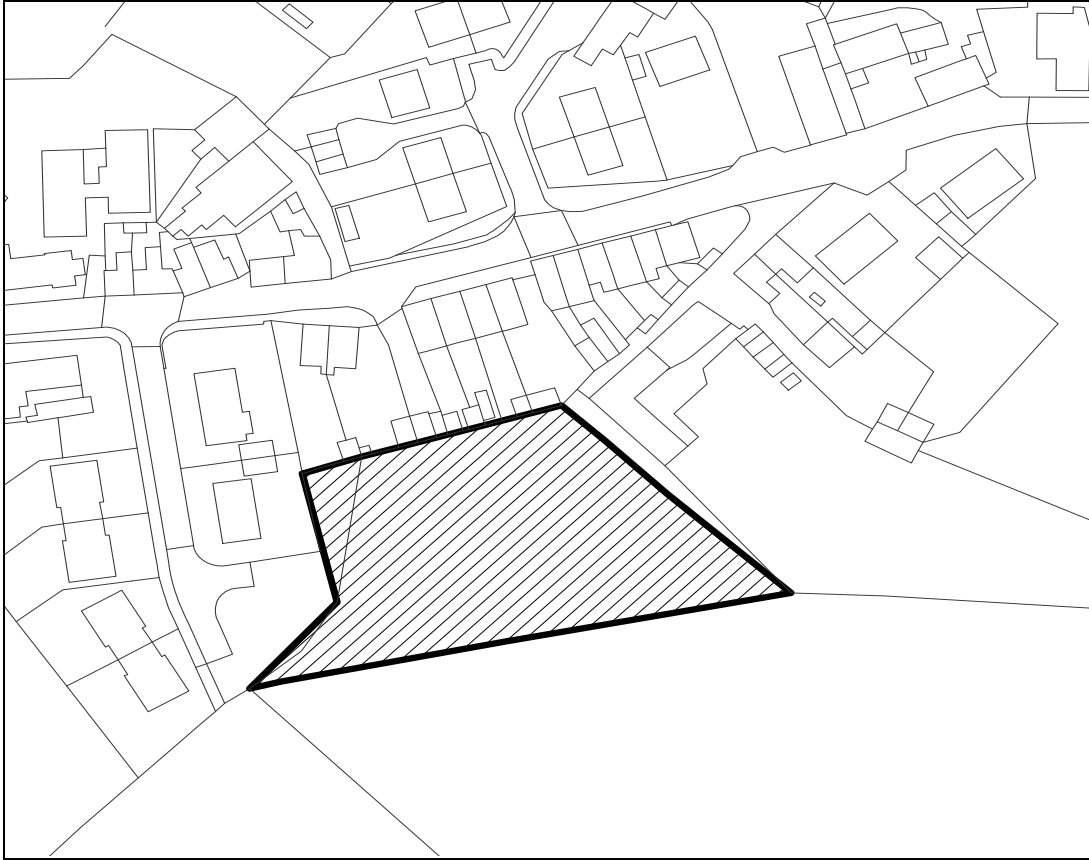


**LLYN
DEPENDENCY CATCHMENT
AREA**

GWYNEDD UNITARY DEVELOPMENT PLAN – HOUSING



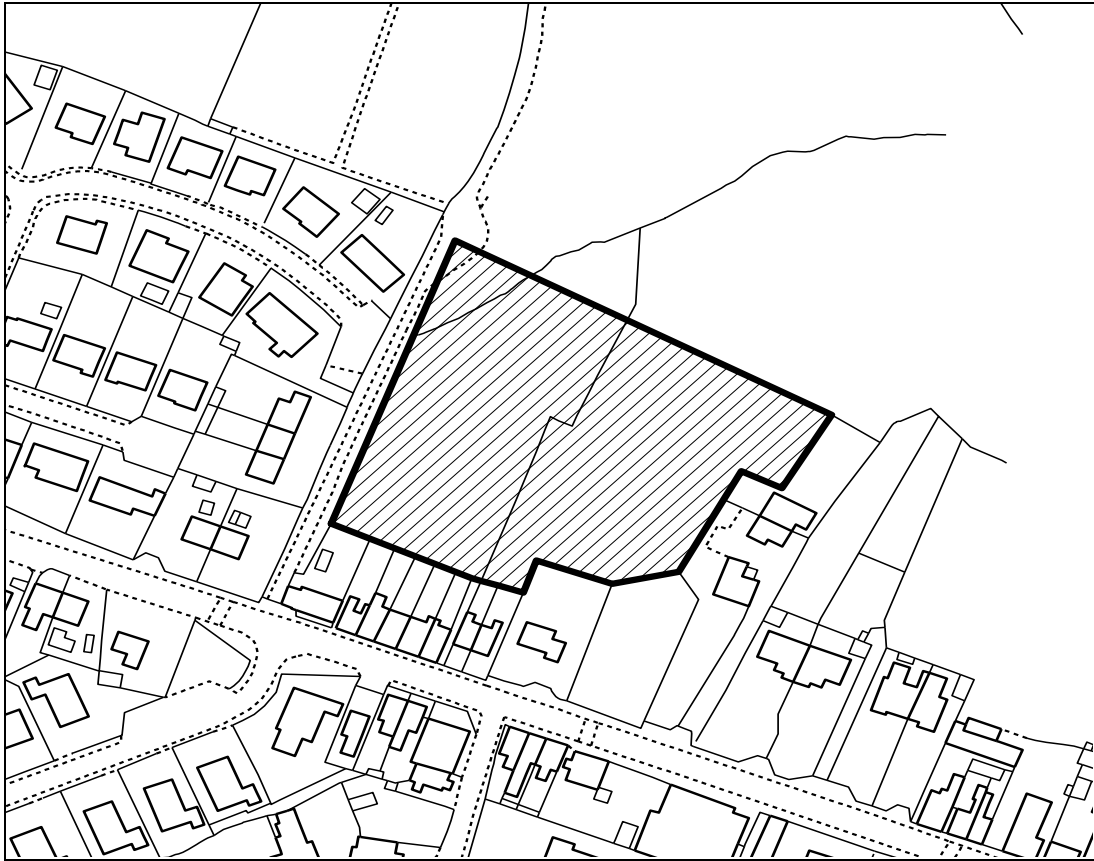
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Dependency Catchment Area	3 – Llŷn	Topic		Housing	
Location	Near Tŷ Gwyn, Abererch	Grid Reference	239808 336604	Area	0.30 ha
Proposal	Allocate the site for general market housing (i.e. housing for general need and the open market).				
Justification for selecting the site	<ul style="list-style-type: none"> Research work has shown that the Plan should aim to allocate land for 230 houses in the Llŷn Dependency Catchment Area. As a village that belongs to the dormitory housing market area it is believed that Abererch is able to cope with more general market housing. The site is located on the edge of the village's built form, and it integrates well with the existing development pattern. The site is within easy walking distance of the services and community facilities of the village. The site is within easy walking distance of a bus route linking the village with Pwllheli and Porthmadog, as well as other centres in the Plan area. There is no previously used land in the village that would be suitable for a housing development on this scale. 				
Physical constraints to development	<ul style="list-style-type: none"> It is unlikely that the land is contaminated. 				
Development phases	<ul style="list-style-type: none"> No restrictions 				

Quality of the on-site environment	<ul style="list-style-type: none"> • The reasonable privacy of property should be maintained. The development should not cause significant harm to the amenities of the local neighbourhood. • It is important to ensure that the development does not damage the character of the numerous listed buildings nearby. With this in view, 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. • 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. This will mean planting trees and shrubs using indigenous species that are locally sourced. The site's southern boundary should be marked with such trees and hedges as well as a wall of local (or similar) stone that is characteristic of this area. • 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"> - suitable siting, design and orientation for the houses in order to promote their energy efficiency - locally sourced sustainable building materials and materials from certified sustainable sources - water conservation measures (e.g. rainwater harvesting). • The design of the development should facilitate the provision of sufficient suitable spaces within the curtilage of residential units to accommodate waste facilities. • The design of the development should facilitate passive surveillance, thus contributing towards reducing the risk of antisocial behaviour.
Number and type of housing	<ul style="list-style-type: none"> • Applying the general building density of 30 units per hectare shows that this site can cope with 9 residential units. The exact number of residential units will depend on a full assessment of various factors, including the requirements of various policies. • The mix of housing type proposed should reflect the need in the locality for specific types of houses. • 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.
Access and accessibility	<ul style="list-style-type: none"> • The vehicular access should join the entrance to the existing estate which adjoins the site. • Safe, attractive and direct footpaths will need to be provided for pedestrians in and out of the site. • An attractive and safe environment should be secured for pedestrians and cyclists, ensuring that they, rather than cars, are given priority. • The street(s) should be to adoption standards.
Planning application requirements	<ul style="list-style-type: none"> • A Design and Access Statement should be submitted with the planning application. • A detailed landscaping scheme should be provided as part of a full planning application. • 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. • 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. • Detailed surface water drainage schemes should be submitted with the planning application. • 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.
Other relevant matters	<ul style="list-style-type: none"> • Neighbouring land uses - residential area and open countryside. • Present use – open/ grazing land • Ownership – private. • Landscape and biodiversity designations – none • Built heritage designations – The site is surrounded by a cluster of grade II listed buildings in New Street, New Terrace and on Post Office Terrace (a total of 12 buildings). Tŷ Gwyn near the site is also a grade II listed building. The Church of Saint Cawdrad situated west of the site has been designated a grade I listed building.

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



Map not to scale

Dependency Catchment Area	3- Llŷn	Subject	Housing		
Location	Near Ty'n Rhos Estate, Chwilog	Grid Reference	243165 338549	Size	0.7 ha
Proposal	Allocate the site for general market housing (i.e. housing to satisfy the general need for housing on the open market.)				
Justification for selecting the site	<ul style="list-style-type: none"> Research has shown that the Plan should aim to allocate 230 houses in the Llŷn Dependency Catchment Area. The settlement strategy guides general market housing to the villages that are best able to cope with such development. As a village that belongs to a dormitory housing market¹ it is considered that Chwilog will be able to cope with further development. Chwilog is located in an accessible area within the Llŷn Dependency Catchment Area and a good choice of community services and facilities are available in the village. This means that it is an ideal place in which to meet part of the housing need within the Dependency Catchment Area. No previously developed land in the village is suitable for a housing development on this scale. The site lies between existing houses. A development here would integrate well with Chwilog's existing built form. It would not mean extending the village out into open countryside. The services and facilities of the village are within a convenient walking distance of the site. 				

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

	<ul style="list-style-type: none"> The site is situated near a regular bus service route.
Physical constraints to development	<ul style="list-style-type: none"> It is unlikely that the land is contaminated. Given that Chwilog's sewage works has no spare capacity, one of the following steps will have to be undertaken: <ul style="list-style-type: none"> 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; That the developer provides a private sewage treatment works; That Dŵr Cymru Welsh Water schedule improvements for 2010 – 2016. The site is in close proximity to the fluvial floodplain (C2 flood zone). A flood consequence assessment (as mentioned in Technical Advice Note 15) will therefore be required.
Development phases	<ul style="list-style-type: none"> The development of the site is expected to be phased so that the services and facilities within the village can effectively cope with the increase in demand. The exact details of the phased development will be negotiated with the developer at the planning application stage.
Quality of the on site environment	<ul style="list-style-type: none"> It is important that the houses blend with the built environment within this part of the village in terms of scale and the building materials used. Encouragement will be given to an innovative and different design rather than to an ordinary, dull design. The development should not cause significant harm to the amenities of the local neighbourhood and the reasonable privacy of property should be maintained. The affordable housing should not be obvious from the point of view of either design or location. It will be necessary to consider the landscaping plan for the site during the process of considering the location plan of the houses and the road(s). The development should contain planting and high quality soft/hard landscaping appropriate to the site and the locality. This will entail planting native trees and shrubs of local origin. The northern boundary should be demarcated with a wall of local stone (or similar stone) or banks. The existing wall alongside the road to the cemetery should be preserved or re-built. 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"> suitable siting, design and orientation for the houses in order to promote their energy efficiency locally sourced sustainable building materials and materials from certified sustainable sources water conservation measures (e.g. rainwater harvesting). The design of the development should facilitate the provision of sufficient suitable spaces within the curtilage of residential units to accommodate waste facilities. The design of the development should facilitate passive surveillance, thus contributing to reducing the threat of unsociable behaviour. Only foul water to sewer.
Number and type of housing	<ul style="list-style-type: none"> Applying the general building density of 30 units per hectare shows that this site can cope with about 21 residential units. The exact number of residential units will depend on a full assessment of various factors, including the requirements of various policies. The mixture of the type of houses that will be offered should reflect the need within the local area for certain types of housing. The developer will be expected to discuss with the Council before submitting a planning application in order to ensure that approximately 30% of the houses will be affordable housing. These affordable houses can be social rented housing, intermediate housing or a combination of both types.
Access and accessibility	<ul style="list-style-type: none"> The lane that adjoins the western boundary of the site (which leads to the 'Wern', 'Plas Gruffudd ap Ifan' and the cemetery) is unsuitable for use as a vehicular access for this development. Vehicle access will have to be provided either through the Tŷ'n Rhos estate or between the houses named 'Cartrefle' and 'Ael y Bryn'. <ul style="list-style-type: none"> Should the developer choose the first option, then a suitable arrangement will have to be in place to ensure that the residents of the new development can not use the lane to the cemetery, 'Wern' and 'Plas Gruffudd ap Ifan' and with their vehicles. It should be ensured however that the present users of the lane can continue to use it in this manner e.g. by placing a gate in a suitable position and

	<p>distributing keys to the residents of the above named properties and the cemetery caretakers.</p> <ul style="list-style-type: none"> - For the second option, it is likely that a car park will have to be provided next to the new access in order to service the needs of nearby residents and people who use the nearby local hall. • Safe, attractive and direct footpaths will need to be provided for pedestrians into and out of the site. • A safe and attractive environment should be ensured for pedestrians and cyclists. They, rather than cars, should have priority on the site. • The street(s) should be of adoptable standard.
Planning application requirements	<ul style="list-style-type: none"> • That a Design and Access Statement is submitted with the planning application • A detailed landscaping plan should be provided as a part of a full planning application. • The results of a local housing needs survey should be provided with the planning application in order to justify the type of houses that are proposed. • 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. • A flood consequence assessment should be submitted with the planning application. • 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. • Information about the means of treating sewage on the site to be included with the planning application.
Other relevant matters	<ul style="list-style-type: none"> • Neighbouring uses - Residential area, agriculture • Present use - Grazing/ open land • Ownership - Private • Landscape and biodiversity designations - None • Designated heritage buildings - None
Main policies and guidance	<ul style="list-style-type: none"> • UDP policies - B22, B23, B25, B27, C1, C7, CH1 CH6, CH18, CH19, CH29, CH30, CH31, CH33, CH36, CH43 • Gwynedd Design Guide • 'Affordable Housing' Supplementary Planning Guidance • 'Planning Obligations' Supplementary Planning Guidance • 'Residential Development and Open Spaces of Recreational Value' Supplementary Planning Guidance

