Spaces of Recreational Value SPG</li> </ul>

## GWYNEDD UNITARY DEVELOPMENT PLAN – HOUSING



*Map not to scale*

<b>Dependency Catchment Area</b>	2 – Caernarfon	<b>Topic</b>	Housing		
<b>Location</b>	Near the school, Groeslon	<b>Grid Reference</b>	247699 355739	<b>Area</b>	0.17 ha
<b>Proposal</b>	Allocate the site for general market housing (i.e. housing for general need on the open market)				
<b>Justification for selecting the site</b>	<ul style="list-style-type: none"> <li>Research has shown that the Plan should aim to allocate land for 606 houses in the Caernarfon Dependency Catchment Area.</li> <li>As a village that forms part of the dormitory housing market area<sup>1</sup>, it is believed that Groeslon can cope with more general market housing.</li> <li>The site is located on the edge of the village's built form, and it links well with the existing development pattern.</li> <li>The site is located opposite the primary school and is within walking distance of all the other services in the village.</li> <li>The site is located near a bus service route, which links the village with all the services and facilities that are available in Caernarfon.</li> <li>There is no previously used land in the village that would be suitable to accommodate a housing development of this scale.</li> </ul>				
<b>Physical constraints to development</b>	<ul style="list-style-type: none"> <li>The land is unlikely to be contaminated.</li> </ul>				

<sup>1</sup> As stated in the Research Papers - Housing, Research Unit, Planning & Economic Development Department, Gwynedd Council, 2002

<b>Development phases</b>	<ul style="list-style-type: none"> <li>No constraints.</li> </ul>
<b>Quality of the on-site environment</b>	<ul style="list-style-type: none"> <li>As this is a fairly prominent site near the road through the village, it is vital to ensure that the houses blend in with adjoining buildings in terms of scale and building materials. A new and innovative design will be encouraged rather than an ordinary, run of the mill design.</li> <li>The development should not cause significant harm to the amenities of the local neighbourhood and the reasonable privacy of property should be maintained.</li> <li>Detailed consideration should be given to the landscaping plan for the site during the process of considering the layout of the houses and the road. The development should include planting and high quality soft/hard landscaping appropriate to the site and the locality. Locally sourced indigenous species of trees and shrubs should be planted.</li> <li>The trees forming the existing boundary of the site should be retained.</li> <li>The development should aim to use and supply energy and water sustainably. For example, full consideration will need to be given to the following features: <ul style="list-style-type: none"> <li>suitable siting, design and orientation for the houses in order to promote their energy efficiency</li> <li>locally sourced sustainable building materials and materials from certified sustainable sources</li> <li>water conservation measures (e.g. rainwater harvesting).</li> </ul> </li> <li>The design of the development should facilitate the provision of sufficient suitable spaces within the curtilage of residential units to accommodate waste facilities.</li> <li>The development should facilitate passive surveillance, especially in the direction of the school, thus contributing towards reducing the risk of antisocial behaviour.</li> </ul>
<b>Number and type of housing</b>	<ul style="list-style-type: none"> <li>Applying the general building density of 30 units per hectare shows that this site can cope with about 5 residential units. The exact number of residential units will depend on a full assessment of various factors, including the requirements of various policies.</li> <li>The mixture of types of housing on offer should reflect an identified local need for a certain type of housing.</li> <li>The developer will be expected to negotiate with the Council before submitting a planning application in order to ensure that approximately 30% of the houses are affordable housing. These affordable houses can be social rented housing, intermediate housing or a combination of both types.</li> </ul>
<b>Access and accessibility</b>	<ul style="list-style-type: none"> <li>The vehicular access must be provided from Lôn Cerreg Fawr.</li> <li>Safe, attractive and direct footpaths will need to be provided for pedestrians into and out of the site.</li> <li>An attractive and safe environment must be provided for cyclists and pedestrians. They, rather than cars, should be given priority on the site.</li> <li>Care should be taken to ensure that the development does not create any danger for the staff or pupils of the adjoining primary school.</li> <li>The street(s) should be to adoption standards.</li> </ul>
<b>Planning application requirements</b>	<ul style="list-style-type: none"> <li>A Design and Access statement should be submitted with the planning application.</li> <li>A detailed landscaping plan should be provided as part of a full planning application.</li> <li>The results of a local housing need survey should be presented with the planning application in order to justify the type of housing being proposed.</li> <li>Consideration should be given to the ecological features of the site in order to ascertain whether the development will affect a candidate wildlife site. If a candidate wildlife site is likely to be affected, an ecological impact assessment of the site will be required.</li> </ul>
<b>Other relevant matters</b>	<ul style="list-style-type: none"> <li>Neighbouring land uses - Residential area, open countryside and a primary school</li> <li>Existing use - Open/grazing land</li> <li>Ownership - Private.</li> <li>Landscape and biodiversity designations - None</li> <li>Built heritage designations - None</li> </ul>
<b>Main policies and guidance</b>	<ul style="list-style-type: none"> <li>UDP policies - B22, B23, B25, B27, C1, C7, CH1 CH6, CH18, CH29, CH30, CH31, CH33, CH36</li> <li>Gwynedd Design Guide</li> <li>'Affordable Housing' Supplementary Planning Guidance</li> <li>'Planning Obligations' Supplementary Planning Guidance</li> </ul>

## GWYNEDD UNITARY DEVELOPMENT PLAN – HOUSING



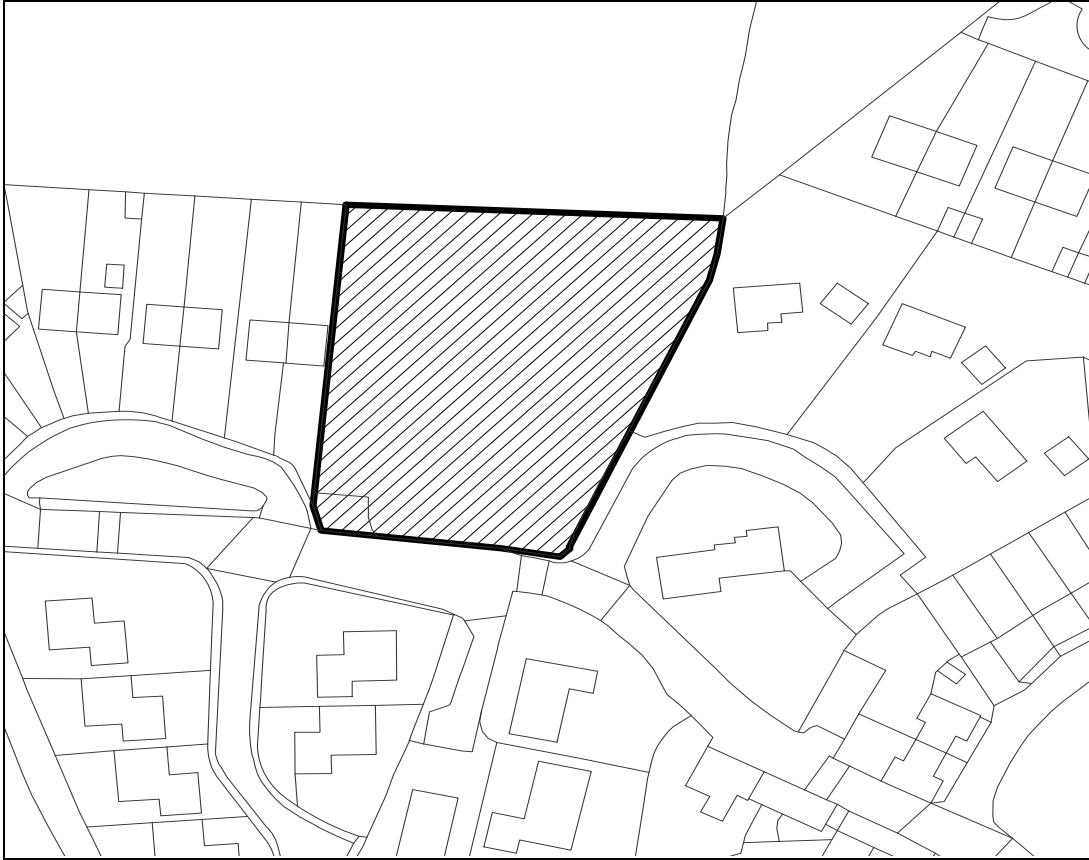
*Map not to scale*

Dependency Catchment Area	2 – Caernarfon	Subject		Housing	
Location	Near The Victoria Hotel, Llanberis	Grid Reference	258420 359611	Size	0.5 ha
Proposal	Allocate the site for general market housing (i.e. housing for general need on the open market)				
Justification for selecting the site	<ul style="list-style-type: none"><li>Research has shown that the Plan should aim to allocate land for 606 houses in the Caernarfon Dependency Catchment Area.</li><li>As Llanberis is categorised as a Local Centre in the Unitary Development Plan's settlement strategy, it can cope with further general market housing within the Plan period.</li><li>The choice of land that is practical to develop for new housing in Llanberis is limited due to the form and quality of the landscape around the Centre, in addition to the sub standard streets and junctions that are apparent there.</li><li>Part of the site has been previously developed, it is categorised as 'brownfield land'. By using the sequential method for choosing sites for housing development, priority is given to using suitable previously developed land.</li><li>The site is located near a bus service route. It is possible therefore to easily travel to the centre of Llanberis and to the Centres of Bangor and Caernarfon. The Centre's services and community facilities are within a convenient walking distance of the site.</li></ul>				
Physical constraints to development	<ul style="list-style-type: none"><li>It is unlikely that the land is polluted.</li></ul>				
Development phases	<ul style="list-style-type: none"><li>No restrictions</li></ul>				

<b>Quality of the on-site environment</b>	<ul style="list-style-type: none"> <li>• Even though the site is relatively hidden from the adjoining highway, it is important to ensure that the houses blend with the nearby buildings and the local area in terms of size and the building materials used. The site is located near the Snowdonia National Park boundary and within the curtilage of a Listed Building (Victoria Hotel). A new and innovative design will be encouraged, as opposed to a run of the mill design. It is vitally important that very high quality materials are used, and that the buildings reflect the wealth of details that are seen on nearby buildings. As the site is located within a Landscape Conservation Area and directly adjacent to the National Park, it should be ensured that the features that are important to the landscape are maintained or enhanced.</li> <li>• The affordable housing should not be prominent in terms of their design or location. They should not be clustered together in the development.</li> <li>• Full consideration should be given to the landscaping scheme for the site whilst considering the layout of the houses and roads. The development should include planting and high quality soft/hard landscaping that is appropriate to the site and the locality. This will mean planting trees and hedgerows, using locally sourced indigenous species.</li> <li>• The trees that mark the natural boundary for parts of the site should be maintained. Care should be taken to protect this woodland during the building work.</li> <li>• The development should aim to use and supply energy and water sustainably. For example, full consideration will need to be given to the following features: <ul style="list-style-type: none"> <li>- suitable siting, design and orientation for the houses in order to promote their energy efficiency</li> <li>- locally sourced sustainable building materials and materials from certified sustainable sources</li> <li>- water conservation measures (e.g. rainwater harvesting).</li> </ul> </li> <li>• The design of the development should promote passive surveillance and thus contribute towards minimising the threat of antisocial behaviour.</li> <li>• Consideration should be given to incorporating a sustainable drainage system for the site e.g. using drainage systems that do not increase the danger of flooding nor have a significant impact on local hydrological conditions.</li> <li>• The development should not cause significant harm to the amenities of the local neighbourhood and the reasonable privacy of property should be maintained.</li> <li>• The design of the development should facilitate the provision of sufficient suitable spaces within the curtilage of residential units to accommodate waste facilities.</li> </ul>
<b>Number and type of housing</b>	<ul style="list-style-type: none"> <li>• Applying the general building density of 30 units per hectare shows that this site can cope with about 15 residential units. The exact number of residential units will depend on a full assessment of various factors, including the requirements of various policies.</li> <li>• The mixture of types of housing on offer should reflect an identified local need for a certain type of housing.</li> <li>• The developer will be expected to negotiate with the Council before submitting a planning application in order to ensure that approximately 35% of the houses are affordable housing. These affordable houses can be social rented housing, intermediate housing or a combination of both types.</li> </ul>
<b>Access and accessibility</b>	<ul style="list-style-type: none"> <li>• The present access from the A4086 road should be used to serve the site.</li> <li>• Safe, attractive and direct footpaths will need to be provided for pedestrians into and out of the site.</li> <li>• An attractive and safe environment must be provided for cyclists and pedestrians. They, rather than cars, should be given priority on the site.</li> <li>• The access road and the street(s) should be of a standard for adoption.</li> </ul>
<b>Planning application requirements</b>	<ul style="list-style-type: none"> <li>• A Design and Access statement should be submitted with the planning application.</li> <li>• A detailed landscaping plan should be provided as part of a full planning application.</li> <li>• The results of a local housing need survey should be presented with the planning application in order to justify the type of housing being proposed.</li> <li>• The developer will be expected to negotiate with the Council in order to establish if the existing provision of open spaces of recreational value in the locality meets the needs of the proposed housing development or whether provision will be needed on the site or other arrangements.</li> <li>• Consideration should be given to the ecological features of the site in order to ascertain whether the development will affect a candidate wildlife site. If a candidate wildlife site is likely to be affected, an ecological impact assessment of the site will be required.</li> <li>• Detailed surface water drainage plans to be provided with the planning application.</li> </ul>

<b>Other relevant matters</b>	<ul style="list-style-type: none"> <li>• Neighbouring land uses - Hotel and holiday units, woodland, residential area and open countryside</li> <li>• Existing land use - Woodland and a car park.</li> <li>• Ownership - Private</li> <li>• Landscape and biodiversity designations - The site is located within a Landscape Conservation Area, and it is adjacent to the Snowdonia National Park boundary. An ancient semi-natural woodland is located opposite the site and the Llyn Peris Site of Special Scientific Interest and the Eryri Special Area of Conservation are located nearby.</li> <li>• Built heritage designations - The Victoria Hotel is a grade II listed building. 'Bryn Eithin' (1, Pentre Castell), which is located near the site is also a grade II listed building. Dolbadarn Castle, which is a grade I listed building, is located nearby.</li> </ul>
<b>Main Policies and Guidance</b>	<ul style="list-style-type: none"> <li>• UDP policies - B3, B10, B14, B15, B16, B19, B22, B23, B25, B27, C1, C3, C7, CH1, CH6, CH18, CH29, CH30, CH31, CH33, CH36, CH43</li> <li>• Gwynedd Design Guide</li> <li>• 'Affordable Housing' Supplementary Planning Guidance</li> <li>• 'Planning Obligations' Supplementary Planning Guidance</li> <li>• 'Residential development and Open Spaces of Recreational Value' Supplementary Planning Guidance</li> <li>• 'Landscape character' Supplementary Planning Guidance</li> </ul>