GWYNEDD UNITARY DEVELOPMENT PLAN - HOUSING



Map not to scale

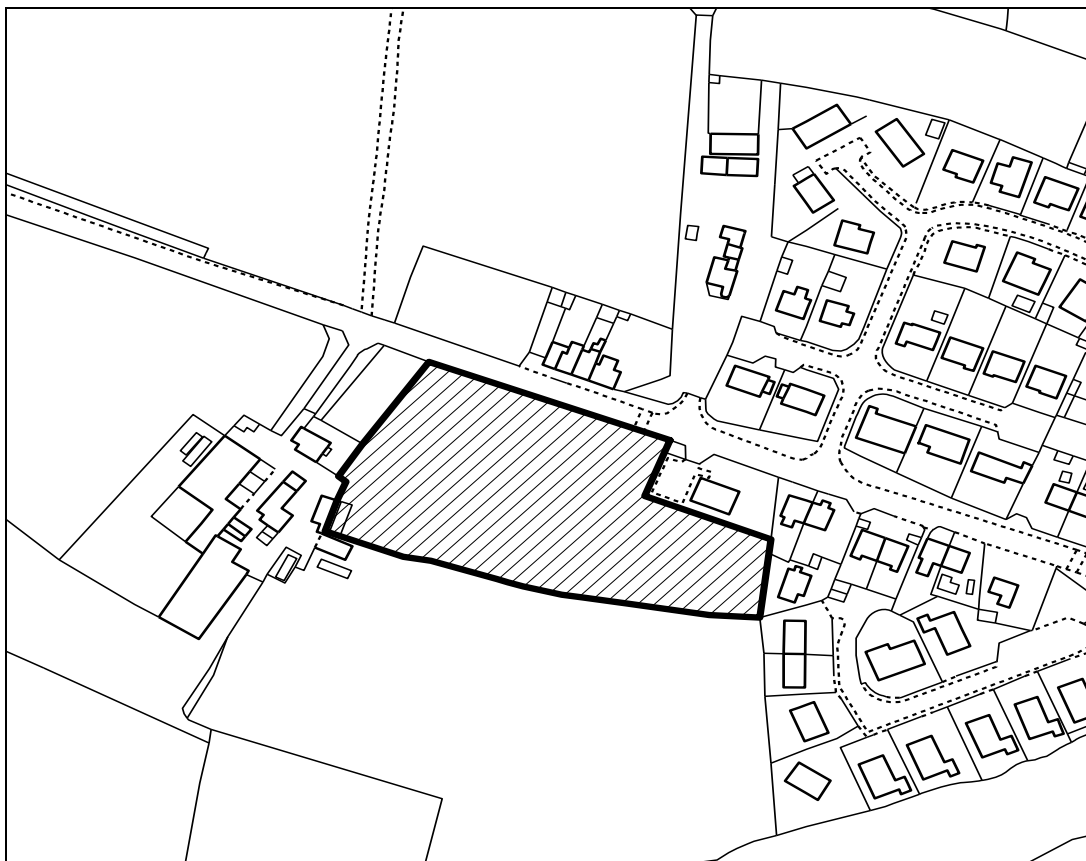
Dependency Catchment Area	3 – Llŷn	Subject		Housing	
Location	Behind the Madryn, Chwilog.	Grid Reference	243321 338339	Size	0.48 ha
Proposal	Allocate the site for building new houses for the general market (i.e. housing to satisfy the general need for housing on the open market).				
Justification for selecting this site	<ul style="list-style-type: none">Research has shown that the Plan should aim to allocate 230 houses in the Llŷn Dependency Catchment Area.As a village that belongs to the dormitory housing market area¹, it is believed that Chwilog can cope with more general market housing.Chwilog is located in an accessible area within the Llŷn Dependency Catchment Area and a good choice of community services and facilities are available in the village. This means that it is an ideal place in which to meet part of the indicative housing need within the Dependency Catchment Area.No previously developed land in the village is suitable for a housing development on this scale.The site adjoins Chwilog's current built form. A development here would not extend the village out into the open countryside.The site is within an easy walking distance to the village's community services and facilities.The site is located near a regular bus service route.				
Physical constraints to development	<ul style="list-style-type: none">It is unlikely that the land is contaminated.Given that Chwilog's sewage works has no spare capacity, one of the following steps will have to be undertaken:<ul style="list-style-type: none">That the prospective developers come to an agreement with Dŵr Cymru Welsh Water regarding contributions to the cost of the necessary improvements to the				

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

	<ul style="list-style-type: none"> sewage treatment works; <ul style="list-style-type: none"> That the developer provides a private sewage treatment works; That Dŵr Cymru Welsh Water schedule improvements for 2010 – 2016. No development will be permitted within 4 meters of any culvert.
Development phases	<ul style="list-style-type: none"> The development of the site is expected to be phased so that the services and facilities within the village can effectively cope with the increase in demand. The exact details of the phased development will be negotiated with the developer at the planning application stage.
Standard of the on-site environment	<ul style="list-style-type: none"> It is important to ensure that the houses blend in with the built environment within this part of the village in terms of scale and building material. Encouragement will be given to an innovative and different design rather than to an ordinary, dull design. The development should not cause significant harm to the amenities of the local neighbourhood and the reasonable privacy of property should be maintained. 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 trees and hedges which form the sites western boundary should be retained. The affordable housing should not be obvious from the point of view of either design or location, and they should not be clustered together in the development. 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"> suitable siting, design and orientation for the houses in order to promote their energy efficiency locally sourced sustainable building materials and materials from certified sustainable sources water conservation measures (e.g. rainwater harvesting). The design of the development should facilitate the provision of sufficient suitable spaces within the curtilage of residential units to accommodate waste facilities. The design of the development should facilitate passive surveillance, thus contributing to reducing the threat of unsociable behaviour. 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. Only foul water to the sewer.
Number and type of housing	<ul style="list-style-type: none"> 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. The mixture of the type of houses that will be offered should reflect the need within the local area for specific types of housing. 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.
Access and accessibility	<ul style="list-style-type: none"> The vehicular access will have to be provided from the highway that runs through the village (the B4354). It must be ensured that only one access services this development, Mona Tractors and the car park for the Madryn Public House. A new access will therefore have to be provided for Mona Tractors. Due to the fact that part of the current Madryn Public House car park will have to be used to create a new access to the site, it will be necessary to provide additional car parking spaces or provide a new car park to service the public house. Safe, attractive and direct footpaths will need to be provided for pedestrians into and out of the site. A safe and attractive environment should be ensured for pedestrians and cyclists. They, rather than cars, should have priority on the site. The street(s) should be of adoption standard.

Planning application requirements	<ul style="list-style-type: none"> • A Design and Access Statement should be submitted with the planning application. • A detailed landscaping plan should be provided as a part of a full planning application. • The results of a local housing needs survey should be provided with the planning application in order to justify the type of houses that are proposed. • 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. • It should be ensured that the layout of the scheme does not prohibit the future development of the adjoining land and the remainder of the field to the south of the site. • Detailed surface water drainage plans to be provided with the planning application. • 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. • Information about the means of treating sewage on the site to be included with the planning application.
Other relevant matters	<ul style="list-style-type: none"> • Neighbouring uses - Residential area, some community services and facilities and open countryside • Present use - Grazing / open land • Ownership - Private • Landscape designations and biodiversity - None • Built heritage designations - Three grade II listed buildings are situated directly to the north of the site, namely The Post Office, Madryn Inn and 1 Madryn Terrace.
Main policies and guidance	<ul style="list-style-type: none"> • UDP policies - B3, B22, B23, B25, B27, C1, C7, CH1 CH6, CH18, CH19, CH29, CH30, CH31, CH33, CH36, CH43 • Canllawiau Dylunio Gwynedd • 'Affordable Housing' Supplementary Planning Guidance • 'Planning Obligations' Supplementary Planning Guidance • 'Residential Development and Open Spaces of Recreational Value' Supplementary Planning Guidance

GWYNEDD UNITARY DEVELOPMENT PLAN - HOUSING



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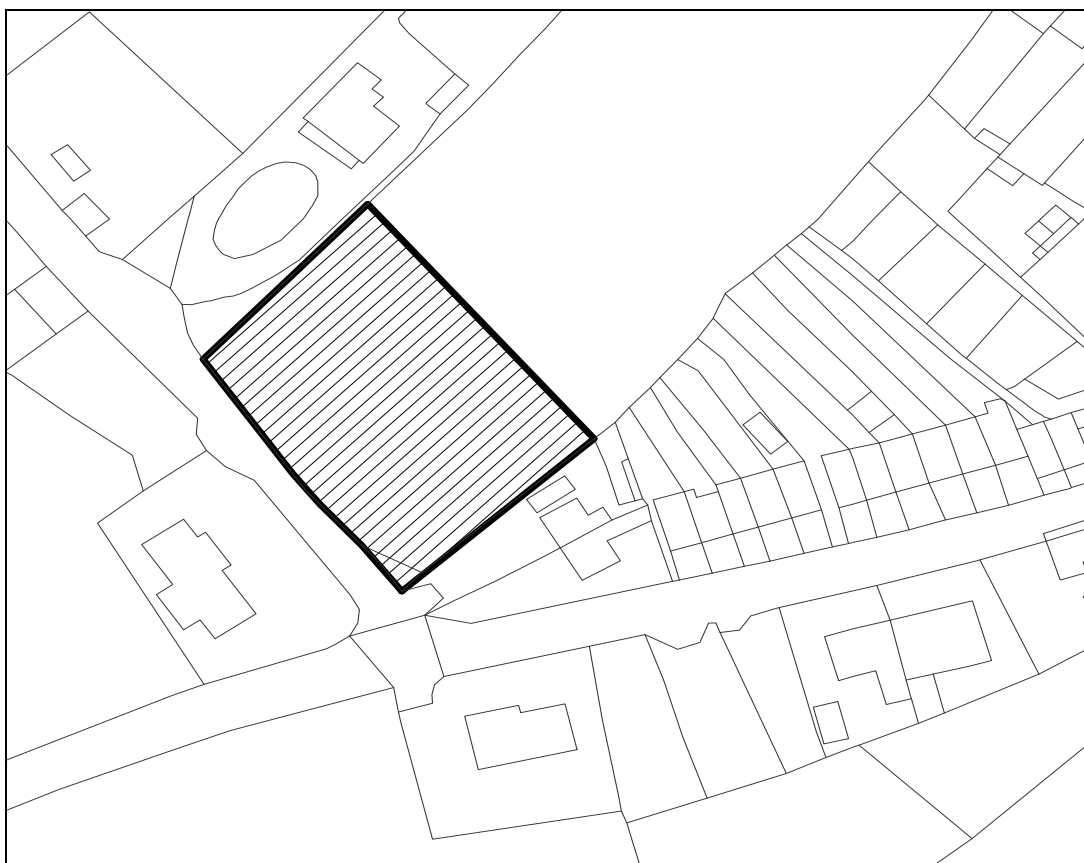
Dependency Catchment Area	3 – Llŷn	Topic	Housing	
Location	Near Brynhyfryd Farm, Chwilog	Grid Reference	242911 338527	Area 0.67 ha
Proposal	Allocate the site for general market housing (i.e. houses that satisfy a general need for housing on the open market)			
Justification for selecting the site	<ul style="list-style-type: none"> Research has shown that the Plan should aim to allocate land for 230 houses in the Llŷn Dependency Catchment Area. As a village that belongs to the dormitory housing market area¹, it is believed that Chwilog can cope with further general market housing. Chwilog is located in an accessible area within the Llŷn Dependency Catchment Area and a good choice of community services and facilities are available in the village. This means that it is an ideal place in which to meet part of the indicative housing need within the Dependency Catchment Area. There is no previously developed land in the village that is suitable for a housing development on this scale. The site is located between existing buildings (Brynhyfryd Farm and the Cae Capel estate) next to the road leading out of the village towards Y Ffor. It therefore integrates effectively with Chwilog's existing built form. The site is within reasonable walking distance to some of the village's services and community facilities e.g. the primary school and the hall. The site is located near a regular bus service route. 			

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

Physical constraints to development	<ul style="list-style-type: none"> It is unlikely that the land is contaminated. Given that Chwillog's sewage works has no spare capacity, one of the following steps will have to be undertaken: <ul style="list-style-type: none"> 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; That the developer provides a private sewage treatment works; That Dŵr Cymru Welsh Water schedule improvements for 2010 – 2016.
Development phases	<ul style="list-style-type: none"> The development of the site is expected to be phased so that the services and facilities within the village can effectively cope with the increase in demand. The exact details of the phased development will be negotiated with the developer at the planning application stage.
Standard of the on-site environment	<ul style="list-style-type: none"> Given that the site is in a prominent location on the way into the village from the direction of Y Ffor, it is important that the buildings blend in to the locality in terms of their scale and building materials. Encouragement will be given to an innovative and different design rather than to an ordinary, dull design. The development should not cause significant harm to the amenities of the local neighbourhood and the reasonable privacy of property should be maintained. The affordable housing should not be obvious from the point of view of either design or location. 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 be particularly important along the site's boundary with the adjacent housing. This will mean planting trees and shrubs using indigenous species that are locally sourced. Apart from the boundary with the highway, hedgerows which currently form the boundary to the rest of the site should be retained. 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"> suitable siting, design and orientation for the houses in order to promote their energy efficiency locally sourced sustainable building materials and materials from certified sustainable sources water conservation measures (e.g. rainwater harvesting). The design of the development should facilitate passive surveillance, thus contributing to reducing the threat of unsociable behaviour. The design of the development should facilitate the provision of sufficient suitable spaces within the curtilage of residential units to accommodate waste facilities. 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. Only foul water to the sewer.
Number and type of housing	<ul style="list-style-type: none"> Applying the general building density of 30 units per hectare shows that this site can cope with about 20 residential units. The exact number of residential units will depend on a full assessment of various factors, including the requirements of various policies. The mixture of types of houses on offer should reflect the need within the locality for specific types of houses. The developer will be expected to negotiate with the Council before submitting a planning application in order to ensure that about 30% of the houses are affordable housing. These affordable houses can be social rented housing, intermediate housing or a combination of both types.
Access and accessibility	<ul style="list-style-type: none"> The vehicular access will have to be provided from the adjoining highway (B4354). Before submitting a planning application it is expected that the developer will discuss the proposed access's suitability with the Highway Authority. Safe, attractive and direct footpaths will need to be provided for pedestrians into and out of the site. In this case, there is a possibility that a pavement will have to be provided out of the site and along the highway towards the village in order to comply with the Council's highway safety requirements. A safe and attractive environment should be ensured for pedestrians and cyclists. It should be ensured that they, rather than cars, are given priority on the site. The street(s) should be to adoption standards.