## GWYNEDD UNITARY DEVELOPMENT PLAN – HOUSING



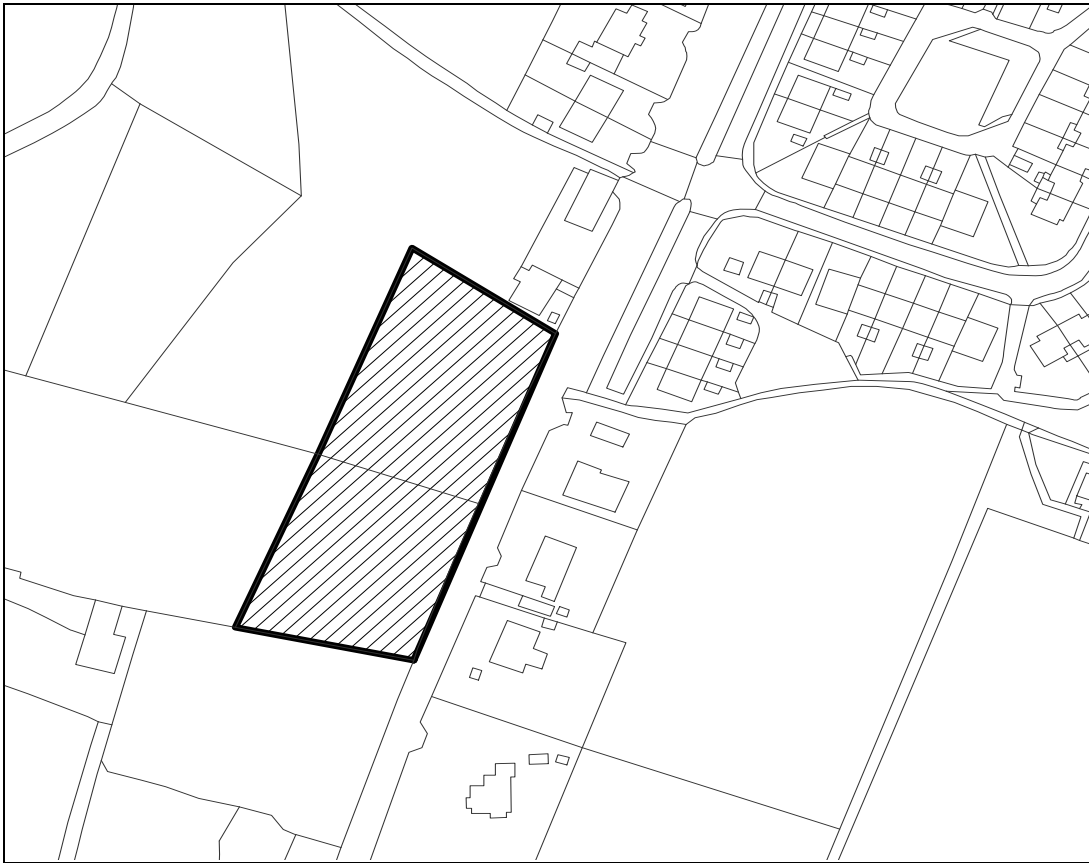
*Map not to scale*

<b>Dependency Catchment Area</b>	2 – Caernarfon	<b>Topic</b>		Housing	
<b>Location</b>	Near Bryn Llan, Llandwrog	<b>Grid Reference</b>	245005 356157	<b>Area</b>	0.3 ha
<b>Proposal</b>	Allocate the site for general market housing (i.e. housing for general need and the open market).				
<b>Justification for selecting the site</b>	<ul style="list-style-type: none"> <li>Research work has shown that the Plan should aim to allocate land for 606 houses in the Caernarfon Dependency Catchment Area.</li> <li>As a village that belongs to the dormitory housing market area, it is considered that Llandwrog is able to cope with additional general market housing.</li> <li>The site is located on the edge of the built form of the village, and links and integrates well with the existing development pattern.</li> <li>A primary school and a pub/restaurant are located within convenient walking distance of the site.</li> <li>The site is located near a bus route, which connects the village to the wide range of facilities and services available in Caernarfon.</li> <li>There is no previously used land in the village that would be suitable for a housing development of this scale.</li> </ul>				
<b>Physical constraints to development</b>	<ul style="list-style-type: none"> <li>The land is unlikely to be contaminated.</li> <li>The site is crossed by a water mains.</li> </ul>				
<b>Development phases</b>	<ul style="list-style-type: none"> <li>No constraints.</li> </ul>				

<b>Quality of the on-site environment</b>	<ul style="list-style-type: none"> <li>As the site is located near the Llandwrog conservation area, it is essential that the design of the houses maintains and enriches the special character of this area. It should be ensured that the design is of high quality, with the houses blending with the locality in terms of scale and building materials.</li> <li>Full consideration must be given to the landscaping scheme for the site as part of the process of considering the layout of the houses and the roads. The development should include planting and high quality soft/hard landscaping appropriate to the site and the locality. This will mean planting trees and shrubs using indigenous species that are locally sourced.</li> <li>The development should aim to use and supply energy and water sustainably. For example, full consideration will need to be given to the following features: <ul style="list-style-type: none"> <li>suitable siting, design and orientation for the houses in order to promote their energy efficiency</li> <li>locally sourced sustainable building materials and materials from certified sustainable sources</li> <li>water conservation measures (e.g. rainwater harvesting).</li> </ul> </li> <li>The design of the development should facilitate passive surveillance, thus contributing towards reducing the risk of antisocial behaviour.</li> <li>The design of the development should facilitate the provision of sufficient suitable spaces within the curtilage of residential units to accommodate waste facilities.</li> <li>The reasonable privacy of property should be maintained. The development should not cause significant harm to the amenities of the local neighbourhood.</li> </ul>
<b>Number and type of housing</b>	<ul style="list-style-type: none"> <li>Applying the general building density of 30 units per hectare shows that this site can cope with about 9 residential units. The exact number of residential units will depend on a full assessment of various factors, including the requirements of various policies.</li> <li>The mixture of types of housing on offer should reflect an identified need in the locality for a certain type of housing.</li> <li>The developer will be expected to negotiate with the Council before submitting a planning application in order to ensure that approximately 30% of the houses are affordable housing. These affordable houses can be social rented housing, intermediate housing or a combination of both types.</li> </ul>
<b>Access and accessibility</b>	<ul style="list-style-type: none"> <li>Vehicular access will have to be provided from the Maes Gwydion estate.</li> <li>Safe, attractive and direct footpaths will need to be provided for pedestrians in and out of the site.</li> <li>An attractive and safe environment should be secured for pedestrians and cyclists, ensuring that they, rather than cars, are given priority.</li> <li>The street should be to adoption standards.</li> </ul>
<b>Planning application requirements</b>	<ul style="list-style-type: none"> <li>A Design and Access Statement should be submitted with the planning application.</li> <li>A detailed landscaping plan should be provided as part of the full planning application.</li> <li>The results of a local housing needs survey should be presented with the planning application in order to justify the type of houses being proposed.</li> <li>Depending on the number of units provided, the developer may be expected to negotiate with the Council in order to establish if the existing provision of open spaces of recreational value in the locality meets the needs of the proposed housing development or whether provision will be needed on the site or other arrangements.</li> <li>Consideration should be given to the ecological features of the site to ascertain whether the development will affect a candidate wildlife site. If a candidate wildlife site is likely to be affected, an ecological impact assessment of the site will be required.</li> <li>Detailed surface water drainage plans should be submitted with the planning application.</li> </ul>
<b>Other relevant matters</b>	<ul style="list-style-type: none"> <li>Neighbouring land uses - residential area and open countryside.</li> <li>Existing use – open/grazing land.</li> <li>Ownership – private.</li> <li>Landscape and biodiversity designations – none.</li> <li>Built heritage designations – The site is on the boundary of Llandwrog conservation area. It is located near the centre of Llandwrog, where there are many listed buildings.</li> </ul>

<b>Main policies and guidance</b>	<ul style="list-style-type: none"> <li>• UDP's Policies - B3, B4, B22, B23, B25, B27, C1, C7, CH1, CH6, CH18, CH29, CH30, CH31, CH32, CH33, CH36, CH43</li> <li>• Gwynedd Design Guide</li> <li>• Affordable Housing SPG</li> <li>• Planning Obligations SPG</li> <li>• Residential Development and Open Spaces of Recreational Value SPG</li> </ul>
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## GWYNEDD UNITARY DEVELOPMENT PLAN – HOUSING



*Map not to scale*

<b>Dependency Catchment Area</b>	2 – Caernarfon	<b>Subject</b>	Housing		
<b>Locality</b>	Opposite Treflan, Llanrug	<b>Grid Reference</b>	254229 363380	<b>Size</b>	0.4 ha
<b>Proposal</b>	Allocate the site for general market housing (i.e. houses to meet general housing needs on the open market)				
<b>Justification for selecting the site</b>	<ul style="list-style-type: none"> <li>Research has shown that there is a need for 606 houses in the Caernarfon Dependency Catchment Area.</li> <li>As a village that belongs to the Dormitory Housing Market Area it is believed that Llanrug is able to cope with more general market housing.</li> <li>The site forms a gap between present developments on the edge of the built area of the village, and a development here would connect and integrate well with the development pattern in this part of Llanrug. It would not mean extending the village into the open countryside.</li> <li>The site is within a reasonable walking distance to a good choice of services and community facilities, such as primary and secondary schools, a surgery and convenience store.</li> <li>The site is located on the edge of one regular bus route and within easy walking distance of regular bus service routes which connects the village with Caernarfon and Llanberis.</li> </ul>				
<b>Physical constraints to development</b>	<ul style="list-style-type: none"> <li>It is unlikely that the land is contaminated.</li> </ul>				
<b>Development phases</b>	<ul style="list-style-type: none"> <li>No restrictions</li> </ul>				

<p><b>Quality of the on-site environment</b></p>	<ul style="list-style-type: none"> <li>• It should be ensured that the design is of high quality with houses blending in with the locality in terms of scale and building materials. New and distinctive design is encouraged rather than an ordinary, run of the mill design.</li> <li>• Full consideration must be given to the landscaping scheme for the site as part of the process of considering the plan's housing and road layout. The development should include planting and high quality soft/hard landscaping appropriate to the site and the locality, especially along the north western edge of the site. This will mean planting trees and shrubs, using indigenous species that are locally sourced. The hedging that forms the present boundaries of the site should be kept.</li> <li>• The affordable houses should not be obvious in terms of their design or location, and they should not be clustered together in the development.</li> <li>• The reasonable privacy of property should be maintained. The development should not cause significant harm to the amenities of the local neighbourhood.</li> <li>• The development should aim to use and supply energy and water sustainably. For example, full consideration will need to be given to the following features: <ul style="list-style-type: none"> <li>- suitable siting, design and orientation for the houses in order to promote their energy efficiency</li> <li>- locally sourced sustainable building materials and materials from certified sustainable sources</li> <li>- water conservation measures (e.g. rainwater harvesting).</li> </ul> </li> <li>• The design of the development should facilitate the provision of sufficient suitable spaces within the curtilage of residential units to accommodate waste facilities.</li> <li>• The development design should promote passive surveillance and thus contribute towards minimising the threat of antisocial behaviour.</li> <li>• It must be ensured that the development does not prevent the possibility of developing adjacent land if there is a need for this anytime in the future. This is in agreement with the wish that the present built area of the village does not extend into the open countryside in the future.</li> <li>• Consideration should be given to incorporating a sustainable drainage system for the site e.g. using drainage systems that do not increase the danger of flooding nor have a significant impact on local hydrological conditions.</li> </ul>
<p><b>Number and type of housing</b></p>	<ul style="list-style-type: none"> <li>• Applying the general building density of 30 units per hectare shows that this site can cope with about 12 residential units. The exact number of residential units will depend on a full assessment of various factors, including the requirements of various policies.</li> <li>• The mix of housing type proposed should reflect the need in the locality for specific types of houses.</li> <li>• The developer will be expected to negotiate with the Council before submitting a planning application in order to ensure that approximately 30% of the houses are affordable housing. These affordable houses can be social rented housing, intermediate housing or a combination of both types.</li> </ul>
<p><b>Access and accessibility</b></p>	<ul style="list-style-type: none"> <li>• The vehicle exit must be provided from the nearby road (near Rhes Rhythallt). There must be sufficient provision for parking and for cars to turn in from the road. The Highway Authority has denoted that a double entrance for semi-detached houses would be the most suitable option on the site.</li> <li>• Safe, attractive and direct footpaths will need to be provided for pedestrians across and out of the site wherever there is a clear opportunity to do so.</li> <li>• The developer will be expected to negotiate with the Council before submitting a planning application in order to agree on any appropriate improvements that may be needed in relation to the development.</li> <li>• An attractive and safe environment should be secured for pedestrians and cyclists, ensuring that they, rather than cars, are given priority.</li> <li>• The street(s) should be of adoption standard.</li> </ul>
<p><b>Planning application requirements</b></p>	<ul style="list-style-type: none"> <li>• A Design and Access Statement should be presented with the planning application.</li> <li>• A detailed landscaping scheme must be provided with the full planning application.</li> <li>• The results of a local housing needs survey should be presented with the planning application in order to justify the type of houses being proposed.</li> <li>• Depending on the number of units provided the developer may be expected to negotiate with the Council in order to establish if the existing provision of open spaces of recreational value in the locality meets the needs of the proposed housing development or whether provision will be needed on the site or other arrangements.</li> <li>• Detailed surface water drainage plans to be provided with the planning application.</li> <li>• Consideration should be given to the ecological features of the site to ascertain whether the development will affect a candidate wildlife site. If a candidate wildlife site is likely to be affected, an ecological impact assessment of the site will be required.</li> </ul>

<b>Other relevant matters</b>	<ul style="list-style-type: none"> <li>• Neighbouring usage – residential area and open countryside</li> <li>• Present use – grazing land/ open land</li> <li>• Ownership - private</li> <li>• Landscape and biodiversity designations – none</li> <li>• Built heritage designations – none</li> </ul>
<b>Main Policies and Guidance</b>	<ul style="list-style-type: none"> <li>• UDP Policies - B22, B23, B25, B27, C1, C7, CH1, CH6, CH18, CH29, CH30, CH31, CH33, CH36, CH43</li> <li>• Gwynedd Design Guidance</li> <li>• Affordable Housing SPG</li> <li>• Planning Obligations SPG</li> <li>• Residential Developments and Open Spaces of Recreational Value SPG</li> </ul>