Planning application requirements	<ul style="list-style-type: none"> • A Design and Access Statement should be submitted with the planning application. • A detailed landscaping plan should be provided as a part of a full planning application. • The results of a local housing needs survey should be provided with the planning application in order to justify the type of houses that are proposed. • 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. • The layout should not prohibit the possibility of developing the adjoining field if required in the future. • Detailed surface water drainage plans to be provided with the planning application. • 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. • Information about the means of treating sewage on the site to be included with the planning application.
Other relevant matters	<ul style="list-style-type: none"> • Adjoining land uses - Residential area, farmhouse and open fields. • Existing use - Grazing/ open land • Ownership - Private • Landscape and biodiversity designations - None • Built heritage designations - None.
Main policies and guidance	<ul style="list-style-type: none"> • UDP policies - B22, B23, B25, B27, C1, C7, CH1 CH6, CH18, CH19, CH29, CH30, CH31, CH33, CH36, CH43 • Gwynedd Design Guide • 'Affordable Housing' Supplementary Planning Guidance • 'Planning Obligations' Supplementary Planning Guidance • 'Residential Development and Open Spaces of Recreational Value' Supplementary Planning Guidance

GWYNEDD UNITARY DEVELOPMENT PLAN – HOUSING



Map not to scale

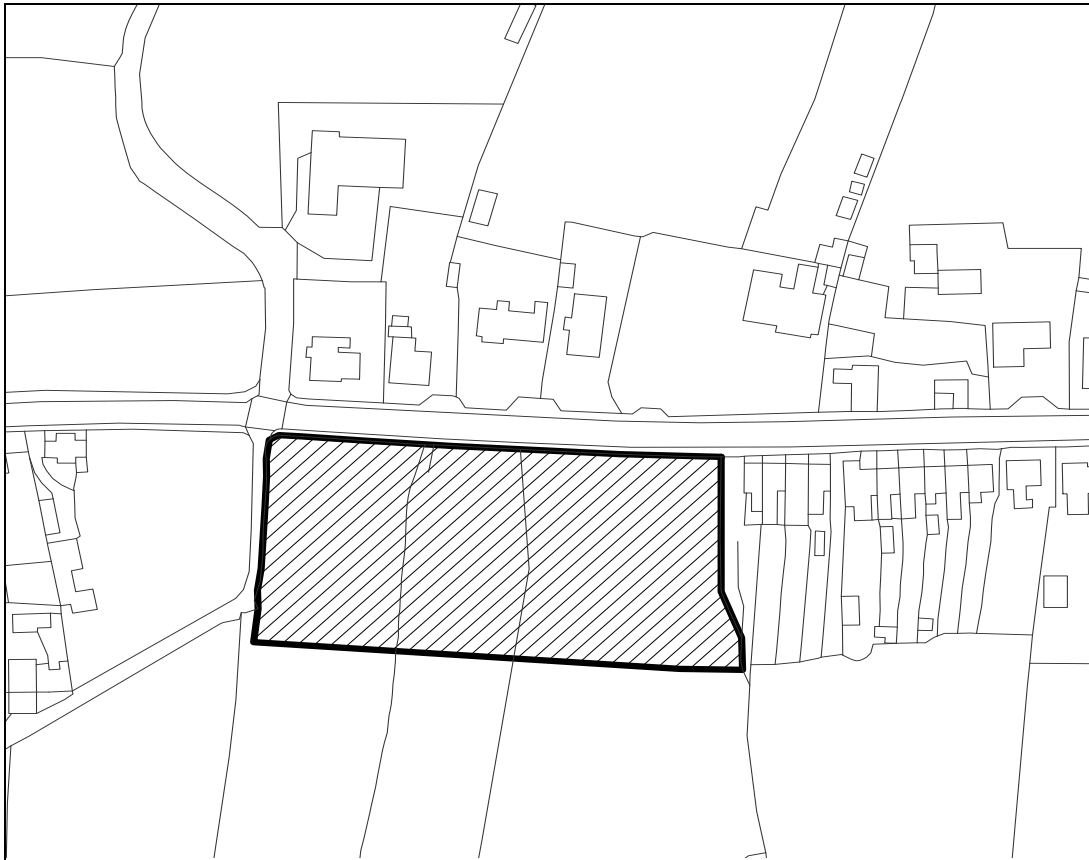
Dependency Catchment Area	3 – Llŷn	Topic	Housing		
Location	Opposite Ty'n Ffordd, Efailnewydd	Grid Reference	234920 335842	Area	0.19 ha
Proposal	Allocate the site for general market housing (i.e. housing to meet general housing needs on the open market)				
Justification for selecting the site	<ul style="list-style-type: none"> Research work showed that the Plan should aim to allocate land for 230 houses in the Llŷn Dependency Catchment Area. As a village that belongs to the Dormitory Housing Market Area¹, it is considered that Efailnewydd can cope with further general market housing. The site adjoins existing development on three sides, and it therefore integrates well with the existing development pattern of the village. It will not extend the village into the open countryside. The shop/post office and Pwllheli sports club are situated within easy walking distance of this site. The site is located near a regular bus service route which links the village with the Local Centre of Pwllheli. The frequency of the bus service is sufficient to enable residents to reach the day-to-day facilities and services they require (e.g. work, school/ tertiary college, shops, doctors, dentists) at the various times that people would need to attend them. There is no previously developed land in the village that would be suitable to accommodate a housing development of this scale. 				

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

Physical constraints to development	<ul style="list-style-type: none"> The land is unlikely to be contaminated
Development phases	<ul style="list-style-type: none"> No constraints.
Quality of the on-site environment	<ul style="list-style-type: none"> It is important to ensure that the development is in keeping with neighbouring houses in terms of scale and building materials. A new and innovative design will be encouraged rather than an ordinary, run of the mill design. As the site is located within a Landscape Conservation Area, features that are important to the landscape should be maintained or enhanced. Detailed consideration must be given to the site's landscaping plan as part of the process of considering the layout of the road(s) and houses. The development should include planting and high quality soft/hard landscaping that is appropriate to the site and the locality. This will involve planting locally sourced indigenous species of trees and shrubs. The site's eastern boundary should either be marked out in this way or with a wall built of local (or similar) stones similar to those evident in this area. The vegetation that mark parts of the site boundary should be retained. This site forms a small part of grade 1 agricultural land. 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"> suitable siting, design and orientation for the houses in order to promote their energy efficiency locally sourced sustainable building materials and materials from certified sustainable sources water conservation measures (e.g. rainwater harvesting). The development should facilitate passive surveillance, thus contributing towards reducing the risk of antisocial behaviour. The development should not cause significant harm to the amenities of the local neighbourhood and the reasonable privacy of property should be maintained. The design of the development should facilitate the provision of sufficient suitable spaces within the curtilage of residential units to accommodate waste facilities.
Number and type of housing	<ul style="list-style-type: none"> 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. The types of housing on offer should reflect an identified need in the locality for a certain type of housing. The developer will be expected to hold discussions with the Council before submitting a planning application, in order to ensure that approximately 40% of the houses are affordable. These affordable houses can be social rented housing, intermediate housing or a combination of both types.
Access and accessibility	<ul style="list-style-type: none"> Vehicular access should be provided from the existing road located between 'Ty'n-y-Ffordd Isaf' and the site. An attractive and safe environment must be provided for cyclists and pedestrians. They, rather than cars, should be given priority on the site. Safe, attractive and direct footpaths will need to be provided for pedestrians into and out of the site. The street(s) should be to adoption standards.
Planning application requirements	<ul style="list-style-type: none"> A Design and Access Statement should be provided with the planning application. A detailed landscaping scheme should be provided as part of the full planning application. 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. 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.
Other relevant matters	<ul style="list-style-type: none"> Neighbouring land uses - Residential area and open countryside. Existing use - Open/grazing land Ownership - Private. Landscape and biodiversity designations – The site is located in a Landscape Conservation Area. The site is grade 1 agricultural land. Built heritage designations - The milestone in front of 'Ty'n Ffordd' is a grade II listed building.

Main policies and guidance	<ul style="list-style-type: none"> • UDP policies - B3, B10, B22, B23, B25, B27, C1, C7, C28, CH1, CH6, CH18, CH29, CH30, CH31, CH33, CH36 • Gwynedd Design Guide • 'Affordable Housing' Supplementary Planning Guidance • 'Planning Obligations' Supplementary Planning Guidance • 'Landscape Character' Supplementary Planning Guidance
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GWYNEDD UNITARY DEVELOPMENT PLAN - HOUSING



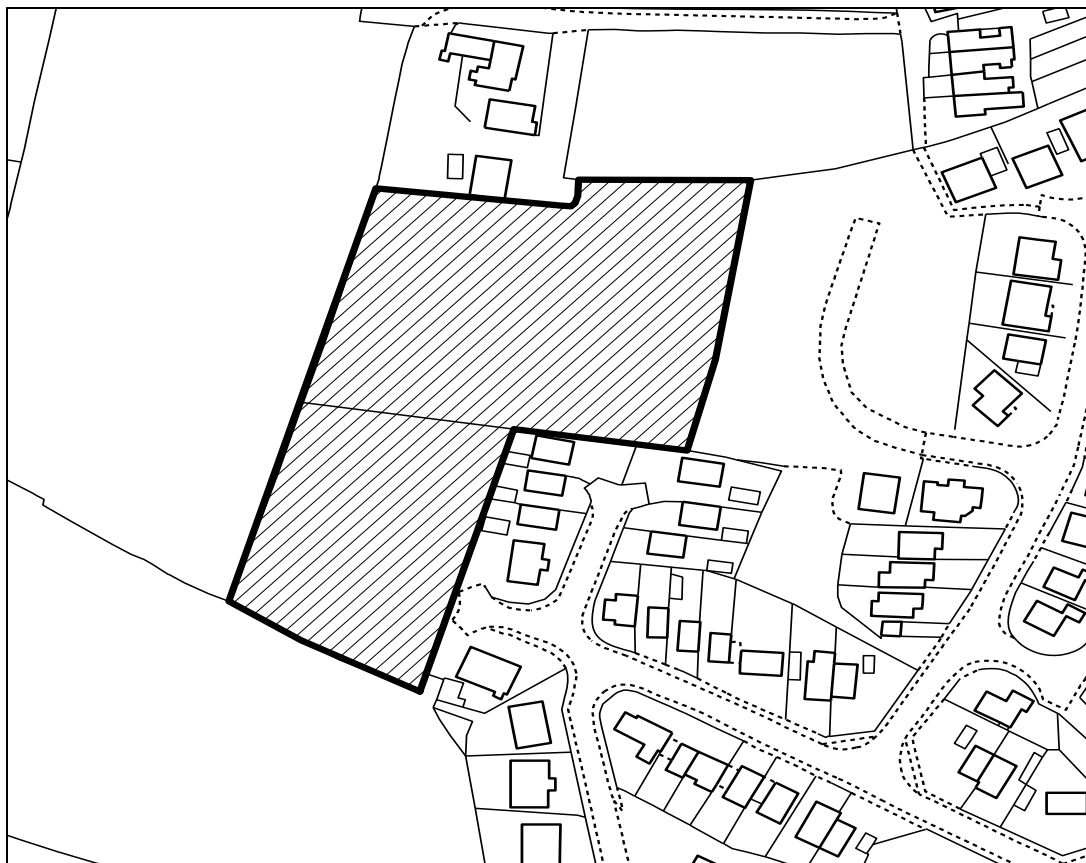
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Development Catchment Area	3 – Llŷn	Subject		Housing	
Location	Land off Lôn Isaf, Morfa Nefyn.	Grid Reference	229155 340204	Size	0.3 ha
Proposal	Allocate the site for general market housing (i.e. housing for general need and the open market).				
Justification for selecting the site	<ul style="list-style-type: none">Research has shown that the Plan should aim to allocate land for 230 houses in the Llŷn Dependency Catchment Area.As a village that belongs to the dormitory housing market area, it is believed that Morfa Nefyn is able to cope with more general market housing.The site forms a gap between existing development, and it links and integrates well with the existing development pattern.The site is within easy walking distance of the services and community facilities of the village.The site is situated near to a regular bus service route that connects the village with Nefyn and Pwllheli.There is no previously used land in the village that would be suitable for a housing development on this scale.				
Physical constraints to development	<ul style="list-style-type: none">It is unlikely that the land is contaminated.The combined sewer that crosses the eastern part of the site may require protection.				
Development phases	<ul style="list-style-type: none">No restrictions				

Quality of the on site environment	<ul style="list-style-type: none"> • The reasonable privacy of property should be maintained. The development should not cause significant harm to the amenities of the local neighbourhood. • As this is a prominent site on the way into the village from the direction of Nefyn, 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. • 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. The existing vegetation along the boundaries of the site should be retained. As the development site does not follow the southern boundary of the existing fields, this (southern) boundary should be marked with similar vegetation and walls of local stone (or similar). • 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"> - suitable siting, design and orientation for the houses in order to promote their energy efficiency - locally sourced sustainable building materials and materials from certified sustainable sources - water conservation measures (e.g. rainwater harvesting). • The design of the development should facilitate the provision of sufficient suitable spaces within the curtilage of residential units to accommodate waste facilities. • The design of the development should facilitate passive observation, and so minimize the threat of antisocial behaviour. • The development's location plan should not exclude the possibility of developing the land adjacent to the site (to the south) sometime in the future. • 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. • The combined sewer that crosses the eastern side of the site may require protection.
Number and type of housing	<ul style="list-style-type: none"> • 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. • The mix of housing type proposed should reflect the need in the locality for specific types of houses. • 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.
Access and accessibility	<ul style="list-style-type: none"> • The vehicle access will have to be provided from Lôn Isaf. • Safe, attractive and direct footpaths will need to be provided for pedestrians in and out of the site. • An attractive and safe environment should be secured for pedestrians and cyclists, ensuring that they, rather than cars, are given priority. • The street(s) should be of adoptable standard.
Planning application requirements	<ul style="list-style-type: none"> • A Design and Access Statement should be submitted with the planning application. • A detailed landscaping plan should be provided as a part of a full planning application. • 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. • Detailed surface water drainage plans should be provided with the planning applications. • 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. • 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.
Other relevant matters	<ul style="list-style-type: none"> • Neighbouring usage – residential area and open countryside. • Present use – grazing / open land. • Ownership – private. • Landscape and biodiversity designations– None. • Built heritage designations – Cae'r Pwll, a grade II listed building, is situated 80 metres from the site.

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



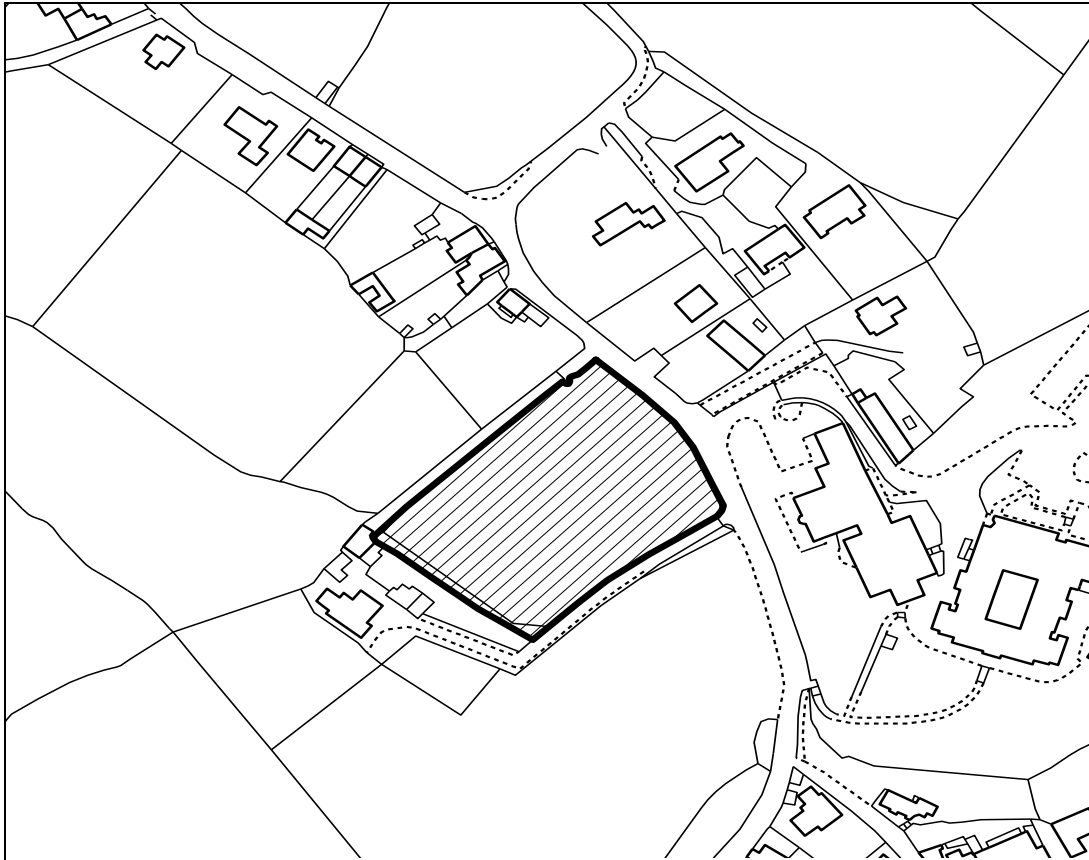
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Dependency Catchment Area	3 – Llŷn	Subject	Housing		
Location	By Holborn Estate, Nefyn.	Grid Reference	230477 340343	Size	1.17 ha
Proposal	Allocate the site for general market housing (i.e. housing for general need and the open market).				
Justification for selecting the site	<ul style="list-style-type: none"> Research has shown that the Plan should aim to allocate land for 230 houses in the Llŷn Dependency Catchment area. As Nefyn has been categorised as a Local Centre it will be able to cope with more development during the period of the Plan. The site is situated alongside an existing housing estate that flanks the built form of the town. Development here would mean a rational extension to the built form without extending the town out into the open countryside. The site is within easy walking distance of the services and community facilities of the town. The site is also within easy walking distance of a regular bus service that connects the town with Pwllheli. There is no previously used land in the town that would be suitable for a housing development on this scale. 				
Physical constraints to development	<ul style="list-style-type: none"> It is unlikely that the land is contaminated. 				
Development phases	<ul style="list-style-type: none"> No restrictions 				

Quality of the on site environment	<ul style="list-style-type: none"> • The reasonable privacy of property should be maintained. The development should not cause significant harm to the amenities of the local neighbourhood. • 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. • The affordable houses should not be obvious in terms of their design or location, and they should not be clustered together in the development. • 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. Any stonewalls should be safeguarded. The boundary of the development could be demarcated with stone walling or banks. • 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"> - suitable siting, design and orientation for the houses in order to promote their energy efficiency - locally sourced sustainable building materials and materials from certified sustainable sources - water conservation measures (e.g. rainwater harvesting). • The design of the development should facilitate the provision of sufficient suitable spaces within the curtilage of residential units to accommodate waste facilities. • The design of the development should facilitate passive observation, and so minimize the threat of antisocial behaviour. • The development's location plan should not exclude the possibility of developing the rest of the field in the future. • 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.
Number and type of housing	<ul style="list-style-type: none"> • Applying the general building density of 30 units per hectare shows that this site can cope with about 35 residential units. The exact number of units will depend on a full assessment of various factors including the requirements of various policies. • The mix of housing type proposed should reflect the need in the locality for specific types of houses. • 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.
Access and accessibility	<ul style="list-style-type: none"> • The site's entrance will form a continuation to the Rhodfa'r Garn road. • An attractive and safe environment should be secured for pedestrians and cyclists, ensuring that they, rather than cars, are given priority. • Safe, attractive and direct footpaths will need to be provided for pedestrians in and out of the site. • The street(s) should be of adoptable standard.
Planning application requirements	<ul style="list-style-type: none"> • A Design and Access Statement should be submitted with the planning application. • A detailed landscaping plan should be provided as a part of a full planning application. • The results of a local housing needs survey should be presented with the planning application in order to justify the type of houses that are being proposed. • A developer will be required to provide information about traffic issues as part of the planning application. • 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. • Detailed surface water drainage plans should be provided with the planning application. • 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.
Other relevant matters	<ul style="list-style-type: none"> • Neighbouring uses – residential area and open countryside. • Present use – grazing / open land. • Ownership – private. • Landscape and biodiversity designations – None. • Built heritage designations – None.

Main policies and guidance	<ul style="list-style-type: none"> • UDP Policies - B22, B23, B25, B27, C1, C7, CH1, CH6, CH18, CH28, CH29, CH30, CH31, CH32, CH33, CH36, CH43 • Gwynedd Design Guide • Affordable Housing SPG • Planning Obligations SPG • Residential Development and Open Space of Recreational Value SPG
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GWYNEDD UNITARY DEVELOPMENT PLAN - HOUSING



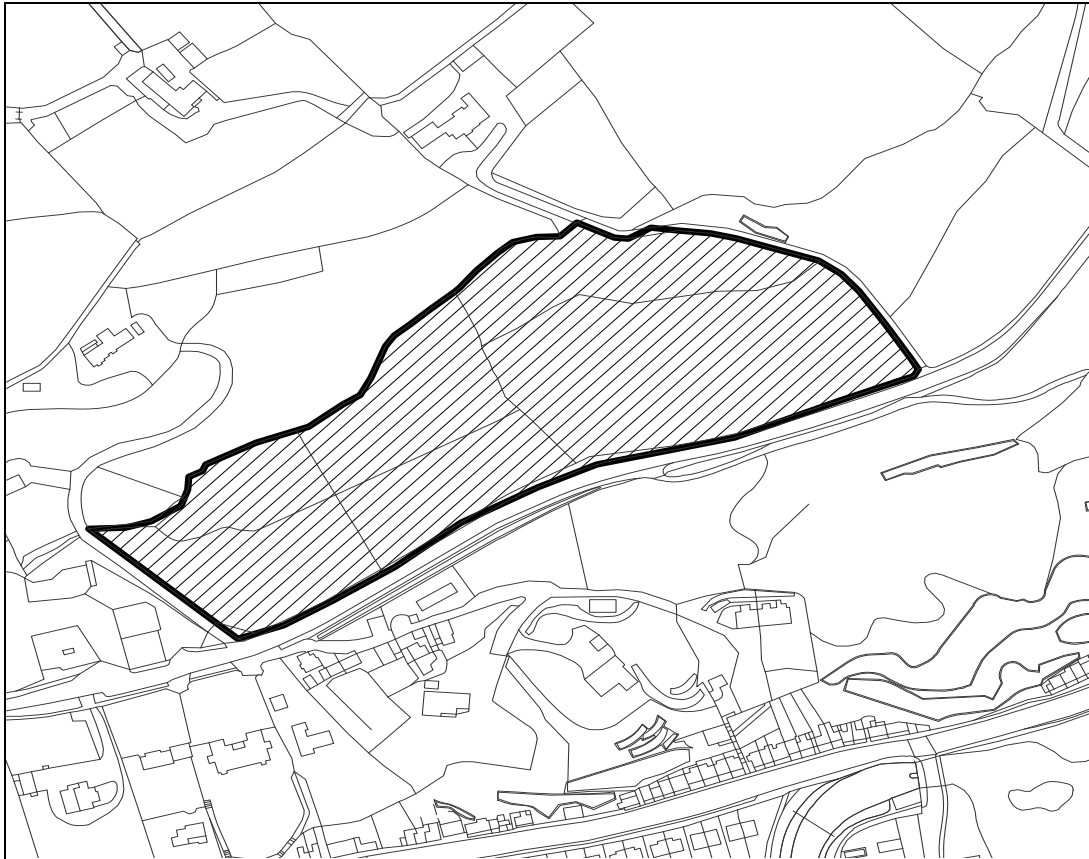
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Dependency Catchment Area	3- Llŷn	Subject	Tai		
Location	Former hockey fields, Allt Salem, Pwllheli	Grid Reference	238609 335903	Size	0.48 ha
Proposal	Allocate the site for general market housing (i.e. housing for general need and the open market).				
Justification for selecting the site	<ul style="list-style-type: none"> Research has shown that the Plan should aim to allocate land for 230 houses in the Llŷn Dependency Catchment Area. It is vital that Pwllheli, because of its status as an Urban Centre, contributes as much as possible to satisfy the need for housing in the Llŷn Dependency Catchment Area for the duration of the Unitary Development Plan period. However, there is a shortage of land that would be practical to release for housing development, given that much of the town is situated within an area that is under the threat of flooding. The site is located near existing development on Allt Salem. It integrates and connects well with the town's existing development pattern. Coleg Meirion-Dwyfor (sixth form college) is situated nearby. The site is within easy walking distance of a wide selection of community services and facilities, as well as employment opportunities. 				
Physical constraints to development	<ul style="list-style-type: none"> It is unlikely that the land is contaminated. A development on this site would have to be hydrologically modelled before it could be supported. 				
Development phases	<ul style="list-style-type: none"> No restrictions. 				

Quality of the on-site environment	<ul style="list-style-type: none"> • The reasonable privacy of property should be maintained. The development should not cause significant harm to the amenities of the local neighbourhood • 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 • The affordable houses should not be obvious in terms of their design or location, and they should not be clustered together in the development. • 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. The vegetation that forms the existing site boundaries should be retained. • 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"> - suitable siting, design and orientation for the houses in order to promote their energy efficiency - locally sourced sustainable building materials and materials from certified sustainable sources - water conservation measures (e.g. rainwater harvesting). • The design of the development should facilitate the provision of sufficient suitable spaces within the curtilage of residential units to accommodate waste facilities. • The design of the development should facilitate passive observation, and so minimize the threat of antisocial behaviour. • 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.
Number and type of housing	<ul style="list-style-type: none"> • 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. • The mix of housing proposed should reflect the need in the locality for specific types of houses. • 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.
Access and accessibility	<ul style="list-style-type: none"> • The vehicle access will have to be provided from Allt Salem. • Safe, attractive and direct footpaths will need to be provided for pedestrians in and out of the site • An attractive and safe environment should be secured for pedestrians and cyclists, ensuring that they, rather than cars, are given priority. • The streets should be of adoptable standard.
Planning application requirements	<ul style="list-style-type: none"> • A Design and Access Statement should be submitted with the planning application • A detailed landscaping plan should be provided as a part of the full planning application. • The results of a Traffic Impact Assessment should be provided as a part of the planning application. • 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. • 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. • Detailed surface water drainage plans should be provided with the planning application. • 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.
Other relevant matters	<ul style="list-style-type: none"> • Neighbouring uses – residential area and open countryside. • Present use – grazing / open fields. • Ownership – Coleg Meirion Dwyfor • Landscape and biodiversity designations – None. • Built heritage designations – None.

Main policies and guidance	<ul style="list-style-type: none">• UDP Policies - B22, B23, B25, B27, C1, C7, CH1, CH6, CH16, CH29, CH30, CH31, CH33, CH36, CH43• Gwynedd Design Guide• Affordable Housing SPG• Planning Obligations SPG• Residential Development and Open Spaces of Recreational Value SPG
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GWYNEDD UNITARY DEVELOPMENT PLAN – HOUSING AND EMPLOYMENT



Map not to scale

Dependency Catchment Area	3 – Llŷn	Topic	Housing and employment	
Location	Near Glandon Garage, Pwllheli	Grid Reference	237990 335579	Area 2.79 ha
Proposal	Allocate the site for general market housing (i.e. housing to meet general housing needs on the open market) and for employment purposes.			
Justification for selecting the site	<ul style="list-style-type: none"> Research work showed that the Plan should aim to allocate land for 230 houses in the Llŷn Dependency Catchment Area. Due to its status as an Urban Centre, it is essential that Pwllheli contributes as much as possible to meet the need for housing in the Llŷn Dependency Catchment Area during the Unitary Development Plan period. However, as much of the town is situated within an area at risk from flooding, there is a shortage of land available in the Centre that is suitable for housing development. Whilst the site is located on the edge of the built form of Pwllheli, due to the circumstances noted above, it is believed that this is one of the suitable sites that best links with the town's development pattern. Caernarfon Road (A499), which is located near the site, is one of the main transportation routes into Pwllheli. The site is within a reasonable walking/cycling distance of the services and facilities located in the centre of Pwllheli. The site is situated near a regular bus service route, which means that it is possible to travel to the services and facilities in this manner. There is no previously developed land in the Centre that would be suitable for a housing development of this scale. 			

Physical constraints to development	<ul style="list-style-type: none"> The land is unlikely to be contaminated.
Development phases	<ul style="list-style-type: none"> No constraints
Quality of the on-site environment	<ul style="list-style-type: none"> As the site is prominently located on the way into Pwllheli from the direction of Caernarfon, care should be taken to ensure that the design of the site blends in with the nearby 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. The affordable housing should not be prominent in terms of their design or location and they should not be grouped together in the development. Full consideration should be given to the site's landscaping scheme when considering the layout of houses and streets. The development should include planting work and high quality soft/hard landscaping that is appropriate to the site and the locality, especially along Caernarfon Road. This will involve planting locally sourced indigenous species of trees and shrubs. As much of the existing vegetation as possible should be retained on the site. 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"> suitable siting, design and orientation for the houses in order to promote their energy efficiency locally sourced sustainable building materials and materials from certified sustainable sources water conservation measures (e.g. rainwater harvesting). The design of the development should facilitate the provision of sufficient suitable spaces within the curtilage of residential units to accommodate waste facilities. The development should not cause significant harm to the amenities of the local neighbourhood and the reasonable privacy of property should be maintained. The design of the development should facilitate passive surveillance, thus contributing towards reducing the risk of antisocial behaviour.
Number and type of housing	<ul style="list-style-type: none"> 0.79 hectares of the site has been allocated for housing 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. The mixture of types of housing on offer should reflect an identified need in the locality for a certain type of housing. 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. These affordable houses can be social rented housing, intermediate housing or a combination of both types.
Information on the employment use	<ul style="list-style-type: none"> 2 hectares of the site is designated for employment use. Care should be taken to ensure that any development for an employment purpose is not detrimental to the amenities of the residents of the new houses developed on the site or the residents of the existing houses nearby. Suitable screening measures should be provided between the employment and residential uses.
Access and accessibility	<ul style="list-style-type: none"> 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. Vehicular access will have to be provided from Caernarfon Road. As only one access is permitted from Caernarfon Road, the existing vehicular access that serves 'Llwyn Ffynnon' (a dwelling) should be closed. As such, the access to the new development should include a connection to the road towards 'Llwyn-ffynnon'. An attractive and safe environment must be provided for cyclists and pedestrians. They, rather than cars, should be given priority on the site. Safe, attractive and direct footpaths will need to be provided for pedestrians into and out of the site. The street(s) should be to adoption standards.