## UNITARY DEVELOPMENT PLAN – HOUSING



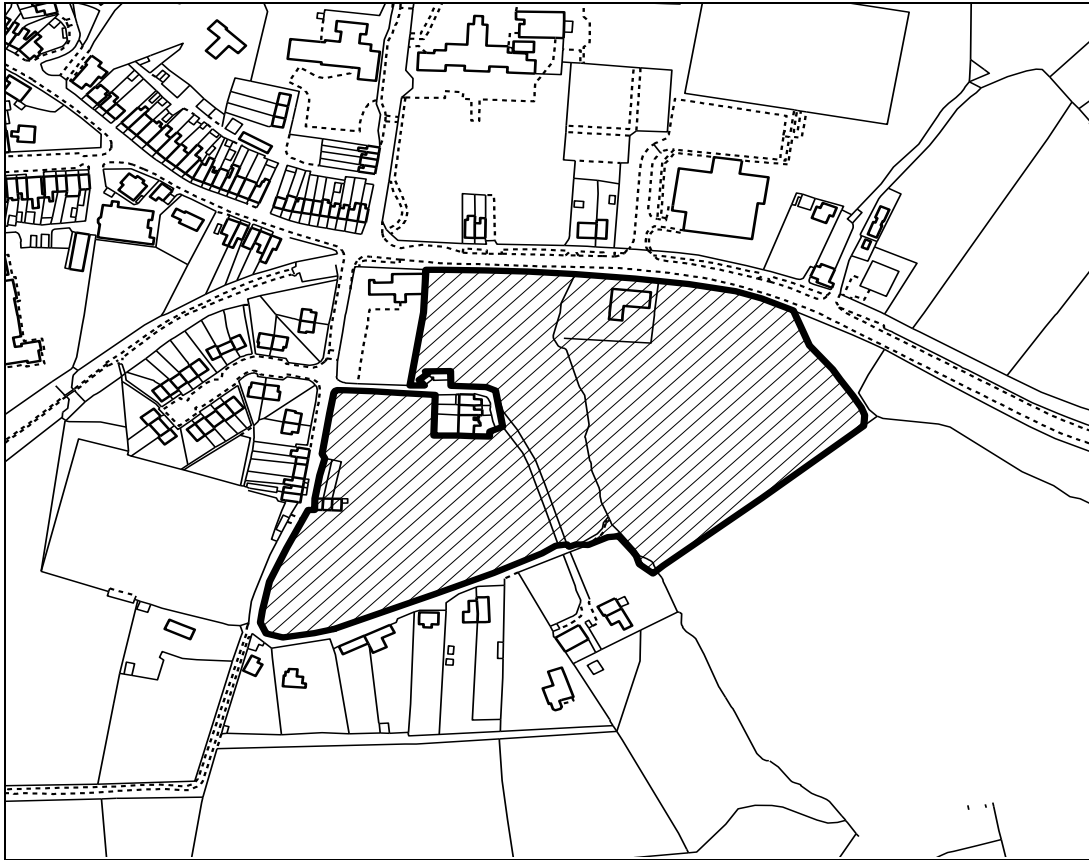
Map not to scale

<b>Dependency Catchment Area</b>	2 – Caernarfon	<b>Subject</b>	Housing		
<b>Location</b>	Field 1842, near Pennant, Llanrug.	<b>Grid Reference</b>	253184 363418	<b>Size</b>	0.6 ha
<b>Proposal</b>	Allocate the site for general market housing (i.e. housing for general need and the open market).				
<b>Justification for selecting the site</b>	<ul style="list-style-type: none"> <li>Research has shown that the Plan should aim to allocate 606 houses in the Caernarfon Dependency Catchment Area.</li> <li>As a village that belongs to the dormitory housing market it is believed that Llanrug is able to cope with more general market housing.</li> <li>The site forms part of a larger piece of land lying between existing development and the main road on the edge of the built up area of the village. Development here would integrate well with the existing development pattern in this part of Llanrug. It would not mean extending the village into open countryside.</li> <li>The site is within reasonable walking distance to some of the services and community facilities, such as a primary and secondary school, surgery and convenience shops.</li> <li>The site is situated near a regular bus route, which means that the rest of the village's services and facilities are reasonably accessible, as well as the services and facilities available in Caernarfon and Llanberis.</li> </ul>				
<b>Physical constraints to development</b>	<ul style="list-style-type: none"> <li>It is unlikely that the land is contaminated.</li> <li>The site is in the vicinity of a closed landfill.</li> </ul>				
<b>Development phases</b>	<ul style="list-style-type: none"> <li>No restrictions.</li> </ul>				

<b>Quality of the on-site environment</b>	<ul style="list-style-type: none"> <li>• It should be ensured that the design is of high quality with the houses blending with the locality in terms of scale and building materials. New and distinctive design is encouraged, rather than an ordinary, run of the mill design.</li> <li>• The affordable houses should not be obvious in terms of their design or location, and they should not be clustered together in the development.</li> <li>• Full consideration must be given to the landscaping scheme for the site as part of the process of considering the layout of the houses and the road, especially as part of the site is above the nearby highway. The development should include planting and high quality soft/hard landscaping appropriate to the site and the locality, especially along the side of the site and an existing residential development nearby and along the side of the entrance road. This will mean the planting trees and shrubs using indigenous species that are locally sourced.</li> <li>• The development should aim to use and supply energy and water sustainably. For example, full consideration will need to be given to the following features: <ul style="list-style-type: none"> <li>- suitable siting, design and orientation for the houses in order to promote their energy efficiency</li> <li>- locally sourced sustainable building materials and materials from certified sustainable sources</li> <li>- water conservation measures (e.g. rainwater harvesting).</li> </ul> </li> <li>• The design of the development should facilitate the provision of sufficient suitable spaces within the curtilage of residential units to accommodate waste facilities.</li> <li>• The design should promote passive surveillance, thus contributing towards minimising the threat of antisocial behaviour.</li> <li>• The reasonable privacy of property should be maintained. Development should not cause significant harm to the amenities of the local neighbourhood.</li> <li>• Consideration should be given to incorporating a sustainable drainage system for the site e.g. using drainage systems that do not increase the danger of flooding nor have a significant impact on local hydrological conditions.</li> </ul>
<b>Number and type of housing</b>	<ul style="list-style-type: none"> <li>• Applying the general building density of 30 units per hectare shows that this site can cope with about 18 residential units. The exact number of residential units will depend on a full assessment of various factors, including the requirements of various policies.</li> <li>• The mixture of the kinds of houses that are offered should reflect the local need for specific kinds of houses.</li> <li>• The developer will be expected to negotiate with the Council before submitting a planning application in order to ensure that approximately 30% of the houses are affordable housing. These affordable houses can be social rented housing, intermediate housing or a combination of both types.</li> </ul>
<b>Access and accessibility</b>	<ul style="list-style-type: none"> <li>• The vehicle exit must be provided from Llanberis Road along field number 0941. Providing an access here will ensure a safe means of entering and leaving the site that meets the standards of the Highway Authority. Developing the access road would not constitute an unacceptable expansion into open countryside, as it is located opposite an existing development.</li> <li>• Safe, attractive and direct footpaths will need to be provided for pedestrians across and out of the site wherever there is a clear opportunity to do so.</li> <li>• An attractive and safe environment should be secured for pedestrians and cyclists, ensuring that they, rather than cars, are given priority.</li> <li>• The developer will be expected to negotiate with the Council before submitting a planning application in order to agree on any appropriate improvements that may be needed in relation to the development.</li> <li>• The street(s) should be of a standard for adoption.</li> </ul>
<b>Planning application requirements</b>	<ul style="list-style-type: none"> <li>• A Design and Access Statement should be submitted with the planning application.</li> <li>• A detailed landscaping plan should be provided with the full planning application.</li> <li>• The results of a local housing needs survey should be presented with the planning application in order to justify the type of houses being proposed.</li> <li>• The developer will be expected to negotiate with the Council in order to establish if the existing provision of open spaces of recreational value in the locality meets the needs of the proposed housing development or whether provision will be needed on the site or other arrangements.</li> <li>• Detailed surface water drainage plans should be provided with the planning application.</li> <li>• Consideration should be given to the ecological features of the site to ascertain whether the development will affect a candidate wildlife site. If a candidate wildlife site is likely to be affected, an ecological impact assessment of the site will be required.</li> </ul>

<b>Other relevant matters</b>	<ul style="list-style-type: none"> <li>• Neighbouring uses – residential area and open countryside.</li> <li>• Present use – open/ grazing land</li> <li>• Ownership – private.</li> <li>• Landscape and biodiversity – none</li> <li>• Built heritage designations – none.</li> </ul>
<b>Main Policies and guidance</b>	<ul style="list-style-type: none"> <li>• UDP Policies - B22, B23, B25, B27, C1, C7, CH1, CH6, CH18, CH29, CH30, CH31 CH33, CH36, CH43</li> <li>• Gwynedd Design Guidance</li> <li>• Affordable Housing SPG</li> <li>• Planning Obligations SPG</li> <li>• Residential Developments and Open Spaces of Recreational Value SPG</li> </ul>

## GWYNEDD UNITARY DEVELOPMENT PLAN - HOUSING



*Map not to scale*

<b>Dependency Catchment Area</b>	2 – Caernarfon	<b>Topic</b>	Housing		
<b>Location</b>	Near the football ground, Penygroes	<b>Grid Reference</b>	247509 352975	<b>Size</b>	3.45 ha
<b>Proposal</b>	Allocate the site for general market housing (i.e. housing for general need and the open market)				
<b>Justification for selecting the site</b>	<ul style="list-style-type: none"> <li>Research has shown that the Plan should aim to allocate land for 606 houses in the Caernarfon Dependency Catchment Area.</li> <li>Penygroes has been identified as a Local Centre in the Unitary Development Plan's settlement strategy and it is believed that it can cope with more general market housing.</li> <li>The site is on the edge of the centre's built form and it links well with the centre's existing development pattern.</li> <li>A sequential search for sites has shown that this is one of the best sites in the Centre for housing development.</li> <li>Both the primary and secondary schools, in addition to the leisure centre, are located on the opposite side of the road from the site.</li> <li>Other services and facilities in Penygroes are also within a reasonable walking distance. There is also a public footpath link from the edge of the site to the industrial estate.</li> </ul>				
<b>Physical constraints to development</b>	<ul style="list-style-type: none"> <li>The site is unlikely to be contaminated.</li> </ul>				

<b>Development phases</b>	<ul style="list-style-type: none"> <li>It will be expected for the development of the site to be phased. The logical and gradual release of land will be a way to mitigate the impact of the development on the local area. The exact details of the phased development will be negotiated with the developer at the planning application stage.</li> </ul>
<b>Quality of the on-site environment</b>	<ul style="list-style-type: none"> <li>As this is a visually prominent site on the way into the Centre from the direction of Talsarn, it should be ensured that the design is of high quality, with the houses blending with the locality in terms of scale and building materials. New and distinctive design is encouraged, rather than an ordinary, run of the mill design.</li> <li>The affordable houses should not be obvious in terms of their design or location. They should not be clustered together in the development.</li> <li>Full consideration must be given to the landscaping scheme for the site as part of the process of considering the layout of the houses and the roads. The development should include planting and high quality soft/hard landscaping appropriate to the site and the locality, particularly along the main road. This should include planting trees and hedgerows using indigenous species that are locally sourced. The site's development boundary should be marked with walls built of local stone (or similar ones) or hedges.</li> <li>The development should aim to use and supply energy and water sustainably. For example, full consideration will need to be given to the following features: <ul style="list-style-type: none"> <li>suitable siting, design and orientation for the houses in order to promote their energy efficiency</li> <li>locally sourced sustainable building materials and materials from certified sustainable sources</li> <li>water conservation measures (e.g. rainwater harvesting).</li> </ul> </li> <li>The design of the development should facilitate the provision of sufficient suitable spaces within the curtilage of residential units to accommodate waste facilities.</li> <li>The design of the development should facilitate passive surveillance and thus contribute towards minimising the threat of antisocial behaviour.</li> <li>The development should not cause significant harm to the amenities of the local neighbourhood and the reasonable privacy of property should be maintained.</li> <li>Consideration should be given to incorporating a sustainable drainage system for the site e.g. using drainage systems that do not increase the danger of flooding nor have a significant impact on local hydrological conditions.</li> <li>Surface water discharge should be subject of attenuation prior to discharge.</li> <li>Foul water discharges to sewer only. Surface water to watercourse. Sewer diversions necessary.</li> <li>No culverting will be considered except for access. No development within 4 meters of any culvert.</li> </ul>
<b>Number and type of housing</b>	<ul style="list-style-type: none"> <li>Applying the general building density of 30 units per hectare shows that this site can cope with about 104 residential units. The exact number of residential units will depend on a full assessment of various factors, including the requirements of various policies.</li> <li>The mix of housing type proposed should reflect the need in the locality for specific types of houses.</li> <li>The developer will be expected to negotiate with the Council before submitting a planning application in order to ensure that approximately 25% of the houses are affordable housing. These affordable houses can be social rented housing, intermediate housing or a combination of both types.</li> </ul>
<b>Access and accessibility</b>	<ul style="list-style-type: none"> <li>Safe, attractive and direct footpaths will need to be provided for pedestrians into and out of the site.</li> <li>The existing public footpath on the site should be maintained. The course of this path should be kept, or if this is not possible it should be deviated. The possibility of improving the public footpath should be investigated.</li> <li>An attractive and safe environment should be secured for pedestrians and cyclists. They, rather than cars, should be given priority on the site.</li> <li>Vehicular access should be provided from County Road.</li> <li>The street(s) should be to adoption standards.</li> </ul>

<b>Planning application requirements</b>	<ul style="list-style-type: none"> <li>• A Design and Access Statement should be submitted as part of the planning application.</li> <li>• A detailed landscaping plan should be provided as part of the full planning application.</li> <li>• The results of a local housing needs survey should be presented with the planning application in order to justify the type of houses being proposed.</li> <li>• Information about traffic issues is required as part of the planning application.</li> <li>• The developer will be expected to negotiate with the Council in order to establish if the existing provision of open spaces of recreational value in the locality meets the needs of the proposed housing development or whether provision will be needed on the site or other arrangements.</li> <li>• Detailed surface water drainage plans should be provided with the planning application.</li> <li>• Consideration should be given to the ecological features of the site in order to ascertain whether the development will affect a candidate wildlife site. If a candidate wildlife site is likely to be affected, an ecological impact assessment of the site will be required.</li> </ul>
<b>Other relevant matters</b>	<ul style="list-style-type: none"> <li>• Neighbouring land uses - Residential area, football ground, public and private services</li> <li>• Present use - Grazing/ open land</li> <li>• Ownership - Private</li> <li>• Landscape and biodiversity designations - None</li> <li>• Built heritage designations - None</li> </ul>
<b>Main policies and guidance</b>	<ul style="list-style-type: none"> <li>• UDP policies - B22, B23, B25, B27, C1, C7, CH1, CH6, CH18, CH28, CH29, CH30, CH31, CH32, CH33, CH36, CH43</li> <li>• Gwynedd Design Guide</li> <li>• 'Affordable Housing' Supplementary Planning Guidance</li> <li>• 'Planning Obligations' Supplementary Planning Guidance</li> <li>• 'Residential development and Open Spaces of Recreational Value' Supplementary Planning Guidance</li> </ul>

## GWYNEDD UNITARY DEVELOPMENT PLAN – HOUSING



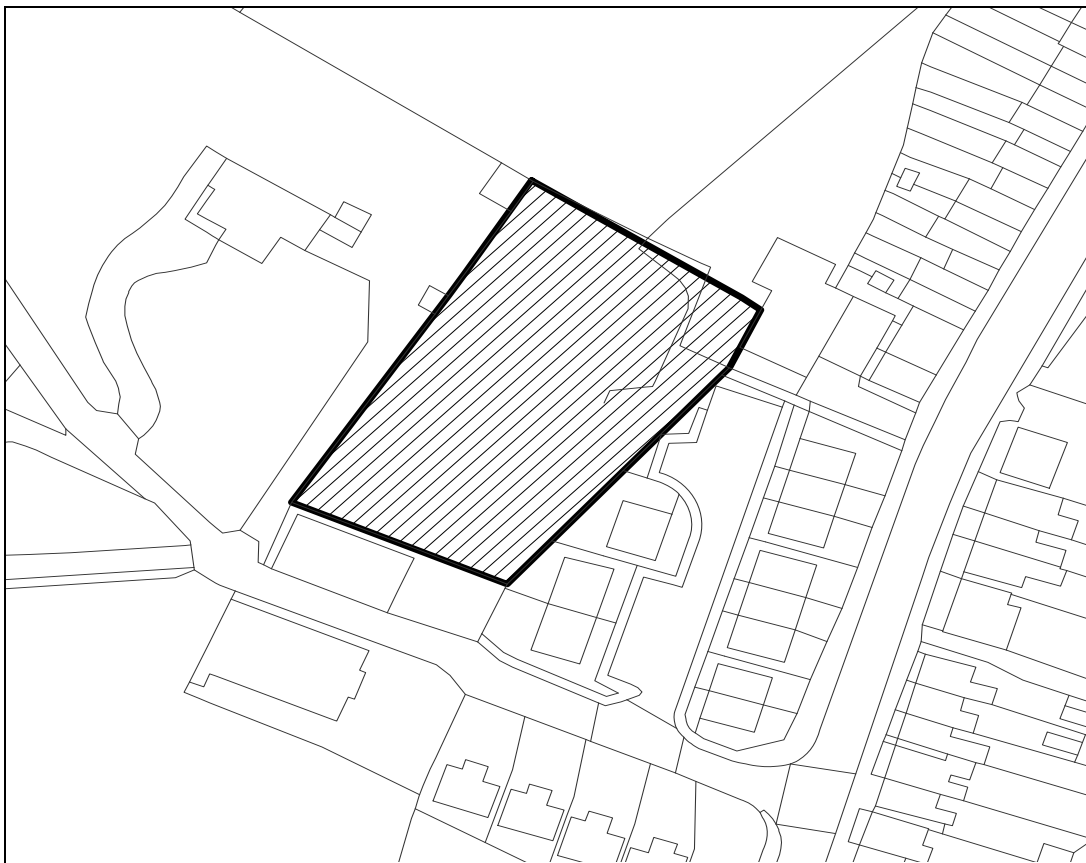
*Map not to scale*

Dependency Catchment Area	2 – Caernarfon	Subject		Housing	
Location	Near Bro Llwyndu, Penygroes	Grid Reference	247208 353561	Size	0.4 ha
Proposal	Allocate the site for general market housing (i.e. housing for general need on the open market)				
Justification for selecting the site	<ul style="list-style-type: none"><li>Research has shown that the Plan should aim to allocate land for 606 houses in the Caernarfon Dependency Catchment Area.</li><li>Penygroes has been categorised as a Local Centre in the UDP's Settlement Strategy. It can therefore cope with more general market housing during the Plan period.</li><li>The site is located between existing housing developments. It therefore relates well to Centre's present development pattern.</li><li>Part of the site is previously developed land. A development here would therefore make use of a redundant brownfield site.</li><li>A sequential search has shown that this is one of the best sites in the Centre for residential development.</li><li>The site is within easy walking distance of the services and community facilities in Penygroes.</li><li>The site is located next to a regular bus service route (in the direction of Caernarfon and Porthmadog).</li></ul>				
Physical constraints to development	<ul style="list-style-type: none"><li>It is unlikely that the land is polluted.</li></ul>				

<b>Development phases</b>	<ul style="list-style-type: none"> <li>No constraints.</li> </ul>
<b>Quality of the on-site environment</b>	<ul style="list-style-type: none"> <li>The development should not cause significant harm to the amenities of the local neighbourhood and the reasonable privacy of property should be maintained.</li> <li>The design must be of a high quality, with the houses blending with the local area in terms of size and building materials. A new and different design is encouraged, rather than an ordinary, uninteresting design.</li> <li>The affordable houses should not be noticeable in terms of design or location, and they should not be clustered together within the development.</li> <li>It is essential to prepare a landscaping scheme for the site. The development should include planting and high quality soft/hard landscaping appropriate to the site and the locality. Native species of trees and shrubs that are locally sourced should be used. The eastern boundary of the site should be marked with walls of local stone (or similar).</li> <li>The development should aim to use and supply energy and water sustainably. For example, full consideration will need to be given to the following features: <ul style="list-style-type: none"> <li>suitable siting, design and orientation for the houses in order to promote their energy efficiency</li> <li>locally sourced sustainable building materials and materials from certified sustainable sources</li> <li>water conservation measures (e.g. rainwater harvesting).</li> </ul> </li> <li>The design of the development should promote passive surveillance and thus contribute towards minimising the threat of antisocial behaviour.</li> <li>The design of the development should facilitate the provision of sufficient suitable spaces within the curtilage of residential units to accommodate waste facilities.</li> <li>Foul water discharges to sewer only. Surface water must be disposed of into the watercourse.</li> <li>The culvert should be opened up. No development within 4 meters of the watercourse. Early consultation with the Environment Agency regarding this issue is advised.</li> </ul>
<b>Number and type of housing</b>	<ul style="list-style-type: none"> <li>Applying the general building density of 30 units per hectare shows that this site can cope with about 12 residential units. The exact number of residential units will depend on a full assessment of various factors, including the requirements of various policies.</li> <li>The mixture of types of housing on offer should reflect an identified local need for a certain type of housing.</li> <li>The developer will be expected to negotiate with the Council before submitting a planning application in order to ensure that approximately 25% of the houses are affordable housing. These affordable houses can be social rented housing, intermediate housing or a combination of both types.</li> </ul>
<b>Access and accessibility</b>	<ul style="list-style-type: none"> <li>The vehicular access to the site must be provided from the High Street.</li> <li>A safe and attractive environment must be ensured for pedestrians and cyclists. It should be ensured that they, rather than cars, are given priority on the site.</li> <li>Safe, attractive and direct footpaths will need to be provided for pedestrians into and out of the site.</li> <li>The street should be of adoption standard.</li> </ul>
<b>Planning application requirements</b>	<ul style="list-style-type: none"> <li>A Design and Access statement should be submitted with the planning application.</li> <li>A detailed landscaping plan should be provided as part of a full planning application.</li> <li>The results of a local housing need survey should be presented with the planning application in order to justify the type of housing being proposed.</li> <li>Depending on the number of units provided, the developer may be expected to negotiate with the Council in order to establish if the existing provision of open spaces of recreational value in the locality meets the needs of the proposed housing development or whether provision will be needed on the site or other arrangements.</li> <li>Consideration should be given to the ecological features of the site in order to ascertain whether the development will affect a candidate wildlife site. If a candidate wildlife site is likely to be affected, an ecological impact assessment of the site will be required.</li> </ul>
<b>Other relevant matters</b>	<ul style="list-style-type: none"> <li>Nearby uses - Residential area and open land</li> <li>Present use – Disused warehouse and a car park together with a open green space at the rear of the site.</li> <li>Ownership - Private</li> <li>Landscape and biodiversity designations - None</li> <li>Built heritage designations - None</li> </ul>

<b>Main Policies and Guidance</b>	<ul style="list-style-type: none"><li>• UDP policies - B22, B23, B25, B27, C1, C3, C7, CH1 CH6, CH18, CH29, CH30, CH31, CH33, CH36, CH43</li><li>• Gwynedd Design Guide</li><li>• 'Affordable Housing' Supplementary Planning Guidance</li><li>• 'Planning Obligations' Supplementary Planning Guidance</li><li>• 'Residential Development and Open Spaces of Recreational Value' Supplementary Planning Guidance</li></ul>
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## GWYNEDD UNITARY DEVELOPMENT PLAN – HOUSING



*Map ddim i raddfa*

<b>Dependency Catchment Area</b>	2 – Caernarfon	<b>Topic</b>	Housing	
<b>Location</b>	To the rear of Cae Capel Bach, Penygroes	<b>Grid Reference</b>	247050 353472	<b>Area</b> 0.25 ha
<b>Proposal</b>	Allocate the site for general market housing (i.e. housing for general need on the open market).			
<b>Justification for selecting the site</b>	<ul style="list-style-type: none"> <li>Research has shown that the Plan should aim to allocate land for 606 houses in the Caernarfon Dependency Catchment Area.</li> <li>Penygroes has been categorised as a Local Centre in the UDP's Settlement Strategy. It can therefore cope with more general market housing during the Plan period.</li> <li>The site is bounded on three sides by existing development. It therefore links well with the Centre's existing built form.</li> <li>The services and facilities located in the centre of Penygroes are within an easy walking distance of this site.</li> <li>The site is located near a regular bus service route (in the direction of Caernarfon and Porthmadog).</li> <li>Apart from part of the 'near Bro Llwyndu' site (which also been allocated for housing in the UDP), there is no other previously developed land in the Centre that would be suitable to accommodate a housing development of this scale.</li> </ul>			
<b>Physical constraints to development</b>	<ul style="list-style-type: none"> <li>The land is unlikely to be contaminated.</li> </ul>			

<b>Development phases</b>	<ul style="list-style-type: none"> <li>No constraints.</li> </ul>
<b>Quality of the on-site environment</b>	<ul style="list-style-type: none"> <li>As the site is located near two listed buildings (the 'Sunday School' and 'Bethel Chapel'), a high quality design should be ensured, with the houses blending in with the local area in terms of scale and building materials. A new and innovative design will be encouraged rather than an ordinary, run of the mill design.</li> <li>The development should not cause significant harm to the amenities of the local neighbourhood and the reasonable privacy of property should be maintained.</li> <li>A landscaping scheme will be required for the site. The development should include planting and high quality soft/hard landscaping appropriate to the site and the locality. Native species of trees and shrubs that are locally sourced should be used. The site's northern boundary should be marked with a wall of local (or similar) stone.</li> <li>The development should aim to use and supply energy and water sustainably. For example, full consideration will need to be given to the following features: <ul style="list-style-type: none"> <li>suitable siting, design and orientation for the houses in order to promote their energy efficiency</li> <li>locally sourced sustainable building materials and materials from certified sustainable sources</li> <li>water conservation measures (e.g. rainwater harvesting).</li> </ul> </li> <li>The development should facilitate passive surveillance, thus contributing towards reducing the risk of antisocial behaviour.</li> <li>The design of the development should facilitate the provision of sufficient suitable spaces within the curtilage of residential units to accommodate waste facilities.</li> </ul>
<b>Number and type of housing</b>	<ul style="list-style-type: none"> <li>Applying the general building density of 30 units per hectare shows that this site can cope with about 8 residential units. The exact number of residential units will depend on a full assessment of various factors, including the requirements of various policies.</li> <li>The mixture of types of housing on offer should reflect an identified local need for a certain type of housing.</li> <li>The developer will be expected to negotiate with the Council before submitting a planning application in order to ensure that approximately 25% of the houses are affordable housing. These affordable houses can be social rented housing, intermediate housing or a combination of both types.</li> </ul>
<b>Access and accessibility</b>	<ul style="list-style-type: none"> <li>The vehicular access will have to be provided from the Cae Capel Bach road.</li> <li>An attractive and safe environment must be provided for cyclists and pedestrians. They, rather than cars, should be given priority on the site.</li> <li>Safe, attractive and direct footpaths will need to be provided for pedestrians into and out of the site.</li> <li>The street should be to adoption standard.</li> </ul>
<b>Planning application requirements</b>	<ul style="list-style-type: none"> <li>A Design and Access statement should be submitted with the planning application.</li> <li>A detailed landscaping plan should be provided as part of a full planning application.</li> <li>The results of a local housing need survey should be presented with the planning application in order to justify the type of housing being proposed.</li> <li>Depending on the number of units provided, the developer may be expected to negotiate with the Council in order to establish if the existing provision of open spaces of recreational value in the locality meets the needs of the proposed housing development or whether provision will be needed on the site or other arrangements.</li> <li>Consideration should be given to the ecological features of the site in order to ascertain whether the development will affect a candidate wildlife site. If a candidate wildlife site is likely to be affected, an ecological impact assessment of the site will be required.</li> </ul>
<b>Other relevant matters</b>	<ul style="list-style-type: none"> <li>Nearby uses - Residential area, chapel, Sunday School and open countryside.</li> <li>Existing use - Open/grazing land.</li> <li>Ownership - Private</li> <li>Built heritage designations - The Sunday School, which adjoins the site, is a grade II listed building. Bethel Chapel nearby is also a grade II listed building</li> <li>Landscape and biodiversity designations - none</li> </ul>

<b>Main policies and guidance</b>	<ul style="list-style-type: none"><li>• UDP policies - B3, B22, B23, B25, B27, C1, C7, CH1 CH6, CH18, CH29, CH30, CH31, CH33, CH36, CH43</li><li>• Gwynedd Design Guide</li><li>• 'Affordable Housing' Supplementary Planning Guidance</li><li>• 'Planning Obligations' Supplementary Planning Guidance</li><li>• 'Residential Development and Open Spaces of Recreational Value' Supplementary Planning Guidance</li></ul>
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## GWYNEDD UNITARY DEVELOPMENT PLAN - HOUSING