Planning application requirements	<ul style="list-style-type: none"> • A Design and Access Statement should be provided with the planning application. • A detailed landscaping scheme should be provided as part of the full planning application. • 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. • The results of a Traffic Impact Assessment will have to be included as part of the planning application. • 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. • 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. • Hydraulic modelling will be required to confirm the capacity of the sewer.
Other relevant matters	<ul style="list-style-type: none"> • Neighbouring land uses - Residential area, garage and open countryside • Existing use - Grazing/open land • Ownership - Private • Landscape and biodiversity designations - None • Built heritage designations - None
Main policies and guidance	<ul style="list-style-type: none"> • UDP policies - B22, B23, B25, B27, C1, C7, CH1, CH6, CH18, CH28, CH29, CH30, CH31, CH32, CH33, CH36, CH43, D3 • Gwynedd Design Guide • 'Affordable Housing' Supplementary Planning Guidance • 'Planning Obligations' Supplementary Planning Guidance • 'Residential development and Open Spaces of Recreational Value' Supplementary Planning Guidance

GWYNEDD UNITARY DEVELOPMENT PLAN– HOUSING



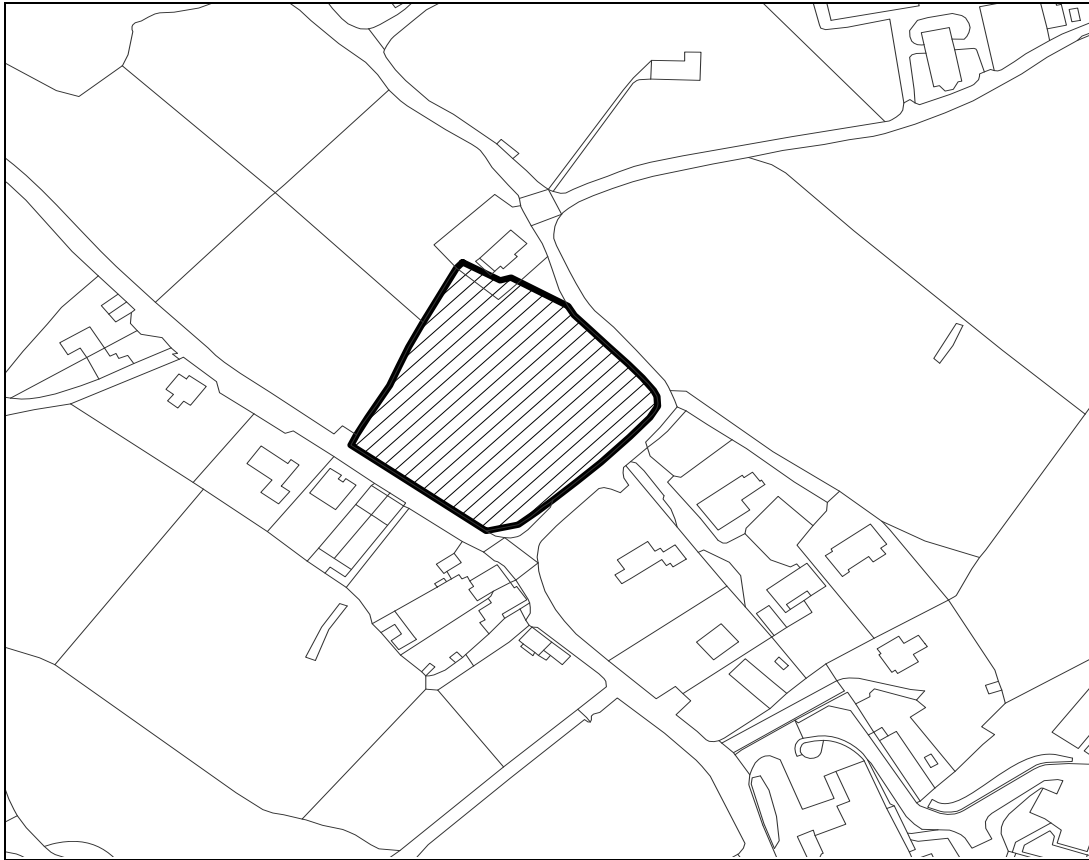
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Dependency Catchment Area	3 - Llŷn	Topic	Housing		
Location	Hospital site, Pwllheli	Grid Ref	237136 335075	Area	0.4 ha
Proposal	Redevelop part of the site in order to provide general market housing (i.e. housing for general need and the open market)				
Justification for selecting the site	<ul style="list-style-type: none"> • Research has shown that the Plan should aim to allocate land for 230 houses in the Llŷn Dependency Catchment Area. • It is important that Pwllheli as a result of its status as an Urban Centre is able to satisfy as much as possible of the need for housing in the Llŷn Dependency Catchment Area during the Plan period. However, the range of sites that could be feasibly released for housing is limited because a substantial part of the town is at risk from flooding. • The site is within the centre's urban form and is within easy walking distance of services and community facilities. • Developing on this site will mean re-using previously developed land. Thus, 'green' land in another part of the catchment area will be protected. • The site is not located within an area identified as being at risk from flooding. • The site was allocated for housing in the Dwyfor Local Plan (1998). 				
Physical constraints to development	<ul style="list-style-type: none"> • It is unlikely that the land is contaminated. 				
Development phases	<ul style="list-style-type: none"> • No restrictions 				

Quality of the on-site environment	<ul style="list-style-type: none"> • The reasonable privacy of property should be maintained. The development should not cause significant harm to the amenities of the local neighbourhood. • The site is within the Conservation Area and forms part of the curtilage of a Listed Building. As such, it is extremely important that the development is of an extremely high standard and maintains or enhances the important historic character of the locality. • The affordable houses should not be obvious in terms of their design or location, and they should not be clustered together in the development. • 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 for the site and locality. This will mean planting trees and shrubs using indigenous species that are locally sourced. • 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"> - suitable siting, design and orientation for the houses in order to promote their energy efficiency - locally sourced sustainable building materials and materials from certified sustainable sources - water conservation measures (e.g. rainwater harvesting). • The design of the development should facilitate passive surveillance, and so minimize the threat of antisocial behaviour. • A bat roost survey of the site should be carried out. • The design of the development should facilitate the provision of sufficient suitable spaces within the curtilage of residential units to accommodate waste facilities. • 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. There should be no net increase in flows to the public sewer.
Number and type of housing	<ul style="list-style-type: none"> • 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. • The mix of housing type proposed should reflect the need in the locality for specific types of houses reflecting its location near a hospital. • 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.
Access and accessibility	<ul style="list-style-type: none"> • The vehicle access to the site should be from the existing highway (Ala Road). • Safe, attractive and direct footpaths will need to be provided for pedestrians in and out of the site. • An attractive and safe environment should be secured for pedestrians and cyclists, ensuring that they, rather than cars, are given priority.
Planning application requirements	<ul style="list-style-type: none"> • A Design and Access Statement should be submitted with the planning application. • A detailed landscaping scheme should be provided as part of a full planning application. • 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. • 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. • Detailed surface water drainage plans should be provided with the planning application. • A bat roost survey should be submitted with the planning application. • 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.
Other relevant matters	<ul style="list-style-type: none"> • Neighbouring land uses – residential area, commercial area • Existing uses – hospital curtilage • Ownership – public • Landscape and biodiversity designations – none • Built heritage designations – The site is located within a Conservation Area. The hospital is a grade II listed building. The Neigwl building opposite the site is also grade II listed.

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



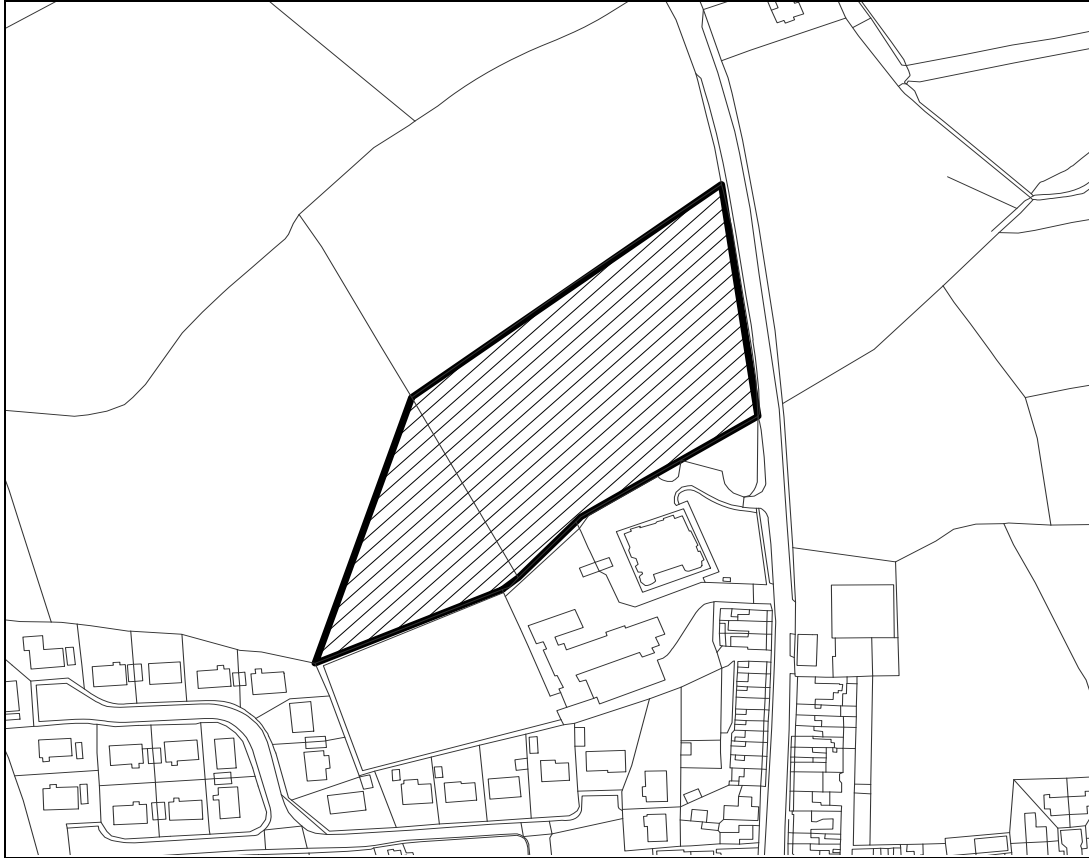
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Dependency Catchment Area	3 – Llŷn	Subject		Housing	
Location	Cae Denio, Pwllheli.	Grid Reference	237265 335614	Size	0.52 ha
Proposal	Allocate the site for general market housing (i.e. housing for general need and the open market)				
Justification for selecting the site	<ul style="list-style-type: none"> Research has shown that the Plan should aim to allocate land for 230 houses in the Llŷn Dependency Catchment Area. It is vital that Pwllheli, because of its status as an Urban Centre, contributes as much as possible to satisfy the need for housing in the Llŷn Dependency Catchment Area for the duration of the Unitary Development Plan period. However, there is a shortage of land that would be practical to release for housing development, as much of the town is situated within an area that is under threat of flooding. The site is located adjacent to existing development on the fringe of Pwllheli's built form. It integrates and connects well with the existing development pattern of the town. Coleg Meirion-Dwyfor (sixth form college) is situated nearby. The site is within easy walking distance of the services and community facilities as well as employment opportunities. 				
Physical constraints to development	<ul style="list-style-type: none"> It is unlikely that the land is contaminated. A development on this site would have to be hydrologically modelled before it could be supported. 				
Development phases	<ul style="list-style-type: none"> No restrictions. 				

Quality of the on-site environment	<ul style="list-style-type: none"> • The reasonable privacy of property should be maintained. The development should not cause significant harm to the amenities of the local neighbourhood. • 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. • The affordable housing should be prominent from the point of view of either design or location. They should not be clustered together in the development. • 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. Except for the part that has to be removed in order to create the vehicle access, the banks, trees and hedgerows that mark the existing site boundary should be kept. • 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"> - suitable siting, design and orientation for the houses in order to promote their energy efficiency - locally sourced sustainable building materials and materials from certified sustainable sources - water conservation measures (e.g. rainwater harvesting). • The design of the development should facilitate the provision of sufficient suitable spaces within the curtilage of residential units to accommodate waste facilities. • The design of the development should facilitate passive observation, and so minimize the threat of antisocial behaviour. • 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.
Number and type of housing	<ul style="list-style-type: none"> • Applying the general building density of 30 units per hectare shows that this site can cope with about 16 residential units. The exact number of residential units will depend on a full assessment of various factors, including the requirements of various policies. • The mix of housing type proposed should reflect the need within the locality for specific types of houses. • 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.
Access and accessibility	<ul style="list-style-type: none"> • Vehicle access will have to be provided from the road that leads towards the cemetery, rather than directly from Allt Salem. • Improvements will have to be made to the junction (by Hafren) between Allt Salem and the road towards the cemetery in order to ensure that vehicles travelling from the direction of the cemetery and from the site can enter Allt Salem safely. • 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. • Safe, attractive and direct footpaths will need to be provided for pedestrians in and out of the site. • An attractive and safe environment should be secured for pedestrians and cyclists, ensuring that they, rather than cars, are given priority. • The streets should be of adoptable standard.
Planning application requirements	<ul style="list-style-type: none"> • A Design and Access Statement should be submitted with the planning application. • A detailed landscaping plan should be provided as a part of the full planning application. • 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. • 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. • Detailed surface water drainage plans should be provided with the planning application.

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

GWYNEDD UNITARY DEVELOPMENT PLAN – HOUSING



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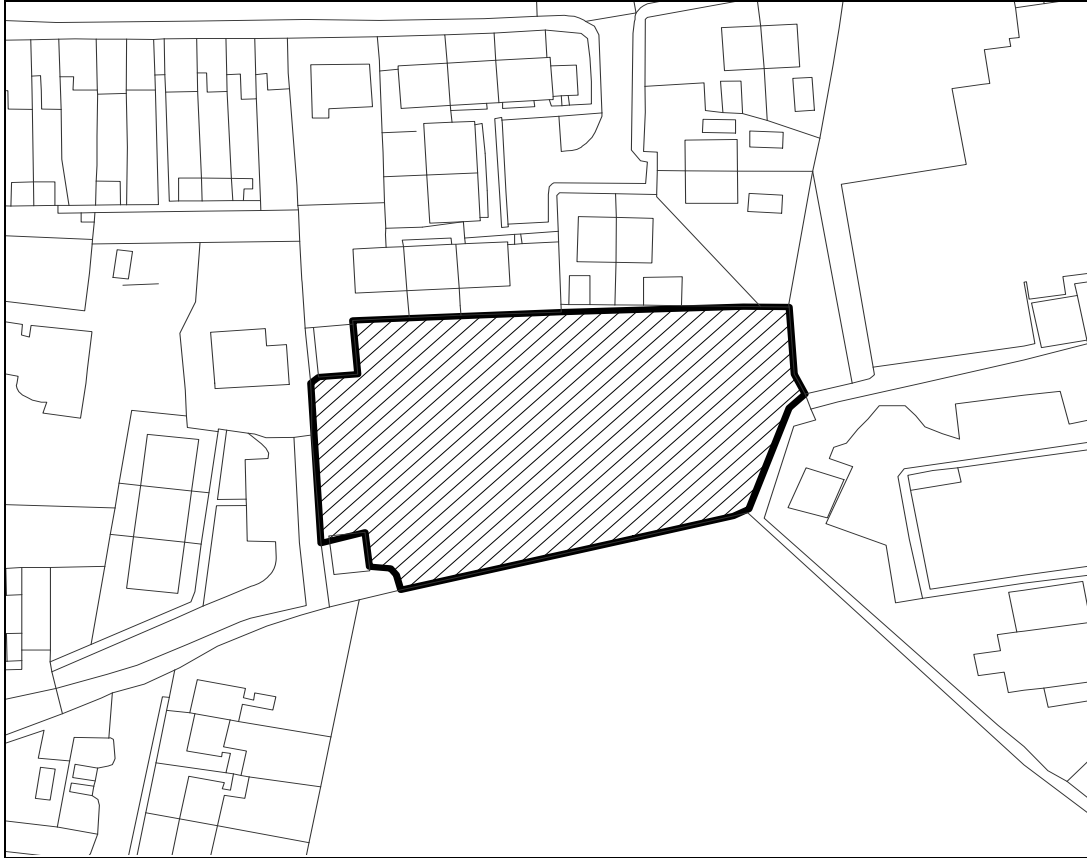
Dependency Catchment Area	3 – Llŷn	Topic		Housing	
Location	Near Hafod Lon, Y Ffôr	Grid Reference	239726 338275	Area	1.45 ha
Proposal	Allocate the site for general market housing (i.e. housing to meet general housing needs on the open market)				
Justification for selecting the site	<ul style="list-style-type: none"> Research work has shown that the Plan should aim to allocate land for 230 houses in the Llŷn Dependency Catchment Area. As a village that belongs to the dormitory housing market area¹, it is considered that Y Ffôr will be able to cope with further open market housing. The site is located on the edge of the village's built form, and it connects well with the existing development pattern. The site is located within convenient walking distance of the village's services and facilities. It is also located near a bus service route which links Y Ffôr with the Urban Centre of Pwllheli. There is no previously developed land in the village that is suitable for a housing development on this scale. 				