*Map not to scale*

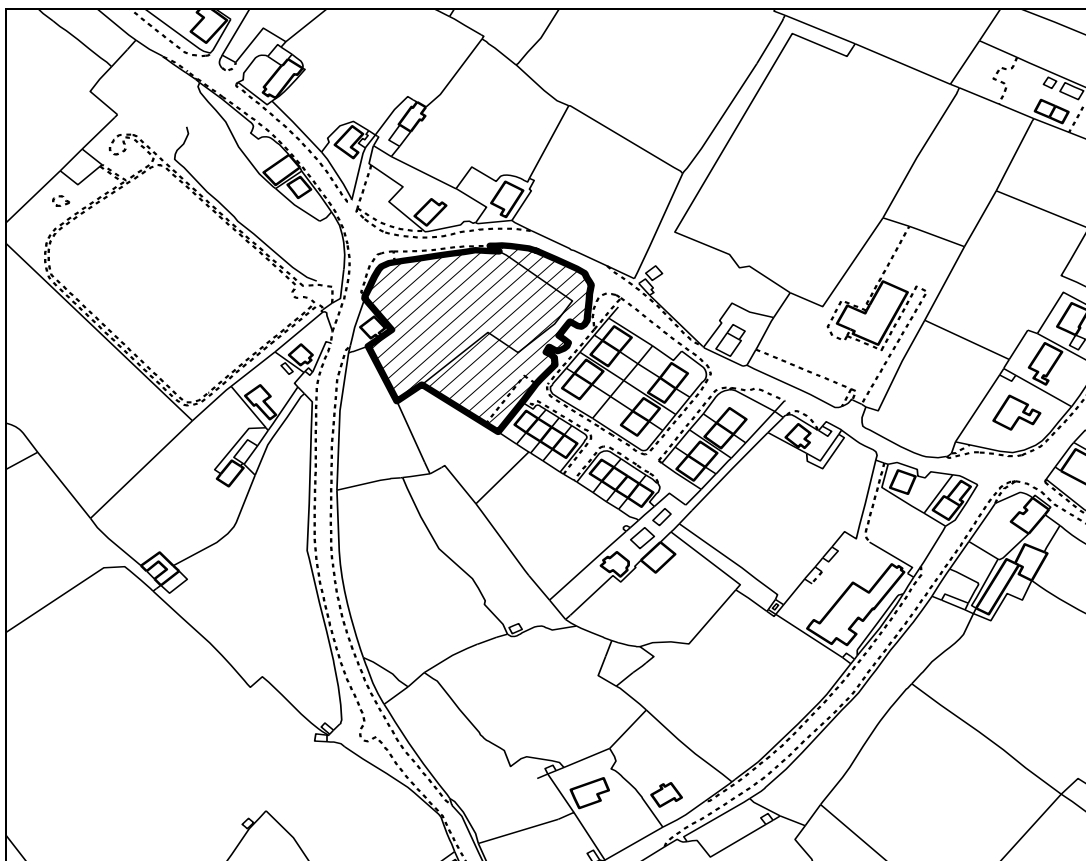
Dependency Catchment Area	2 – Caernarfon	Topic		Housing	
Location	Rear of Tai Lleuar, Pontllyfni.	Grid Ref	243557 352444	Area	0.2 ha
Proposal	Allocate the site for general market housing (i.e. housing for general need on the open market)				
Justification for selecting the site	<ul style="list-style-type: none"><li>Research has shown that the Plan should aim to allocate land for 606 houses in the Caernarfon Dependency Catchment Area.</li><li>As a village that forms part of the dormitory housing market area<sup>1</sup>, it is believed that Pontllyfni can cope with a certain amount of additional general market housing.</li><li>The site is located on the edge of Pontllyfni's built form. A development on this site would mean a reasonable extension to the village and it would connect well with the existing development pattern.</li><li>The site is within easy walking distance of a regular bus service route between Pwllheli and Caernarfon.</li><li>There is no previously used land in the village that would be suitable to accommodate a housing development of this scale.</li></ul>				

<sup>1</sup> As stated in the Research Papers - Housing, Research Unit, Planning & Economic Development Department, Gwynedd Council, 2002

<b>Physical constraints to development</b>	<ul style="list-style-type: none"> <li>It is unlikely that the land is contaminated.</li> </ul>
<b>Development phases</b>	<ul style="list-style-type: none"> <li>No constraints</li> </ul>
<b>Quality of the on-site environment</b>	<ul style="list-style-type: none"> <li>It is important that the houses blend in with the local area in terms of scale and building materials. New and innovative designs will be encouraged rather than an ordinary, run of the mill design.</li> <li>Full consideration will have to be given to the landscaping scheme during the process of considering the location of the street and houses. The development should include planting and high quality soft/hard landscaping appropriate to the site and the locality. This will mean planting trees and shrubs using indigenous species that are locally sourced, especially alongside the access road and the boundary with the existing houses. The boundary of the development should be marked with banks ('cloddiau') and hedgerows.</li> <li>The development should aim to use and supply energy and water sustainably. For example, full consideration will need to be given to the following features: <ul style="list-style-type: none"> <li>suitable siting, design and orientation for the houses in order to promote their energy efficiency</li> <li>locally sourced sustainable building materials and materials from certified sustainable sources</li> <li>water conservation measures (e.g. rainwater harvesting).</li> </ul> </li> <li>The development should facilitate passive surveillance, thus contributing towards reducing the risk of antisocial behaviour.</li> <li>The development should not cause significant harm to the amenities of the local neighbourhood and the reasonable privacy of property should be maintained.</li> <li>The design of the development should facilitate the provision of sufficient suitable spaces within the curtilage of residential units to accommodate waste facilities.</li> <li>Consideration should be given to incorporating a sustainable drainage system for the site e.g. using drainage systems that do not increase the danger of flooding nor have a significant impact on local hydrological conditions.</li> </ul>
<b>Number and type of housing</b>	<ul style="list-style-type: none"> <li>Applying the general building density of 30 units per hectare shows that this site can cope with about 6 residential units. The exact number of residential units will depend on a full assessment of various factors, including the requirements of various policies.</li> <li>The mixture of types of housing on offer should reflect an identified local need for a certain type of housing.</li> <li>The developer will be expected to negotiate with the Council before submitting a planning application in order to ensure that approximately 40% of the houses are affordable housing. These affordable houses can be social rented housing, intermediate housing or a combination of both types.</li> </ul>
<b>Access and accessibility</b>	<ul style="list-style-type: none"> <li>An attractive and safe environment must be provided for cyclists and pedestrians. They, rather than cars, should be given priority on the site.</li> <li>The vehicular access will have to be provided through the existing garden of 'Cartrefle', which adjoins the site.</li> <li>Safe, attractive and direct footpaths will need to be provided for pedestrians into and out of the site.</li> <li>The street should be constructed to adoption standards.</li> </ul>
<b>Planning application requirements</b>	<ul style="list-style-type: none"> <li>A Design and Access statement should be submitted with the planning application.</li> <li>A detailed landscaping plan should be provided as part of a full planning application.</li> <li>The results of a local housing need survey should be presented with the planning application in order to justify the type of housing being proposed.</li> <li>Consideration should be given to the ecological features of the site in order to ascertain whether the development will affect a candidate wildlife site. If a candidate wildlife site is likely to be affected, an ecological impact assessment of the site will be required.</li> <li>Detailed surface water drainage plans to be provided with the planning application.</li> </ul>
<b>Other relevant matters</b>	<ul style="list-style-type: none"> <li>Neighbouring land uses - Residential area and open countryside.</li> <li>Existing use - Open/ grazing land</li> <li>Ownership - Private</li> <li>Landscape and biodiversity designations - None</li> <li>Built heritage designations - None</li> </ul>

<b>Main policies and guidance</b>	<ul style="list-style-type: none"><li>• UDP policies - B22, B23, B25, B27, C1, C7, CH1 CH6, CH18, CH29, CH30, CH31, CH33, CH36</li><li>• Gwynedd Design Guide</li><li>• 'Affordable Housing' Supplementary Planning Guidance</li><li>• 'Planning Obligations' Supplementary Planning Guidance</li></ul>
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## GWYNEDD UNITARY DEVELOPMENT PLAN – HOUSING



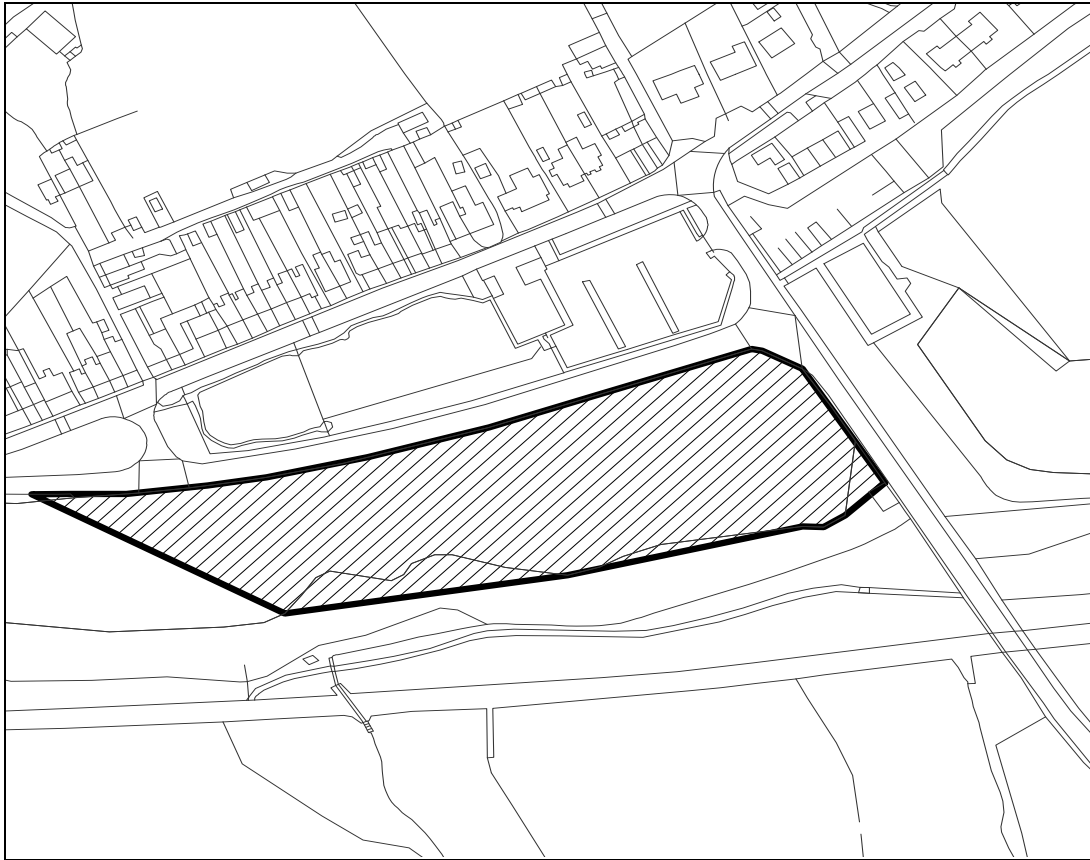
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<b>Dependency Catchment Area</b>	2 – Caernarfon	<b>Topic</b>	Housing		
<b>Location</b>	Near Gwelfor, Rhosgadfan.	<b>Grid Reference</b>	250520 357331	<b>Area</b>	0.46 ha
<b>Proposal</b>	Allocate the site for general market housing (i.e. housing for general need and the open market).				
<b>Justification for selecting the site</b>	<ul style="list-style-type: none"> <li>Research work has shown that the Plan should aim to allocate land for 606 houses in the Caernarfon Dependency Catchment Area.</li> <li>Rhosgadfan has been categorised as a Village in the Unitary Development Plan's settlement strategy. As a village that is categorised as being part of the post-industrial housing market area, it is believed that it will be able to absorb further general market housing developments.</li> <li>The site forms a gap between existing developments on the road into the village from the direction of Rhostryfan. It therefore links and integrates well with the existing development pattern.</li> <li>The primary school, social club, post office/ shop, playing field and football pitch are located within reasonable walking distance of this site.</li> <li>The site is located near a bus service route.</li> <li>There is no previously used land in the village that would be suitable for a housing development of this scale.</li> </ul>				
<b>Physical constraints to development</b>	<ul style="list-style-type: none"> <li>It is unlikely that the land is contaminated.</li> <li>No structures or raising of ground level within 5 meters of the Glyn Carrog boundary, as this is a known flood route.</li> </ul>				

<b>Development phases</b>	<ul style="list-style-type: none"> <li>No constraints.</li> </ul>
<b>Quality of the on-site environment</b>	<ul style="list-style-type: none"> <li>As the site is a prominent one on the road into the village from the direction of Rhostryfan, it should be ensured that the design is of high quality, with the houses blending with the locality in terms of scale and building materials. New and distinctive design is encouraged rather than an ordinary, run of the mill design</li> <li>The affordable houses should not be obvious in terms of their design or location, and they should not be clustered together in the development.</li> <li>Full consideration should be given to the landscaping scheme for the site as part of the process of considering the layout of the houses and the roads. The development should include planting and high quality soft/hard landscaping appropriate to the site and the locality especially along the roadside that forms the outside boundary of the site. This will mean planting trees and shrubs using indigenous species that are locally sourced. The site boundary should be marked with stone walls built of local stones (or similar) as commonly found in this area.</li> <li>The development should aim to use and supply energy and water sustainably. For example, full consideration will need to be given to the following features: <ul style="list-style-type: none"> <li>suitable siting, design and orientation for the houses in order to promote their energy efficiency</li> <li>locally sourced sustainable building materials and materials from certified sustainable sources</li> <li>water conservation measures (e.g. rainwater harvesting).</li> </ul> </li> <li>The design of the development should facilitate the provision of sufficient suitable spaces within the curtilage of residential units to accommodate waste facilities.</li> <li>The design of the development should facilitate passive surveillance, and so minimize the threat of antisocial behaviour.</li> <li>The reasonable privacy of property should be maintained. The development should not cause significant harm to the amenities of the local neighbourhood.</li> <li>Surface water should be attenuated to ensure no off-site flood risk.</li> <li>Consideration should be given to incorporating a sustainable drainage system for the site e.g. using drainage systems that do not increase the danger of flooding nor have a significant impact on local hydrological conditions.</li> </ul>
<b>Number and type of housing</b>	<ul style="list-style-type: none"> <li>Applying the general building density of 30 units per hectare shows that this site can cope with about 14 residential units. The exact number of residential units will depend on a full assessment of various factors, including the requirements of various policies.</li> <li>The mix of housing type proposed should reflect the need in the locality for specific types of houses.</li> <li>The developer will be expected to negotiate with the Council before submitting a planning application in order to ensure that approximately 30% of the houses are affordable housing. These affordable houses can be social rented housing, intermediate housing or a combination of both types.</li> </ul>
<b>Access and accessibility</b>	<ul style="list-style-type: none"> <li>The existing vehicular access to the Gwelfor estate should be used.</li> <li>Safe, attractive and direct footpaths will need to be provided for pedestrians in and out of the site.</li> <li>An attractive and safe environment should be secured for pedestrians and cyclists, ensuring that they, rather than cars, are given priority.</li> <li>The street(s) should be to adoption standards.</li> </ul>
<b>Planning application requirements</b>	<ul style="list-style-type: none"> <li>A Design and Access Statement should be submitted with the planning application.</li> <li>A detailed landscaping plan should be provided as part of a full planning application.</li> <li>The results of a survey of a local housing needs survey should be presented with the planning application to justify the type of housing being proposed.</li> <li>The developer will be expected to negotiate with the Council in order to establish if the existing provision of open spaces of recreational value in the locality meets the needs of the proposed housing development or whether provision will be needed on the site or other arrangements.</li> <li>Detailed surface water drainage plans should be provided with the planning application.</li> <li>Consideration should be given to the ecological features of the site to ascertain whether the development will affect a candidate wildlife site. If a candidate wildlife site is likely to be affected, an ecological impact assessment of the site will be required.</li> </ul>
<b>Other relevant matters</b>	<ul style="list-style-type: none"> <li>Neighbouring land uses - residential area, football pitch and open countryside.</li> <li>Existing land use - grazing/ open land</li> <li>Ownership - private. It is adjacent to Council land.</li> </ul>

	<ul style="list-style-type: none"> <li>• Landscape and biodiversity designations - none</li> <li>• Built heritage designations - none bordering on the site.</li> </ul>
<b>Main policies and guidance</b>	<ul style="list-style-type: none"> <li>• UDP Policies - B22, B23, B25, B27, C1, C7, CH1, CH6, CH18, CH29, CH31, CH33, CH36, CH43</li> <li>• Gwynedd Design Guidance</li> <li>• Affordable Housing SPG</li> <li>• Planning Obligations SPG</li> <li>• Residential Development and Open Spaces of Recreational Value SPG</li> </ul>

## GWYNEDD UNITARY DEVELOPMENT PLAN - HOUSING



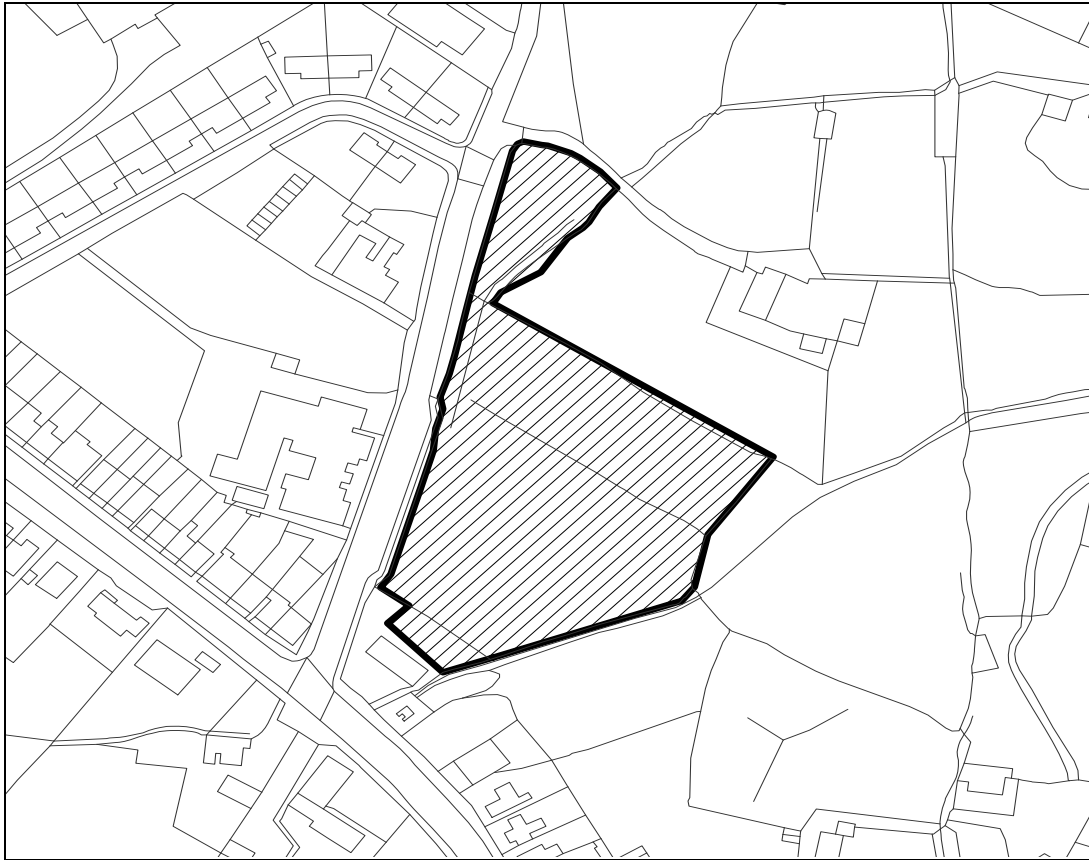
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<b>Development Catchment Area</b>	2 – Caernarfon	<b>Topic</b>		Housing	
<b>Location</b>	Hen Domen, Talysarn.	<b>Grid Ref</b>	248762 352846	<b>Area</b>	1.2 ha
<b>Proposal</b>	Allocate the site for general market housing (i.e. housing for general need and the open market)				
<b>Justification for selecting the site</b>	<ul style="list-style-type: none"> <li>Research work has shown that the Plan should aim to allocate land for 606 houses in the Caernarfon Dependency Catchment Area.</li> <li>Talysarn has been categorised as a village in the Unitary Development Plan's settlement strategy. As a village that belongs to a Post-industrial Housing Market Area it is believed that it can cope with more general market housing.</li> <li>The site is on the edge of the built up area of the village and forms a natural extension to its development pattern.</li> <li>The site is within easy walking distance of the services and community facilities of the village</li> <li>The site is situated on a regular bus service route.</li> </ul>				
<b>Physical constraints to development</b>	<ul style="list-style-type: none"> <li>It is unlikely that the land is contaminated. However given the site's former use as a slate tip, a risk assessment should be carried out. A gas and leachate survey may be required as a result of the risk assessment.</li> </ul>				
<b>Development phases</b>	<ul style="list-style-type: none"> <li>No constraints.</li> </ul>				

<b>Quality of the on-site environment</b>	<ul style="list-style-type: none"> <li>• It should be ensured that the design is of high quality, with the houses blending with the locality in terms of scale and building materials. New and distinctive design is encouraged rather than an ordinary, run of the mill design.</li> <li>• The reasonable privacy of property should be maintained. The development should not cause significant harm to the amenities of the local neighbourhood.</li> <li>• Full consideration should be given to the landscaping scheme for the site as part of the process of considering the layout of the houses and roads. The development should include planting and high quality soft/hard landscaping appropriate to the site and the locality, particularly along its southern and western boundaries. This will mean planting trees and shrubs using indigenous species that are locally sourced.</li> <li>• The boundary of the development should be marked with walls of local stone (or similar) as commonly found in the local area.</li> <li>• The development should aim to use and supply energy and water sustainably. For example, full consideration will need to be given to the following features: <ul style="list-style-type: none"> <li>- suitable siting, design and orientation for the houses in order to promote their energy efficiency</li> <li>- locally sourced sustainable building materials and materials from certified sustainable sources</li> <li>- water conservation measures (e.g. rainwater harvesting).</li> </ul> </li> <li>• The design of the development should facilitate the provision of sufficient suitable spaces within the curtilage of residential units to accommodate waste facilities.</li> <li>• The design of the development should facilitate passive surveillance and reduce the threat of antisocial behaviour.</li> <li>• Consideration should be given to incorporating a sustainable drainage system for the site e.g. using drainage systems that do not increase the danger of flooding nor have a significant impact on local hydrological conditions.</li> </ul>
<b>Number and type of housing</b>	<ul style="list-style-type: none"> <li>• Applying the general building density of 30 units per hectare shows that this site can cope with about 9 residential units. The exact number of residential units will depend on a full assessment of various factors, including the requirements of various policies.</li> <li>• The mix of housing type proposed should reflect the need in the locality for specific types of houses.</li> <li>• The developer will be expected to negotiate with the Council before submitting a planning application in order to ensure that approximately 25% of the houses are affordable housing. These affordable houses can be social rented housing, intermediate housing or a combination of both types.</li> </ul>
<b>Access and accessibility</b>	<ul style="list-style-type: none"> <li>• Vehicular access should be provided from the B4418 road. The entrance should not be too close to the junction with the Nantlle Road.</li> <li>• Safe, attractive and direct footpaths will need to be provided for pedestrians in and out of the site..</li> <li>• An attractive and safe environment should be secured for pedestrians and cyclists, ensuring that they, rather than cars, are given priority.</li> <li>• The developer will be expected to negotiate with the Council before submitting a planning application in order to agree on any appropriate improvements that may be needed in relation to the development.</li> <li>• The street(s) should be to adoption standard.</li> </ul>
<b>Planning application requirements</b>	<ul style="list-style-type: none"> <li>• A Design and Access Statement should be submitted with the planning application.</li> <li>• A detailed landscaping plan should be provided as part of a full planning application.</li> <li>• The results of a local housing needs survey should be presented with the planning application in order to justify the type of housing being proposed.</li> <li>• Depending on the number of units provided the developer may be expected to negotiate with the Council in order to establish if the existing provision of open spaces of recreational value in the locality meets the needs of the proposed housing development or whether provision will be needed on the site or other arrangements.</li> <li>• Detailed surface water drainage plans should be provided with the planning application.</li> <li>• Consideration should be given to the ecological features of the site to ascertain whether the development will affect a candidate wildlife site. If a candidate wildlife site is likely to be affected, an ecological impact assessment of the site will be required.</li> </ul>
<b>Other relevant matters</b>	<ul style="list-style-type: none"> <li>• Neighbouring land uses - residential area, children's playing field, football pitch, car park, remains of the slate industry and open countryside.</li> <li>• Existing land use - former slate tip that has been cleared and cultivated. Shrubs now cover the area.</li> <li>• Ownership - private.</li> <li>• Landscape and biodiversity designations - none.</li> </ul>

	<ul style="list-style-type: none"> <li>• Built heritage designations - none.</li> </ul>
<b>Main policies and guidance</b>	<ul style="list-style-type: none"> <li>• UDP Policies - B22, B23, B25, B27, C1, C3, C7, CH1, CH6, CH18, CH29, CH30, CH31, CH33, CH36, CH43</li> <li>• Gwynedd Design Guide</li> <li>• Affordable Housing SPG</li> <li>• Planning Obligations SPG</li> <li>• Residential Development and Open Spaces of Recreational Value SPG</li> </ul>

## GWYNEDD UNITARY DEVELOPMENT PLAN – HOUSING



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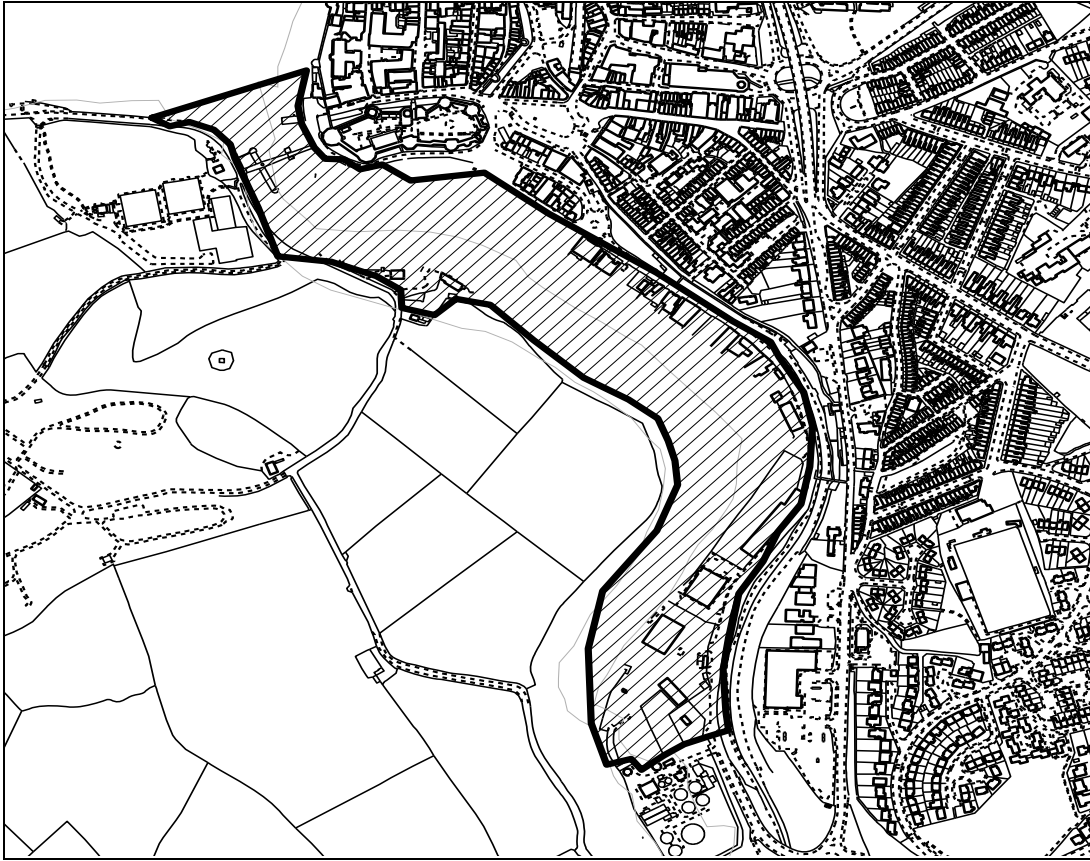
<b>Dependency Catchment Area</b>	2 – Caernarfon	<b>Topic</b>		Housing	
<b>Location</b>	Opposite Waunfawr primary school.	<b>Grid Reference</b>	252493 359426	<b>Area</b>	0.72 ha
<b>Proposal</b>	Allocate the site for general market housing (i.e. housing for general need and the open market).				
<b>Justification for selecting the site</b>	<ul style="list-style-type: none"> <li>Research work has shown that the Plan should aim to allocate 606 houses in the Caernarfon Dependency Catchment Area.</li> <li>As a village that belongs to the dormitory housing market area<sup>1</sup>, it is considered that Waunfawr is able to cope with more general market housing.</li> <li>The site is near an existing development that adjoins the built form of the village. A development here would link and integrate well with the current development pattern.</li> <li>The site is within reasonable walking distance of most of the village's services and community facilities including the primary school, a small shop, Canolfan Waunfawr and a regular bus service.</li> <li>There is no previously developed land in the village that is appropriate for a housing development on this scale.</li> </ul>				
<b>Physical constraints to development</b>	<ul style="list-style-type: none"> <li>The land is unlikely to be contaminated.</li> <li>No culverting will be considered except for access purposes and there should be no development within 4 meters of any culvert.</li> </ul>				

<sup>1</sup> As stated in the Research Papers - Housing, Research Unit, Planning & Economic Development Department, Gwynedd Council, 2002