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

Physical constraints to development	<ul style="list-style-type: none"> • The land is unlikely to be contaminated. • Given that Y Ffor's sewage works has no spare capacity, one of the following steps will have to be undertaken: <ul style="list-style-type: none"> ◦ 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; ◦ That the developer provides a private sewage treatment works; ◦ That Dŵr Cymru Welsh Water schedule improvements for 2010 – 2016.
Development phases	<ul style="list-style-type: none"> • No constraints
Quality of the on-site environment	<ul style="list-style-type: none"> • As the site is located in a prominent position on the road leading into Y Ffôr, it should be ensured that the houses blend in with the nearby 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. • The affordable houses should not be obvious in terms of their design or location and they should not be clustered together on the site. • Detailed consideration should be given to the landscaping plan for the site during the process of 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. This will involve planting locally sourced indigenous species of trees and shrubs. This is important along the site's boundary, especially along its boundary with the main road. • 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"> - suitable siting, design and orientation for the houses in order to promote their energy efficiency - locally sourced sustainable building materials and materials from certified sustainable sources - water conservation measures (e.g. rainwater harvesting). • The design of the development should facilitate the provision of sufficient suitable spaces within the curtilage of residential units to accommodate waste facilities. • The hedges and any section of stone walling forming part of the boundary should be retained and safeguarded. A wall built of local stone (or similar), similar to those commonly seen in the area, should be provided to mark the site boundary where a physical boundary does not presently exist. • The development should not cause significant harm to the amenities of the local neighbourhood and the reasonable privacy of property, including the privacy of the nearby schools, should be maintained. • The development should facilitate passive surveillance, thus contributing towards reducing the risk of antisocial behaviour.
Number and type of housing	<ul style="list-style-type: none"> • Applying the general building density of 30 units per hectare shows that this site can cope with about 44 residential units. The exact number of residential units will depend on a full assessment of various factors, including the requirements of various policies. • The mixture of the types of housing on offer should reflect an identified need in the locality for a certain type of housing. • The developer will be expected to hold discussions with the Council before submitting a planning application, in order to ensure that approximately 35% of the houses constitute affordable housing. These affordable houses can be social rented housing, intermediate housing or a combination of both types.
Access and accessibility	<ul style="list-style-type: none"> • Vehicular access should be provided from the A499 road. The access should be designed to include an entrance to Ysgol Hafod Lon and the primary school so that the present vehicular access to these establishments can be closed. • 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. • The Council will encourage the developer to provide parking spaces for the use of the schools and the community centre, which are located nearby. • Safe, attractive and direct footpaths will need to be provided for pedestrians into and out of the site. • An attractive and safe environment must be provided for cyclists and pedestrians. They, rather than vehicles, should be given priority on the site. • The street(s) should be to adoption standards.

Planning application requirements	<ul style="list-style-type: none"> • A Design and Access Statement should be provided with the planning application. • A detailed landscaping scheme should be provided as part of the full planning application • 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. • Information about traffic issues is required as part of the planning application. • 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. • 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. • Information regarding sewage treatment works on the site should be included with the planning application.
Other relevant matters	<ul style="list-style-type: none"> • Neighbouring land uses - Residential area, primary school, special needs school, community centre and open countryside • Existing use - Open/grazing land • Ownership - Private. • Landscape and biodiversity designations - None • Built heritage designations - None
Main policies and guidance	<ul style="list-style-type: none"> • UDP policies - B22, B23, B25, B27, C1, C7, CH1, CH6, CH18, CH28, CH29, CH30, CH31, CH32, CH33, CH36, CH43 • Gwynedd Design Guide • 'Affordable Housing' Supplementary Planning Guidance • 'Planning Obligations' Supplementary Planning Guidance • 'Residential development and Open Spaces of Recreational Value' Supplementary Planning Guidance

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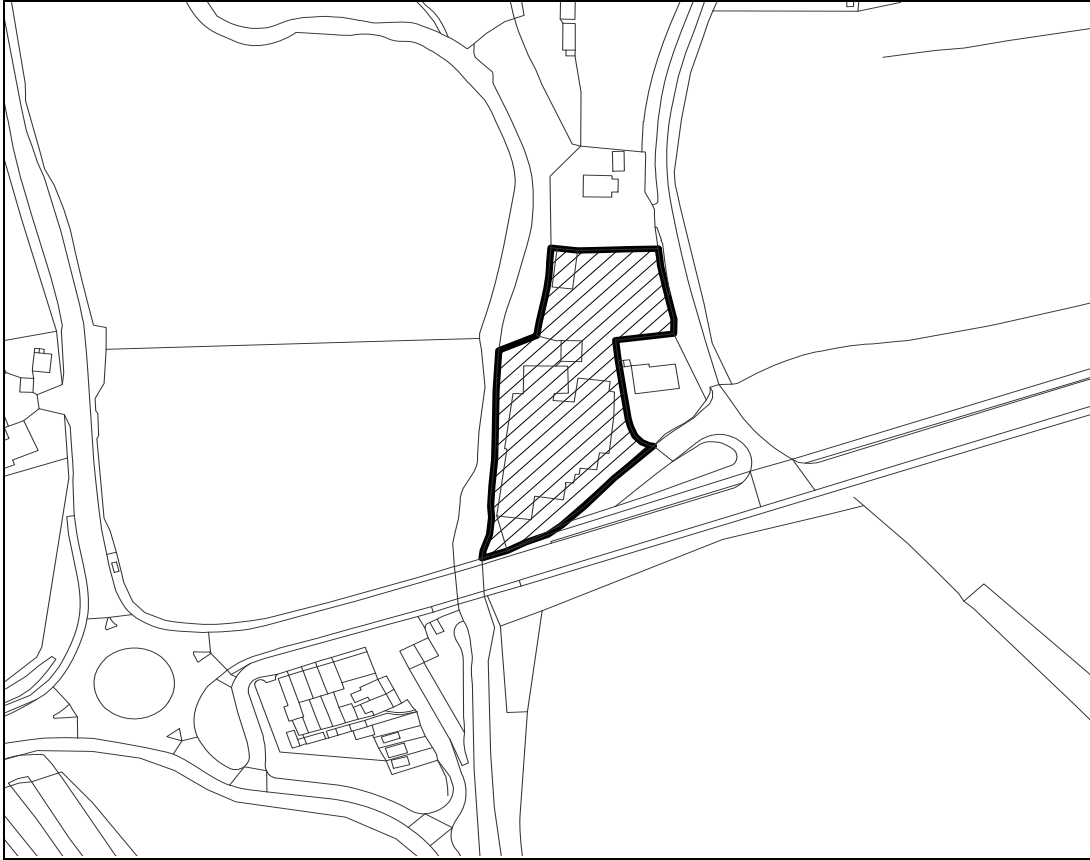
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Dependency Catchment Area	3 – Llŷn	Topic	Housing		
Location	Adjacent to the Industrial Estate, Y Ffôr	Grid Reference	239924 338991	Area	0.32 ha
Proposal	Allocate the site for general market housing (i.e. housing for general need and the open market)				
Justification for selecting the site	<ul style="list-style-type: none"> Research work has shown that the Plan should aim to allocate land 230 houses in the Llŷn Dependency Catchment Area As a village that belongs to the dormitory housing market area, it is considered that Y Ffôr is able to absorb further general market housing. The site is located on the edge of the built form of the village, and links and integrates well with the existing development pattern. The site is within easy walking distance of the services and community facilities of the village. The site is situated near the bus route through the village, that links y Ffôr with the centre of Pwllheli. There is no previously used land in the village that would be suitable for a housing development on this scale. 				
Physical constraints to development	<ul style="list-style-type: none"> The land is unlikely to be contaminated. As the sewage works in Y Ffôr has no spare capacity, one of the following steps will have to be undertaken: <ul style="list-style-type: none"> The developer to come to an agreement with Welsh Water as regards the contribution to the extra expense necessary to make improvements to the private sewerage treatment works; or 				

	<ul style="list-style-type: none"> - The developer to provide a private sewerage treatment plant; or - That Welsh Water include a plan for improvements in their programme for 2010-2016.
Development phases	<ul style="list-style-type: none"> • No restrictions
Quality of the on-site environment	<ul style="list-style-type: none"> • The reasonable privacy of property should be maintained. The development should not cause significant harm to the amenities of the local neighbourhood. • It should be ensured that the design is of high quality, with 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. • The affordable houses should not be obvious in terms of their design or location, and they should not be clustered together in the development. • 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 to operate as a screen between the development and the nearby industrial estate. This will mean planting trees and shrubs using indigenous species that are locally sourced. • The hedges and any stone wall forming part of the site boundary should be retained and safeguarded. • 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"> - suitable siting, design and orientation for the houses in order to promote their energy efficiency - locally sourced sustainable building materials and materials from certified sustainable sources - water conservation measures (e.g. rainwater harvesting). • The design of the development should facilitate the provision of sufficient suitable spaces within the curtilage of residential units to accommodate waste facilities. • The development should facilitate passive surveillance, thus contributing towards reducing the risk of antisocial behaviour.
Number and type of housing	<ul style="list-style-type: none"> • Applying the general building density of 30 units per hectare shows that this site can cope with about 10 residential units. The exact number of residential units will depend on a full assessment of various factors, including the requirements of various policies. • The mix of housing type proposed should reflect the need in the locality for specific types of houses. • 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.
Access and accessibility	<ul style="list-style-type: none"> • The entrance already provided by the Cae'r Gromlech estate, which links with the A499 road, should be used as the vehicular access to the site. • Safe, attractive and direct footpaths will need to be provided for pedestrians in and out of the site. • An attractive and safe environment should be secured for pedestrians and cyclists, ensuring that they, rather than cars are given priority. • The street(s) should be of adoptable standards.
Planning application requirements	<ul style="list-style-type: none"> • A Design and Access Statement should be submitted with the planning application. • A detailed landscaping scheme should be provided as part of the full planning application. • Information should be provided with the planning application regarding how the development will deal with the sewage treatment problems. • 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. • 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. • 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. • Information about the means of treating sewage on the site to be included with the planning application.
Other relevant	<ul style="list-style-type: none"> • Neighbouring land uses - residential area, open countryside and industrial estate.

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

GWYNEDD UNITARY DEVELOPMENT PLAN – REDEVELOPMENT



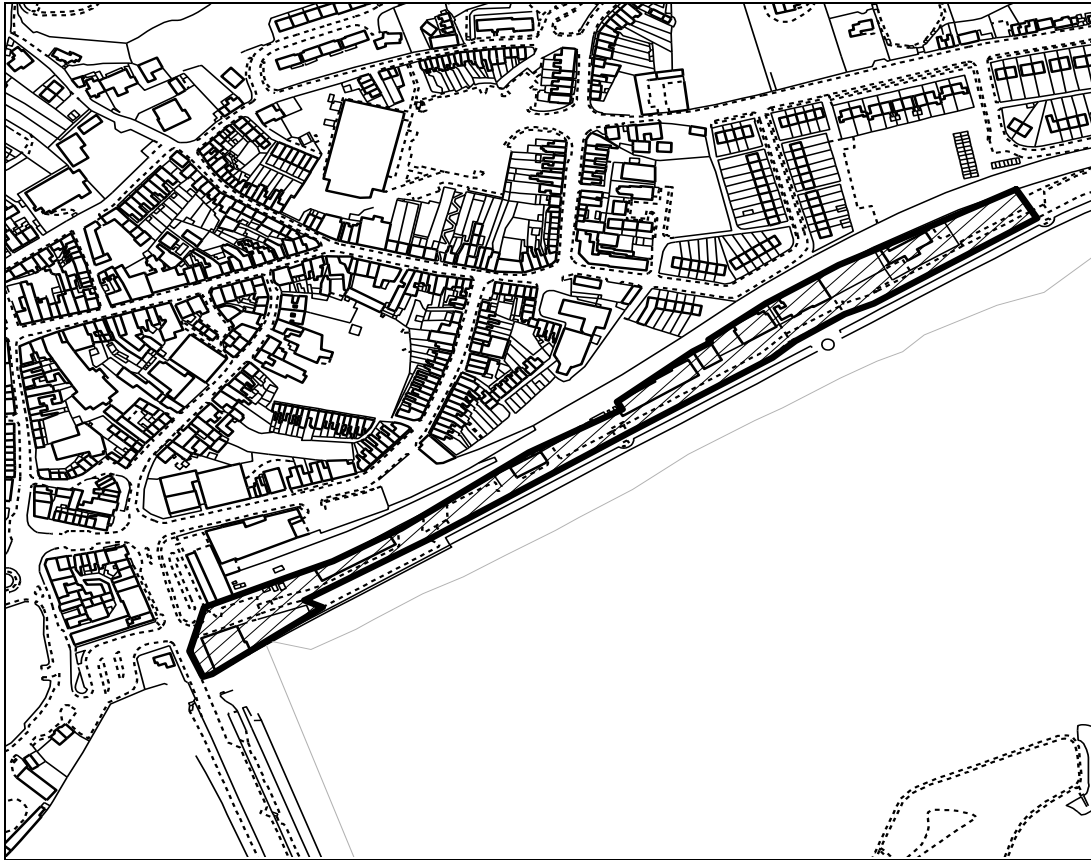
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Dependency Catchment Area	3 - Llŷn	Topic	Redevelopment
Grid Reference	243895 337624	Area	0.35 ha
Location	The former site of the Afon Wen Laundry and the adjoining land. The site is located on the A497 road, to the south of Chwilog.		
Proposal	<ul style="list-style-type: none"> • Redevelop a prominent site on the A497 road for the economic and social benefit of the area. This will also improve the visual attractiveness of the site and the surrounding area. 		
Background of the site and its current use	<ul style="list-style-type: none"> • The site was formerly used as a laundry. • The site is now vacant 		
Land ownership	<ul style="list-style-type: none"> • Public 		