<b>Development phases</b>	<ul style="list-style-type: none"> <li>It will be expected for the development of the site to be phased. The logical and gradual release of land will be a way to mitigate the impact of the development on the local area. The exact details of the phased development will be negotiated with the developer at the planning application stage.</li> </ul>
<b>Quality of the on-site environment</b>	<ul style="list-style-type: none"> <li>It should be ensured that the design is of high quality with the houses blending with the locality in terms of scale and building materials. New and distinctive design is encouraged, rather than an ordinary, run of the mill design.</li> <li>The affordable houses should not be obvious in terms of their design or location and they should not be clustered together in the development.</li> <li>Full consideration must be given to the landscaping scheme for the site as part of the process of considering the layout of the houses and the roads. The development should include planting and high quality soft/hard landscaping appropriate to the site and the locality, especially along the northern edge of the site. This will mean planting trees and shrubs using indigenous species that are locally sourced. The boundary of the housing development with the car park that would serve the school's purposes should be marked with walls built of local stone (or similar) that are characteristic of the landscape here.</li> <li>The development should aim to use and supply energy and water sustainably. For example, full consideration will need to be given to the following features: <ul style="list-style-type: none"> <li>suitable siting, design and orientation for the houses in order to promote their energy efficiency</li> <li>locally sourced sustainable building materials and materials from certified sustainable sources</li> <li>water conservation measures (e.g. rainwater harvesting).</li> </ul> </li> <li>The design of the development should facilitate the provision of sufficient suitable spaces within the curtilage of residential units to accommodate waste facilities.</li> <li>The design of the development should facilitate passive observation, and so minimize the threat of antisocial behaviour.</li> <li>The reasonable privacy of property should be maintained.</li> <li>Surface water discharge should be subject of attenuation.</li> </ul>
<b>Number and type of housing</b>	<ul style="list-style-type: none"> <li>Applying the general building density of 30 units per hectare shows that this site can cope with about 22 residential units. The exact number of residential units will depend on a full assessment of various factors, including the requirements of various policies.</li> <li>The mix of housing types proposed should reflect the need in the locality for specific types of houses.</li> <li>The developer will be expected to negotiate with the Council before submitting a planning application in order to ensure that approximately 40% of the houses are affordable housing. These affordable houses can be social rented housing, intermediate housing or a combination of both types.</li> </ul>
<b>Access and accessibility</b>	<ul style="list-style-type: none"> <li>Vehicular access should be provided from the main road that runs along the western edge of the site.</li> <li>It will be necessary to provide a car park for the purposes of the primary school on part of the site in order to compensate for parking spaces lost in providing access for the site. The car park should be completely separate from the housing development. The car park details will need to be discussed with the Highways Authority.</li> <li>Safe, attractive and direct footpaths will need to be provided for pedestrians in and out of the site.</li> <li>The developer will be expected to negotiate with the Council before submitting a planning application in order to agree on any appropriate improvements that may be needed in relation to the development.</li> <li>An attractive and safe environment should be secured for pedestrians and cyclists, ensuring that they, rather than cars, are given priority.</li> <li>The street(s) should be to adoption standards.</li> </ul>
<b>Planning application requirements</b>	<ul style="list-style-type: none"> <li>A detailed Design and Access Statement should be submitted with the planning application.</li> <li>A detailed landscaping plan should be provided as part of a full planning application.</li> <li>The results of a local survey of housing needs should be presented with the planning application in order to justify the type of housing being proposed.</li> <li>The development's layout should not exclude further development on the adjoining land in the future if this is required.</li> <li>It will be necessary for the developer to confirm with Dŵr Cymru, an appropriate point for connecting with the main sewerage system in order to accommodate additional flows.</li> </ul>

	<ul style="list-style-type: none"> <li>• The developer will be expected to negotiate with the Council in order to establish if the existing provision of open spaces of recreational value in the locality meets the needs of the proposed housing development or whether provision will be needed on the site or other arrangements.</li> <li>• The school parking area should be provided before the development commences.</li> <li>• Detailed surface water drainage plans should be provided with the planning application. Dŵr Cymru will need to confirm an appropriate point for connection to accommodate additional flows when detailed proposals are submitted.</li> <li>• Consideration should be given to the ecological features of the site to ascertain whether the development will affect a candidate wildlife site. If a candidate wildlife site is likely to be affected, an ecological impact assessment of the site will be required.</li> </ul>
<b>Other relevant matters</b>	<ul style="list-style-type: none"> <li>• Neighbouring land uses – residential area, primary school and open countryside.</li> <li>• Existing land use – open/grazing land</li> <li>• Ownership – private.</li> <li>• Landscape and biodiversity designations – none</li> <li>• Built heritage designations - none</li> </ul>
<b>Main Policies and Guidance</b>	<ul style="list-style-type: none"> <li>• UDP Policies - B22, B23, B25, B27, C1, C7, CH1, CH6, CH18, CH29, CH31, CH33, CH36, CH43</li> <li>• Gwynedd Design Guide</li> <li>• Affordable Housing SPG</li> <li>• Planning Obligations SPG</li> <li>• Residential Development and Open Spaces of Recreational Value SPG</li> </ul>

## GWYNEDD UNITARY DEVELOPMENT PLAN – REDEVELOPMENT



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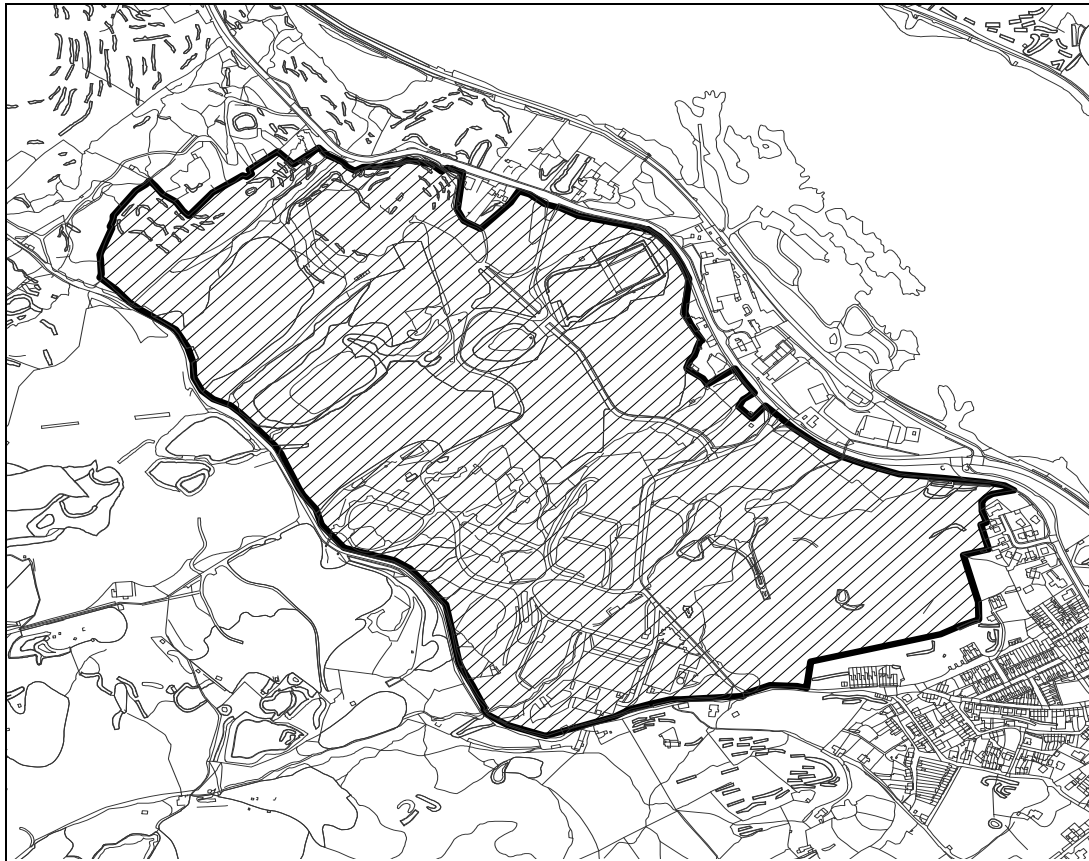
<b>Dependency Catchment Area</b>	2 – Caernarfon	<b>Topic</b>	Redevelopment
<b>Grid reference</b>	248056 362462	<b>Area</b>	16.37 ha
<b>Location</b>	Near Caernarfon town centre, below the castle walls, on the banks of the river Seiont.		
<b>Proposal</b>	To create an exciting and appealing development, attractive to both local people and visitors, that will act as a catalyst to develop the economy of the town and its catchment area.		
<b>Background of the site and its current use</b>	<ul style="list-style-type: none"> <li>• Slates from Dyffryn Nantlle were exported from this site during the 19<sup>th</sup> century and the early part of the 20<sup>th</sup> century. The site, from which other materials such as copper and timber were also exported, was directly serviced by the Nantlle Railway, which was opened in 1828.</li> <li>• Several historic industrial workshops are located here, along with a large depot station, a retail unit, timber yard, charity centre and a large car park. Also located on the site are seasonal 'dry' storage (on shore) for boats, a cycle hire centre, as well as the Harbour Trust's historic office (built in 1840). The site also includes most of St Helen's Road, as well as the road that goes around the southern and eastern castle elevations. A small part of Lôn Eifion (cycle path) is also included within the site.</li> <li>• The car park on the site is popular with people who shop and use services in the town centre. It is also much used as a car park for tourist buses, particularly during the summer.</li> <li>• The river Seiont acts as a sheltered harbour, thus providing anchorage for a number of boats. A small fishing fleet operates from the port. During the summer months, boat trips around the western part of the Menai Straits operate from the Slate Quay.</li> </ul>		

<b>Adjoining land uses</b>	<ul style="list-style-type: none"> <li>• The Slate Quay adjoins the historical core of Caernarfon, namely the castle and town walls.</li> <li>• It is located near the town centre, which includes numerous shops and services.</li> <li>• The Welsh Highland Railway stands immediately opposite the site. The railway tracks run alongside the site. Once completed the service, which operates mainly as a tourist attraction rather than as a daily service, will run through Snowdonia National Park and to Porthmadog.</li> <li>• The site is overlooked by a supermarket, petrol station and several houses.</li> <li>• The River Seiont acts as a natural boundary for the town, as the landscape beyond it is dominated by open fields, with the exception of a small park (Coed Helen) which includes a children's play area and bowling ground.</li> </ul>
<b>Justification and objectives</b>	<ul style="list-style-type: none"> <li>• Caernarfon is identified in the UDP as an urban centre, and as a result there are sufficient services and social facilities here to absorb an appropriate development on this site. This concept is strengthened by the fact that the town has a fairly wide dependency catchment.</li> <li>• A successful redevelopment of this site will contribute towards economic and social regeneration of the town and catchment area of Caernarfon. A high standard development would create year round employment opportunities, increase expenditure in the community, and add value to the existing local facilities in the town centre.</li> <li>• The objective is to make the best possible use of the site and its location in order to create a pleasing and dynamic environment, attractive to both tourists and local residents.</li> <li>• An effective development here could act as a catalyst for the redevelopment of other sites in Caernarfon, and promote enterprise throughout Gwynedd.</li> <li>• The site's central location renders it very accessible for private car users, public transport, walking and cycling. The town's main bus station is within reasonable walking distance, part of Lôn Eifion cycle path is included in the site, and the Welsh Highland Railway adjoins it. The A55 dual carriageway along the North Wales coast makes this site is accessible to a very wide area.</li> <li>• The site is located in a very attractive and pleasing area, near unique historic and natural features.</li> </ul>
<b>Important considerations</b>	<ul style="list-style-type: none"> <li>• The site will need to be fully integrated with the town centre and developments in Victoria Dock. The development should support existing services, not diminish their viability.</li> <li>• Part of the site lies within an extensive area identified as being at risk from flooding. The degree of risk and the scope for mitigation through design and other measures will require thorough investigation.</li> <li>• The developer will be required to show that full consideration has been given to the possibility of flooding in the site's design.</li> <li>• The buildings will have to be suitable for the location (which lies within the flood plain).</li> <li>• The development should not have any negative impact on the well being of the local community, or on the Welsh language in the area.</li> <li>• The views and needs of local people and businesses must be considered through local participation measures.</li> <li>• A Masterplan that identifies options for developing the site has already been prepared.</li> </ul>
<b>Possible land uses</b>	<ul style="list-style-type: none"> <li>• The development should be multi-purpose and sustainable, providing an acceptable balance between the various uses on the site. This includes provision of any infrastructure requirements, including general services and facilities.</li> <li>• The site should reinforce Caernarfon's existing strengths, whilst encouraging new activities. Therefore work and leisure resources should be provided, in addition to features to develop the year round tourist sector in the area. The site should meet the requirements of local people, in terms of leisure establishments, shops and places to eat.</li> <li>• Consideration should be given to the advantages and disadvantages of developing a marina on the Seiont River. The environmental and economic implications of such a scheme would need to be considered very carefully.</li> <li>• The development should promote local history and culture.</li> <li>• There should not be too much duplication of developments.</li> </ul>
<b>Development phases</b>	<p>The site should be developed in phases, with priority given to developing the area nearest the castle and town centre.</p>

<b>Physical constraints to development</b>	<ul style="list-style-type: none"> <li>• Part of the site is located within the flood plain.</li> <li>• A flood consequence assessment will be required. Usually, highly vulnerable developments i.e. all residential premises; public buildings such as schools; power stations, chemical plants, incinerators and waste disposal sites as well as emergency services, will not be considered on land that is liable to flood.</li> <li>• Given its former industrial nature, it is possible that parts of the site are contaminated. This would have to be dealt with effectively before any further development would be allowed on those potentially affected areas.</li> <li>• Part of the site is a Site of Special Scientific Interest, and there may be habitats directive issues to consider.</li> <li>• The site is partly within a landfill boundary. Further investigations should be carried out.</li> <li>• A great deal of controlled waste will be generated at the site which will require re-use (preferred option) or disposal, which would entail great cost. Any disposal must be strictly in compliance with current waste management law.</li> </ul>
<b>Quality of the on-site environment</b>	<ul style="list-style-type: none"> <li>• The development and its design should protect the excellence of the castle building and its setting. Innovative and distinctive designs will be encouraged, rather than ordinary, off the peg designs.</li> <li>• The development should protect the historical character of the site, and should not have a negative impact on the Conservation Site nor the World Heritage Site, namely the castle and city walls.</li> <li>• The buildings with the greatest historical and architectural value on the site, such as the Harbour Trust Office, should be safeguarded.</li> <li>• The development should not affect the environmental value of the River Seiont. It is an important salmonid river. Any impoundments must not affect fish migration patterns.</li> <li>• The development should be of a high architectural standard, with at least one landmark building. This will act as a focus point, contributing to the site's identity and attractiveness.</li> <li>• Detailed consideration should be given to the car parks on the site. They should be located in areas where they would not prejudice the quality of the built form.</li> <li>• Any inferior visual features on the site should be addressed, and advantage should be taken of any positive environmental opportunities that arise.</li> <li>• Full consideration should be given to the site's landscaping scheme when considering the layout of any new buildings and roads. Landscaping proposals should be an integral part of the development. This will include planting and high quality soft/hard landscaping (pavements etc) appropriate to the site and the locality. This will involve planting locally sourced indigenous species of trees and shrubs.</li> <li>• The development should aim to use and supply energy and water sustainably. For example, full consideration will need to be given to the following features. <ul style="list-style-type: none"> <li>- suitable siting, design and orientation for the buildings in order to promote their energy efficiency.</li> <li>- locally sourced sustainable building materials and materials from certified sustainable sources.</li> <li>- water conservation measures (e.g. rainwater harvesting)</li> </ul> </li> <li>• The development design should facilitate passive surveillance, thus contributing to reducing anti social behaviour.</li> <li>• The reasonable privacy of property should be maintained. The development should not cause significant harm to the amenities of the local neighbourhood.</li> </ul>
<b>Protected Features</b>	<ul style="list-style-type: none"> <li>• The castle and town walls, dating back to 1283, have been identified as a World Heritage Site. They are also Scheduled Monuments and Grade I Listed Buildings.</li> <li>• Four listed buildings are located within this redevelopment site. These are the Harbour Trust Office (grade II*); the office and exhibition area of the former union steel works (grade II); shop assembly in the former union steel works (grade II) and the walls of the Slate Quay.</li> <li>• A large number of listed buildings adjoin the site. These include 14 buildings in Segontium Terrace, the K2 night club building, 5 buildings on Castle Square (the backs of which face the site), a shop on Castle Hill, 'Aber Ferry House', and the southern porthole of an old railway tunnel which runs under Castle Square (All grade II buildings).</li> <li>• The Slate Quay is located within Caernarfon Conservation Area.</li> <li>• A section of the River Seiont, which has been designated a Site of Special Scientific Interest, flows through this site. The river is an important feature as regards to biodiversity. Therefore, rigorous consideration should be given to the impact of any development upon the River Seiont.</li> <li>• The Menai Straits (part of which is included within the site) is a Special Area of Conservation.</li> <li>• The coast of Anglesey, opposite this site, has been designated as an Area of Outstanding Natural Beauty.</li> <li>• The woodland on the western edge of the River Seiont is subject to a Tree Preservation Order.</li> </ul>