Adjoining land uses	<ul style="list-style-type: none"> The site adjoins the highway. Two houses ('Glenlyn' and 'Tan y Coed') adjoin the site and there is a small cluster of houses nearby. There are industrial uses along the road towards Chwilog, which is to the north of the site.
Justification and objectives	<ul style="list-style-type: none"> The site is located in a prominent location on the A497 road between Pwllheli and Porthmadog. Redeveloping this site will offer an opportunity to improve the standard of the local visual environment. The laundry site is now vacant. There is potential therefore to redevelop this site for the economic and social benefit of the local area. The development could take advantage of its location by the A497. Work to improve this road, in order to ease the traffic flow, was recently completed. The site, due to its location near a main bus service route, is accessible by public transport.
Important considerations	<ul style="list-style-type: none"> The development should not have any negative impact on the well-being of the local community nor the Welsh language and culture in the area. The opinion and needs of local people and businesses should be gained through local participation measures. Part of the site is located within a floodplain (C2 flood zone). Usually developments that are very vulnerable to harm (as indicated in Technical Advice Note 15) will not be permitted on land that could flood. Discussions with the Environment Agency are vital in this regard. A development that is sympathetic to its countryside location should be ensured.
Development phases	<ul style="list-style-type: none"> No restrictions
Physical constraints to development	<ul style="list-style-type: none"> The building should be examined in order to establish whether it is used as a bat roost. If a bat roost is evident, it will be necessary to provide a strategy to reduce or minimise the impact through design or appropriate operating practice. If appropriate, a strategy will be required to introduce appropriate steps to relocate the habitat. The site has historical contamination problems, creating large areas of contamination towards the river. A series of measures will have to be put in place to deal with any contamination. A contaminated land report should be undertaken, along with appraisal for land remediation and disposal options. Part of the site is within a C2 flood zone. A flood consequence assessment will therefore be required (as mentioned in Technical Advice Note 15). No development will be permitted within 7 meters of the river. Demolition will involve removal of asbestos which is hazardous waste. All waste disposals must be strictly in compliance with current waste management law.
Quality of the on-site environment	<ul style="list-style-type: none"> The development should blend in with the local area. It should not detract from the character of the surrounding countryside. The possibility of re-using the existing buildings should be examined before any proposal to demolish them and rebuild. This will be particularly important if an assessment shows that there are bats present in the building. Full consideration should be given to landscaping matters as part of the process of designing the layout of any buildings and the roads. Landscaping proposals should be an integral part of the development. This will include hard landscaping (pavement etc) and soft landscaping (planting work using indigenous species of trees and shrubs that are locally sourced) that is appropriate to the site and the locality. The trees and shrubs along the edge of the site should be maintained. 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"> suitable siting, design and orientation for the buildings in order to promote their energy efficiency locally sourced sustainable building materials and materials from certified sustainable sources water conservation measures (e.g. rainwater harvesting). The design of the development should facilitate passive surveillance, thus contributing towards reducing the risk of antisocial behaviour. The development should not cause significant harm to the amenities of the local neighbourhood and the reasonable privacy of property should be maintained.

Protected features	<ul style="list-style-type: none"> • The trees that adjoin the eastern boundary of the site are subject to a Tree Preservation Order (Lôn Goed). • Given that the former laundry has been vacant for a period of time, there is a possibility that bats roost in the building.
Access and accessibility	<ul style="list-style-type: none"> • A safe and appropriate vehicular access should be provided from the A497 road. • Safe, attractive and direct footpaths will need to be provided for pedestrians into and out of the site. • A new cycle route has been developed as part of the work of improving the A497 road. A safe route for cyclists into and out of the site should therefore be provided. A safe and convenient place should be provided (bicycle rack or lockable shelters) where bikes can be left. This should be in an accessible, well-lit area.
Planning application requirements	<ul style="list-style-type: none"> • A full and detailed Design and Access statement should be provided with the planning application. • A detailed landscaping scheme should be provided as part of the full planning application. • Results of a Traffic Impact Assessment may need to be included with the planning application (see Appendix 4 to the Unitary Development Plan). • 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. • Results of a bat survey to be included with the planning application. • A contaminated land report to be included with the planning application. • Flood consequence assessment to be submitted with the planning application. • An Energy Design Advice Report should be submitted if the (non-residential) building area exceeds 1000 m².
Main policies and guidance	<ul style="list-style-type: none"> • UDP policies - B19, B20, B22, B23, B25, B27, B29, B30, B33, C1, C3, C4, C5, C7, CH18, CH21, CH28, CH29, CH30, CH31, CH32, CH33, CH36. • Gwynedd Design Guide

GWYNEDD UNITARY DEVELOPMENT PLAN – REDEVELOPMENT



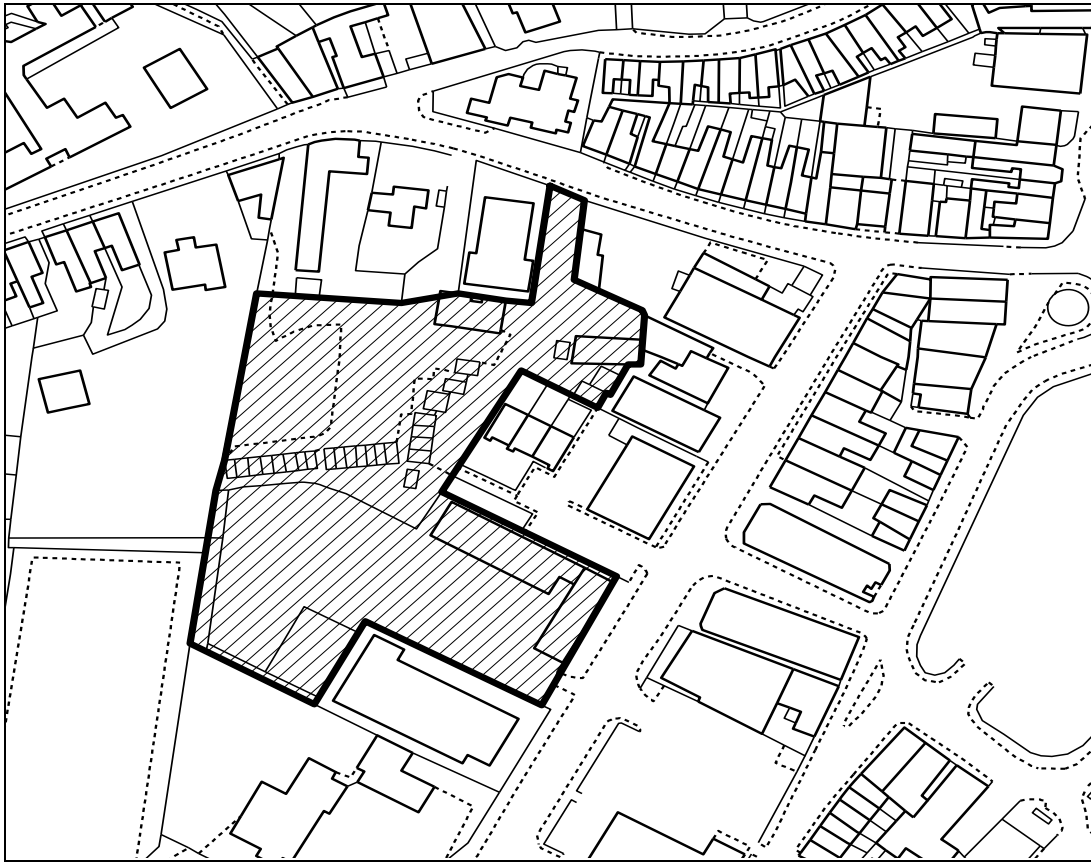
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Dependency Catchment Area	3 – Llyn	Topic	Redevelopment
Grid Reference	237770 335146	Area	1.46 ha
Location	The site is near North Quay, Pwllheli		
Proposal	Promote use of the land in a way more compatible with its location in a prominent position on the waterside in a town where tourism is important.		
Background of the site and its current use	<ul style="list-style-type: none"> The site is divided into several tracts where a number of commercial land uses are to be seen. 		
Land ownership	<ul style="list-style-type: none"> Gwynedd Council lets tracts of the site to private businesses on leasehold. 		
Adjoining land uses	<ul style="list-style-type: none"> The site overlooks the harbour The Cambrian railway is located directly north of the site. The site adjoins an area defined in the Unitary Development Plan as an 'Urban Centre'. A range of shops and other commercial uses are located nearby. There is a pleasant footpath along the edge of the water, opposite the site. 		

Justification and objectives	<ul style="list-style-type: none"> • Pwllheli is defined as an Urban Centre in the Unitary Development Plan's settlement strategy. There are a wide range of facilities and community, public and commercial service there, as would be expected in a centre of its size. Tourism is also important to the town's economy. It is an activity that concentrates upon the summer season, and it is based almost exclusively on the town's seaside location within an area of outstanding beauty. • The Council's strategy for regenerating the town is based on maintaining the marina as a premier sailing centre. This is to be done by continually enhancing its facilities, promoting the town as the gateway and service centre for the Llŷn Dependency Catchment Area and improving the tourism product offered to visitors. • The development is part of the town's built up area, and a development here would integrate and link well with the existing development pattern. • The site adjoins the town's main shopping and commercial area, and so a wide range of services and commercial facilities are within easy walking distance of the site. The site is also within convenient walking distance of a regular public transport service. • At the moment this visually important site, which adjoins a pleasing promenade, is spoilt by uninteresting and unimaginative buildings. Although the activities currently located on this site are extremely valuable to the local economy, these activities are not considered with the site's location. It is considered that opportunities to relocate the current on-site activities should be seized upon and that further developments or proposals to intensify this type of development should be avoided.
Important considerations	<ul style="list-style-type: none"> • 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. • Developers will be required to show that full consideration has been given to the flooding issues within the design of the development. • The opinion and needs of local people and businesses should be gained through local participation measures. • The development should not have any negative impact on the well-being of the local community, or the Welsh language and culture in the area. • As it is near a Conservation Area and forms the setting for a Listed Buildings, it is important that development proposals are considered in terms of their impact on the unique character of this area and these buildings.
Possible land uses	<ul style="list-style-type: none"> • The site has been identified in the "Employment Land Study for Pwllheli and its Vicinity" (2005) report as somewhere that could contribute to satisfy the need for employment land. Thus, a high priority should be given to redevelop the site in a manner that would provide space for activities that will promote the town's potential to provide employment opportunities for its own population as well as for the population of the adjoining rural areas. • The land uses should reflect the fact that the site is located near the town centre and the edge of the harbour. This could include activities linked to sailing/ seaside, leisure and commercial uses, and offices.
Development phases	<ul style="list-style-type: none"> • No constraints.
Physical constraints to development	<ul style="list-style-type: none"> • The site adjoins a railway. Thus, consideration should be given to the effect of noise and so forth emanating from here upon any new development. • Formal consent will be required from the Environment Agency for any works within 7 meters of the tidal doors. Disposal of surface water and finished floor levels of the development should be agreed with the Agency at pre-planning stage. • Coastal erosion process should be considered; • Historical and current uses include boatyard and fuel/ oil depot. Contaminated land survey will be required to include antifoulants (containing TBT) and oils, along with appraisal of remediation and disposal options. • This site is within an area that has been identified as one at risk of flooding. A flood risk assessment (as noted in TAN 15) will be required. 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.

Quality of the on-site environment	<ul style="list-style-type: none"> • It is important to ensure that the development blends in with the local area. New innovative designs of a high standard will be encouraged, rather than ordinary run of the mill designs. • Any development higher than a single storey will not be supported, as this is likely to have a detrimental impact on the view of the town from the marina. • 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 included as an integral part of any 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. • Good design features are to be found along the promenade opposite the site. This could form the basis for the design of the new development. • The development should aim to use and supply and use energy and water sustainably. For example, full consideration will need to be given to the following features: <ul style="list-style-type: none"> - suitable siting, design and orientation for the buildings in order to promote their energy efficiency. - locally sourced sustainable building materials and materials from certified sustainable sources. - water conservation measures (e.g. rainwater harvesting) • The design of the development should facilitate passive surveillance, thus contributing towards reducing the risk of antisocial behaviour. • The reasonable privacy of property should be maintained. The development should not cause significant harm to the amenities of the local neighbourhood.
Protected features	<ul style="list-style-type: none"> • Pwllheli Conservation Area. • The setting of Listed Buildings – Pwllheli Railway Station (Grade II), Penmount Chapel (Grade II), tidal gates (Grade II). • Local Nature Reserve nearby in Penrhydliniog (Lôn Cob Bach).
Access and accessibility	<ul style="list-style-type: none"> • Easy access for pedestrians, cyclists and vehicles is crucial for the successful redevelopment of the site. • A safe and appropriate access should be provided from the North Quay. • Safe, attractive and direct footpaths will need to be provided for pedestrians in and out of the site. • An attractive and safe environment should be secured for pedestrians and cyclists ensuring that they, rather than cars are given priority. • The streets should be to adoption standards.
Planning application requirements	<ul style="list-style-type: none"> • A Design and Access Statement should be provided with the planning application. • A detailed landscaping scheme should be provided as part of the full planning application. • The results of a Traffic Impact Assessment to be provided as part of the planning application (see Appendix 4 of the Unitary Development Plan). • A flood consequence assessment (as mentioned in TAN 15) should be submitted with the planning application. • A contaminated land report should be submitted with the planning application. • An Energy Design Advice Report should be submitted if the (non-residential) building area exceeds 1000m². • 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.
Main policies and guidance	<ul style="list-style-type: none"> • UDP Policies - A3, B3, B4, B13, B17, B22, B25, B27, B29, B30, B32, B33, C3, C5, C7, C23, CH18, CH19, CH21, CH24, CH28, CH29, CH30, CH31, CH32, CH33, CH35, CH47, CH48, D6, D12, D13. • Gwynedd Design Guide • Assessment of the Character of Pwllheli Conservation Area

GWYNEDD UNITARY DEVELOPMENT PLAN – REDEVELOPMENT



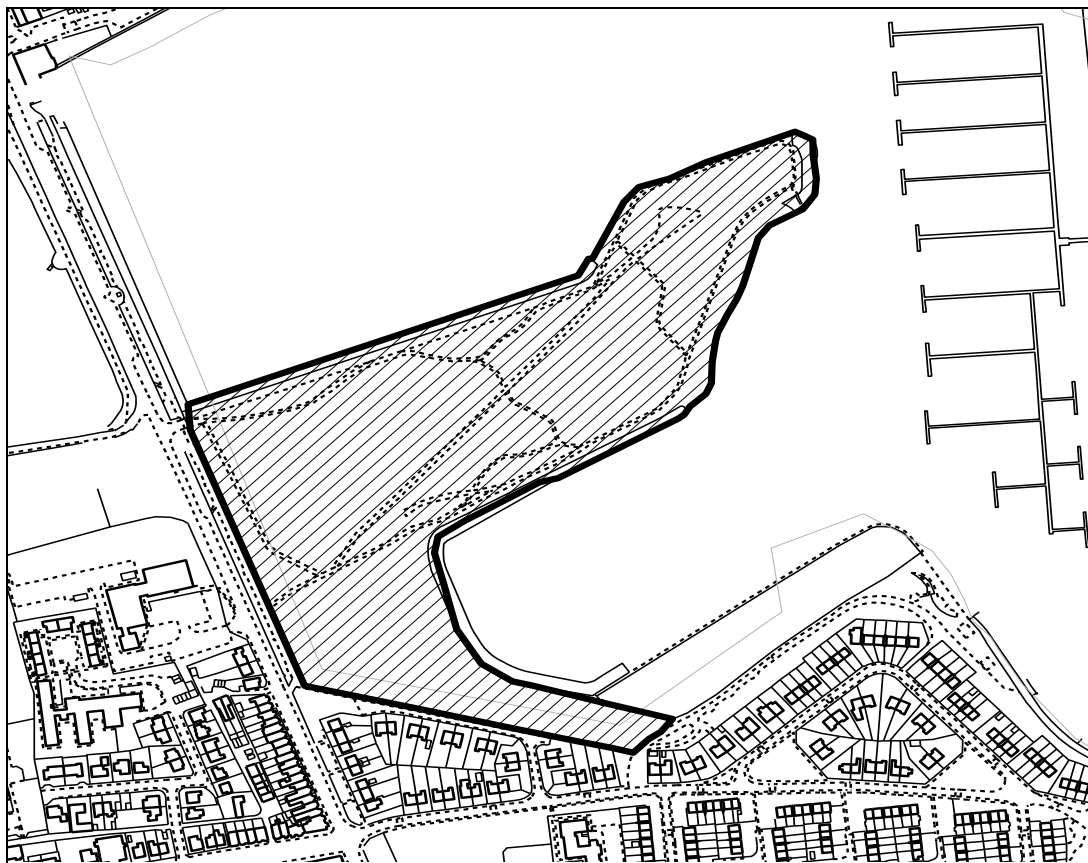
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Dependency Catchment Area	3 – Llŷn	Topic	Redevelopment
Grid Reference	237209 334971	Area	0.7 ha
Location	The site is directly behind Cardiff Road, Pwllheli.		
Proposal	<ul style="list-style-type: none"> Redevelop the site to provide a comprehensive mixed use development, which could include a range of land uses associated with a town centre e.g. retail, tourist or leisure facilities, commercial or business uses, community facilities. 		
Site background and current use	<ul style="list-style-type: none"> Part of the site is disused and is having a detrimental effect upon the character of the area. The part nearest Ala Road is used as a car park. 		
Land Ownership	<ul style="list-style-type: none"> Private 		
Adjoining land uses	<ul style="list-style-type: none"> The site is adjacent to a mixture of land uses, including shops, a post office, houses and flats. The site can be described as a site near the town centre. 		