<b>Access and accessibility</b>	<ul style="list-style-type: none"> <li>• A good, clear link should be established between the site and the town centre. The development should fully integrate with the wider area.</li> <li>• The development should not have a significant detrimental impact on the existing supply of public car parking spaces.</li> <li>• Detailed consideration should be given to the effect of the redevelopment on the local road network. The development should encourage people to walk, cycle or use public transport in order to get to the site.</li> <li>• Better access to the Coed Helen area for walkers and cyclists should be facilitated.</li> <li>• The development should maintain and enhance the links to Lôn Eifion and the Welsh Highland Railway.</li> <li>• The streets should be to adoption standards.</li> </ul>
<b>Planning application requirements</b>	<ul style="list-style-type: none"> <li>• A Design and Access Statement should be provided with the planning application.</li> <li>• A detailed landscaping scheme should be provided as part of the full planning application.</li> <li>• A Sustainability Assessment should be included with any application to redevelop the site, in order to ensure the suitability of the proposed developments, and to deal with any likely problems.</li> <li>• The results of a Traffic Impact Assessment should be provided as part of the planning application.</li> <li>• A flood consequence (as indicated in Technical Advice Note 15) and environmental impact assessment should be submitted with planning application.</li> <li>• An Energy Design Advice Report should be submitted if the (non-residential) building area exceeds 1000 m<sup>2</sup>.</li> <li>• Consideration should be given to the ecological features of the site to ascertain whether the development will affect a candidate wildlife site. If a candidate wildlife site is likely to be affected, an ecological impact assessment of the site will be required.</li> </ul>
<b>Main policies and guidance</b>	<ul style="list-style-type: none"> <li>• UDP policies - A1; A2; A3; B1; B2; B3; B4; B5 B6; B7; B8; B13; B15; B16; B22; B23; B25; B26; B27; B29; B30; B32; B33; C1; C3; C5; C7; CH18; CH19; CH21; CH22; CH23; CH24; CH25; CH28; CH29; CH30; CH31; CH32; CH33; CH35; CH36; CH45; D12, D13.</li> <li>• Gwynedd Design Guide.</li> </ul>

## GWYNEDD UNITARY DEVELOPMENT PLAN - REDEVELOPMENT



*Map not to scale*

<b>Dependency Catchment Area</b>	2 – Caernarfon	<b>Topic</b>	Redevelopment
<b>Grid Reference</b>	256908 360798	<b>Area</b>	57.1 ha
<b>Location</b>	The site is located on the slopes of the Cefn Du mountain to the north west of the Local Centre of Llanberis, near the A4086 road.		
<b>Proposal</b>	A mixed-used development that create quality employment or leisure opportunities for the benefit of Gwynedd's communities. An exciting, attractive and sustainable multi-purpose development, which safeguards the special visual and natural environment of the area and corresponds with the content of the adopted development plan for the site, should be ensured. This should contribute towards social and economic development within Llanberis and its catchment area, as well as in other Gwynedd communities.		
<b>Background of the site and its current use</b>	<ul style="list-style-type: none"> <li>• The site operated as a slate quarry from the end of the 18<sup>th</sup> century until 1930. The remains of two quarrying sites (now filled with water) provide evidence of this, together with a number of slate spoil heaps.</li> <li>• During the Second World War part of the site was used by the Air Ministry as a bomb store. This former bomb store is located in the north eastern part of the site.</li> <li>• A land reclamation scheme as well as vegetation growth has removed evidence of most of the former on-site buildings. The surviving buildings are currently in a poor state.</li> <li>• Most of the site is covered with vegetation.</li> <li>• In places, the site's steep topography reflects its mountainous location and its former use as a quarry.</li> <li>• A number of narrow lanes and tracks cross the site.</li> <li>• Little use is now made of the site. It is mainly used by local people as a site for informal leisure.</li> <li>• The Euro/ DPC company is based on the site. This is a company that produce, markets and distributes drugs and medical supplies. It is an important employer in Gwynedd.</li> </ul>		

<b>Land ownership</b>	Gwynedd Council
<b>Adjoining land uses</b>	<ul style="list-style-type: none"> <li>• Most of the land that surrounds the site is categorised as 'open countryside in the UDP.</li> <li>• Whilst this land is mainly used for agriculture, more remains of the Glyn Rhonwy quarry are apparent nearby.</li> <li>• The southern part of the site adjoins, in part, the Local Centre of Llanberis.</li> <li>• The DMM International factory, which is another important local employer (which design and produce mountaineering equipment) is located near the eastern boundary of the site.</li> </ul>
<b>Justification and objectives</b>	<ul style="list-style-type: none"> <li>• Llanberis is defined as a Local Centre in the UDP's settlement strategy. It contains a reasonable number of services and community facilities, together with some employment opportunities. It is also a popular tourist centre.</li> <li>• The site is included in the Môn and Menai Action Plan that is led by the Welsh Assembly Government.</li> <li>• The site is accessible from the local and wider area. It is located near a regular bus service route and it is relatively close to the A55 dual carriageway.</li> <li>• The site is located in an exceptionally attractive area, where an enterprise of an acceptable scale and nature can flourish.</li> <li>• A high quality development, which creates year-round employment opportunities, increases the expenditure in the county's economy and adds value to existing local facilities, is supported.</li> <li>• An effective development here could act as a catalyst for the redevelopment of other sites in the Llanberis catchment area, in addition to promoting enterprise throughout Gwynedd.</li> </ul>
<b>Important considerations</b>	<ul style="list-style-type: none"> <li>• The views and needs of local people and businesses must be considered through local participation measures.</li> <li>• The interests of the Euro/ DPC company should be safeguarded.</li> <li>• The development should safeguard the amenities and wellbeing of local residents. It should also contribute to the area's cultural and linguistic wealth.</li> <li>• The redevelopment should integrate effectively with the settlement of Llanberis. It should complement its services, and not diminish its attraction, its viability or its vitality.</li> <li>• The development should not have any negative impact upon the Coed Doctor woodland in the southern part of the site. It is vital to maintain this area as it acts as an important informal leisure site for the residents of Llanberis.</li> <li>• The development should not have a negative impact on views into and out of the Snowdonia National Park.</li> </ul>
<b>Possible land uses</b>	<ul style="list-style-type: none"> <li>• A mixed use development with an acceptable balance between the various uses on the site should be ensured. This includes provision of any infrastructure requirements, including general services and facilities.</li> <li>• The development should be attractive to local people, as well as to visitors and possible investors.</li> <li>• The development should take full advantage of its visually attractive location.</li> <li>• Possible land uses could include ventures linked to the leisure and tourism industry or venture workshops similar to that of Euro/ DPC.</li> <li>• There should not be too much duplication of development on the site.</li> </ul>
<b>Development phases</b>	<ul style="list-style-type: none"> <li>• The site should be developed in an integrated manner. It can be developed in phases if necessary, but this should be done methodically and not in a piecemeal manner.</li> </ul>
<b>Physical constraints to development</b>	<ul style="list-style-type: none"> <li>• The fact that the site has been previously used as a quarry could restrict development in some places.</li> <li>• A detailed investigation should be undertaken to assess whether parts of the site is polluted. The assessment should ascertain the extent of the threat and propose a strategy for any remedial work, noting the parts (if any) which merit further investigation and / or assessment. It should also note the control measures that should be incorporated in the design of the site and the buildings.</li> <li>• The site is located within a highly sensitive area that has a high tourism and environmental value. These aspects should be protected.</li> </ul>

<b>Quality of the on-site environment</b>	<ul style="list-style-type: none"> <li>Given that the site is located very near to the Snowdonia National Park boundary, the development should not be detrimental to the special visual and natural environment of the surrounding area.</li> <li>The development in terms of its design, scale, nature, layout and density should not adversely affect the outstanding visual and natural environment that it is set within. Any new buildings or associated development will have to integrate effectively with the topography, character and setting of the site. Encouragement is given to an unique and different design, which is of a high standard, rather than to a run of the mill design. The scale of the development should be appropriate for its location, and the setting of Llanberis should be preserved.</li> <li>An aspirational development in terms of the quality of its design and its environmental credentials should be ensured.</li> <li>The development should be of a high architectural standard, and at least one landmark building should be located on the site. This will act as a focus point and contribute to the site's identity and attractiveness.</li> <li>Detailed consideration should be given to the location of car parking spaces on the site. They should be located in areas where they would not prejudice the quality of the built form or the landscape.</li> <li>Any inferior visual features on the site should be dealt with, and advantage should be taken of any positive environmental opportunities that arise.</li> <li>A landscaping scheme will be required for the site. The development should include planting and high quality soft/hard landscaping appropriate to the site and the locality. Locally sourced indigenous species of trees and shrubs should be used for this purpose.</li> <li>Most of the trees on the site should be protected.</li> <li>The development should aim to use and supply energy and water sustainably. For example, full consideration will need to be given to the following features: <ul style="list-style-type: none"> <li>suitable siting, design and orientation for the buildings in order to promote their energy efficiency</li> <li>locally sourced sustainable building materials and materials from certified sustainable sources</li> <li>water conservation measures (e.g. rainwater harvesting).</li> </ul> </li> <li>The design of the development should facilitate passive surveillance and thus contribute towards reducing the risk of antisocial behaviour.</li> <li>A sustainable drainage system should be incorporated and surface water discharge should be subject of attenuation.</li> <li>The development should have a holistic approach as regards to the effect on Llyn (Lake) Padarn e.g. from site effluent causing eutrophication.</li> </ul>
<b>Protected Features</b>	<ul style="list-style-type: none"> <li>A large proportion of the trees on the site are subject to a Tree Preservation Order.</li> <li>A part of the woodland at the southern end of the site (Coed Doctor) is included in the national register of Ancient Semi-Natural Woodland.</li> <li>Coed Doctor, which is a publicly accessible nature reserve, should be safeguarded.</li> <li>The development should not have a negative impact on views into and out of the Snowdonia National Park.</li> <li>Part of the site is located within a Landscape Conservation Area. This designation surrounds a large proportion of the site.</li> <li>The nearby Llyn (Lake) Padarn has been designated as a Site of Special Scientific Interest.</li> <li>Three grade II listed buildings are located opposite the site, near the A4086.</li> <li>It is likely that parts of the site are the habitats of protected species or of locally important fauna, (e.g. bats).</li> </ul>
<b>Access and accessibility</b>	<ul style="list-style-type: none"> <li>A successful redevelopment is dependent upon ensuring that the site is accessible from the local area and beyond.</li> <li>Safe, attractive and direct paths will need to be provided for pedestrians and cyclists into and out of the site.</li> <li>The existing public footpaths across the site should be maintained or diverted if required.</li> <li>Detailed consideration must be given to the impact of development upon traffic flows in the locality. The proposal will be expected to include measures to mitigate any detrimental impact.</li> <li>The development should promote the use of public transport. The layout plan should not prohibit buses into the site. The developer will have to provide the resources that will enable a private operator to offer a public bus service to the site for a set period.</li> <li>A bus stop and bus shelter should be provided on the site and by the main vehicular entrance to the site.</li> <li>The vehicular entrance should connect with the nearby A4086 road. A suitable entrance, which will be able to cope with an increase in traffic levels without compromising road safety, should be provided. Good clear links will be required within the site.</li> <li>Adequate vehicular parking spaces should be provided within the site in accordance with the Local Planning Authority's approved guidelines.</li> <li>The streets should be to adoption standards.</li> </ul>

<b>Planning application requirements</b>	<ul style="list-style-type: none"> <li>• A full and detailed Design and Access Statement should be provided with the planning application.</li> <li>• A detailed landscaping scheme should be provided as part of the full planning application.</li> <li>• An Environmental/ Landscape Impact Assessment should be included with any planning application to redevelop the site. This is needed in order to ensure the suitability of the proposed development and to deal with any likely problems.</li> <li>• The results of a Traffic Impact Assessment should be provided as part of the planning application.</li> <li>• It must be demonstrated how the masterplan for the site integrates with the development plan that has been produced for Glyn Rhonwy.</li> <li>• Detailed surface water drainage plans to be provided with the planning application.</li> <li>• Contaminated land report to be submitted with planning application.</li> <li>• An Energy Design Advice Report should be submitted if the (non-residential) building area exceeds 1000 m<sup>2</sup>.</li> </ul>
<b>Main policies and guidance</b>	<p>Policy C6 of the UDP deals specifically with this redevelopment site.</p> <p>Other relevant UDP policies - A1, A2, A3, B3, B10, B14, B16, B17, B19, B20, B22, B23, B25, B27, B30, B32, B33, C1, C5, C7, CH18, CH19, CH21, CH22, CH28, CH29, CH30, CH31, CH32, CH33, CH35, CH36, CH46, D7, D12.</p> <ul style="list-style-type: none"> <li>• Gwynedd Design Guide</li> <li>• 'Landscape character' Supplementary Planning Guidance</li> <li>• The development plan that has been prepared for the Glyn Rhonwy site</li> </ul>