Justification and objectives	<ul style="list-style-type: none"> Pwllheli is defined as an Urban Centre in the Unitary Development Plan's settlement strategy. There are a wide range of facilities and community, public and commercial service there, as would be expected in a centre of its size. Tourism is also important to the town's economy. It is an activity that concentrates upon the summer season, and it is based almost exclusively on the town's seaside location within an area of outstanding beauty. The development is part of the town's built up area, and a development here would integrate and link well with the existing development pattern. The site adjoins the town's main shopping and commercial area Part of the site is located in an area that has been designated as a Conservation Area. The site is within easy walking distance of a regular public transport service.
Important considerations	<ul style="list-style-type: none"> 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. The site is not suitable for residential development because of the flood risk. Developers will be required to show that full consideration has been given to the flooding issues within the design of the development. The opinion and needs of local people and businesses should be gained through local participation measures. The development should not have any negative impact on the well-being of the local community, or the Welsh language and culture in the area. As part of the site is within a Conservation Area and the remainder provides the setting for it, it is important that development proposals are considered in terms of their impact on the unique character of this area and upon the listed buildings located there.
Possible land uses	<ul style="list-style-type: none"> A development that would bring activity to the town centre, and make a positive contribution to regenerating the local area by providing mixed uses that would compliment and promote the town centre's attraction, viability and vitality, would be supported.
Development phases	<ul style="list-style-type: none"> No constraints.
Physical constraints to development	<ul style="list-style-type: none"> This site is within an area that has been identified as one at risk of flooding. A flood risk assessment (as noted in TAN 15) will be required. 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.
Quality of the on-site environment	<ul style="list-style-type: none"> It is important to ensure that the development blends in with the local area. New and innovative designs of a high standard will be encouraged, rather than ordinary run of the mill designs. Full consideration should be given to the site's landscaping scheme when considering the layout of any new buildings and roads. 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. The development should aim to use and supply and use energy and water sustainably. For example, full consideration will need to be given to the following features: <ul style="list-style-type: none"> suitable siting, design and orientation for the buildings in order to promote their energy efficiency. locally sourced sustainable building materials and materials from certified sustainable sources. water conservation measures (e.g. rainwater harvesting) The design of the development should facilitate passive surveillance, thus contributing towards reducing the risk of antisocial behaviour. The reasonable privacy of property should be maintained. Ni ddylai'r datblygiad achosi niwed arwyddocaol i fwynderau'r gymdogaeth leol. Ni ddylid achosi unrhyw gynnydd net yn y llif i'r carthffos cyhoeddus.
Protected features	<ul style="list-style-type: none"> Part of the site is located within the Pwllheli Conservation Area. Listed Buildings – Hospital (Grade II), Neigwl, Ala Road (Grade II).
Access and accessibility	<ul style="list-style-type: none"> Easy access for pedestrians, cyclists and vehicles is crucial for the successful redevelopment of the site. A safe and appropriate vehicular access should be provided from Cardiff Road. Safe attractive and direct footpaths should be provided in and out of the site. An attractive and safe environment should be secured for pedestrians and cyclists, ensuring that they, rather than cars are given priority. The streets should be to adoption standards.

Planning application requirements	<ul style="list-style-type: none"> • A Design and Access Statement should be provided as part of the planning application. • A detailed landscaping scheme should be provided as part of the full planning application • A Retail Impact Assessment should be included with any application to redevelop the site for a supermarket or a hypermarket. • The results of a Traffic Impact Assessment should be submitted as part of the planning application (see Appendix 4 of the Unitary Development Plan). • A flood risk assessment should be submitted with the planning application. • 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.
Main policies and guidance	<ul style="list-style-type: none"> • UDP Policies - B3, B4, B22, B23, B25, B26, B27, B29, B32, B33, C3, C5, C7, C23, CH2, CH6, CH18, CH21, CH28, CH29, CH30, CH31, CH32, CH33, CH35, CH36, CH37, CH44, CH45, D12, D13, D26 • Gwynedd Design Guide • Character Assessment of the Pwllheli Conservation Area

GWYNEDD UNITARY DEVELOPMENT PLAN – REDEVELOPMENT



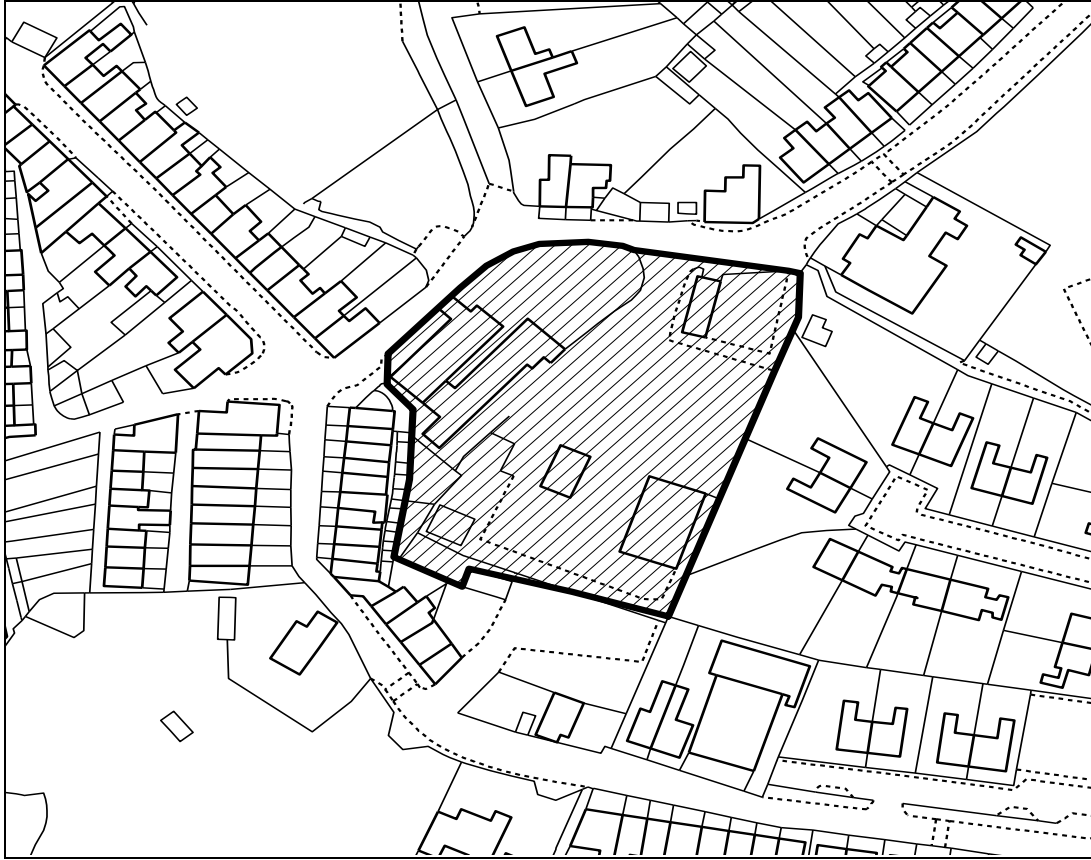
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Dependency Catchment Area	3 – Llŷn	Topic	Redevelopment
Grid Reference	237774 334681	Area	7.2 ha
Location	The former Island site in the Inner Harbour at Pwllheli and the adjoining open space between the former Island site and the Embankment.		
Proposal	<ul style="list-style-type: none"> Re-develop this strategic site to include a high quality development that will provide significant economic benefits and other benefits to the town and to the entire Dependency Catchment Area. Housing development will not be supported on this site. 		
Background and existing uses	<ul style="list-style-type: none"> The island was formed with the sediment excavated during the construction of the original harbour. Later building work has created the infilled space that links the Former Island site with the town. Legislation (see below) restricts the range of development possible on a part of the site. The site is not fully utilised at the moment. 		
Land ownership	<ul style="list-style-type: none"> Public 		
Adjoining land uses	<ul style="list-style-type: none"> The site lies within the Inner Harbour and is surrounded by a mixture of land uses, which include a successful marina (the Hafan), the Embankment and its promenade, public open space and residential areas. 		

Justification and objectives	<ul style="list-style-type: none"> Pwllheli has been identified as an Urban Centre in the Unitary Development Plan's settlement strategy. There are a wide range of facilities and community, public and commercial services there, as would be expected in a centre of its size. Tourism is important to the town's economy. However it is an activity that only concentrates upon the summer season, and it is based almost exclusively on the town's seaside location within an area of outstanding beauty. The marina has successfully raised the area's profile by holding international competitions. Pwllheli is recognised as an influential maritime centre, which is vital as regards to the local tourism industry. The Council's strategy for regenerating the town is based on maintaining the marina as a premier sailing centre. This is to be done by continually enhancing its facilities, promoting the town as the gateway and service centre for the Llŷn Dependency Catchment Area and improving the tourism product offered to visitors. The site is strategically located within the town. The site is in an extremely attractive area that offers good views of the rest of the town and the harbour. The site is close to the promenade, which provides an attractive and convenient footpath/ cycling route to the facilities and services available in the town centre, including the Cambrian railway line. The Embankment nearby provides a convenient vehicular link with the rest of the town and the area beyond. It is within a reasonable walking/ cycling distance from the seaside.
Important considerations	<ul style="list-style-type: none"> 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. Developers will be required to show that full consideration has been given to the flooding issues within the design of the development. The views and needs of the public and local businesses should be gained through local participation measures. The development should not have a negative impact on the wellbeing of the local community, nor on the Welsh language and culture of the area. The development should not have a detrimental impact on the attractiveness, vitality and viability of the town centre. The development should complement the neighbouring North Quay area, particularly in terms of uses and design.
Possible land uses	<ul style="list-style-type: none"> Since the site is located in a strategic position in the town it is considered that the main land use should be based on its location within a seaside town. Development linked to sailing/ maritime activities, leisure or tourism (e.g. serviced accommodation, restaurant that promotes local produce, a heritage/ cultural centre) will be supported. A study has identified these types of activities as being the most suitable form of development for this location. Proposals for residential or self-serviced accommodation (including time-share) will not be supported on any part of the site nor will leisure development such as ten pin bowling or amusement arcades.
Development phases	<ul style="list-style-type: none"> No constraints.
Physical constraints to development	<ul style="list-style-type: none"> The prospective developer will have to consider the Pwllheli Harbour Act (1983) and its revised version (1993). These prohibit some forms of development on the former Island site: <ul style="list-style-type: none"> - no housing; - no development that would cause pollution, which would be detrimental to the use of the harbour as a fishing harbour or any purpose, or an activity that is not associated with the use of the harbour as a fishing harbour, by which any such reason is detrimental to the use, amenity or enjoyment of the harbour for leisure activities; - no retailing that is not associated with harbour activities. According to the Act, the land that links the former Island site to The Embankment should not be used for any purpose except as an open space, car parking area, or to provide a vehicular and pedestrian access to and from the former Island site. The site is within the tidal floodplain. Thus 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. Finished floor levels should be agreed with the Environment Agency.

Quality of the on-site environment	<ul style="list-style-type: none"> • It is important that the development blends in with the neighbourhood. New and innovative designs of a high standard will be encouraged rather than ordinary run of the mill designs. • A landmark building should be provided on the site. • 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. • 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"> - suitable siting, design and orientation for the buildings in order to promote their energy efficiency. - locally sourced sustainable building materials and materials from certified sustainable sources. - water conservation measures (e.g. rainwater harvesting) • The design of the development should facilitate passive surveillance, thus contributing towards reducing the risk of antisocial behaviour. • The development should not impede the public's enjoyment of the public open space. • The reasonable privacy of property should be maintained. The development should not cause significant harm to the amenities of the local neighbourhood.
Protected features	<ul style="list-style-type: none"> • Local Nature Reserve to the west beyond The Embankment • The setting of the Pwllheli Conservation Area. • Pen Llŷn and the Sarnau Special Area of Conservation
Access and accessibility	<ul style="list-style-type: none"> • A suitable and safe vehicular access should be provided from The Embankment. • The layout scheme should encourage walking and cycling by providing safe, attractive and direct footpaths/ cycle paths into and out of the site to the promenade and The Embankment. • The layout scheme should encourage the use of public transport to parts of the site or/ and bus shelters and stops should be provided in convenient places on the adjoining highway. • Streets should be to adoption standards.
Planning application requirements	<ul style="list-style-type: none"> • A Design and Access Statement should be provided with the planning application. • A detailed landscaping scheme should be submitted with the full planning application. • The results of a Traffic Impact Assessment should be provided as part of the planning application (see Appendix 4 of the Unitary Development Plan). • A flood consequences assessment (as mentioned in TAN 15) should be submitted with the planning application. • An Energy Design Advice Report should be submitted if the (non-residential) building area exceeds 1000 m². • 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.
Main policies and guidance	<ul style="list-style-type: none"> • UDP Policies - A1, A2, A3, B4, B13, B15, B17, B22, B23, B25, B27, B29, B32, B33, C3, C5, C7, C23, CH18, CH19, CH21, CH28, CH29, CH30, CH31, CH32, CH33, CH35, CH44, CH47, CH48, D12, D13, D14 • Pwllheli Conservation Area Character Appraisal • Gwynedd Design Guide

GWYNEDD UNITARY DEVELOPMENT PLAN – REDEVELOPMENT



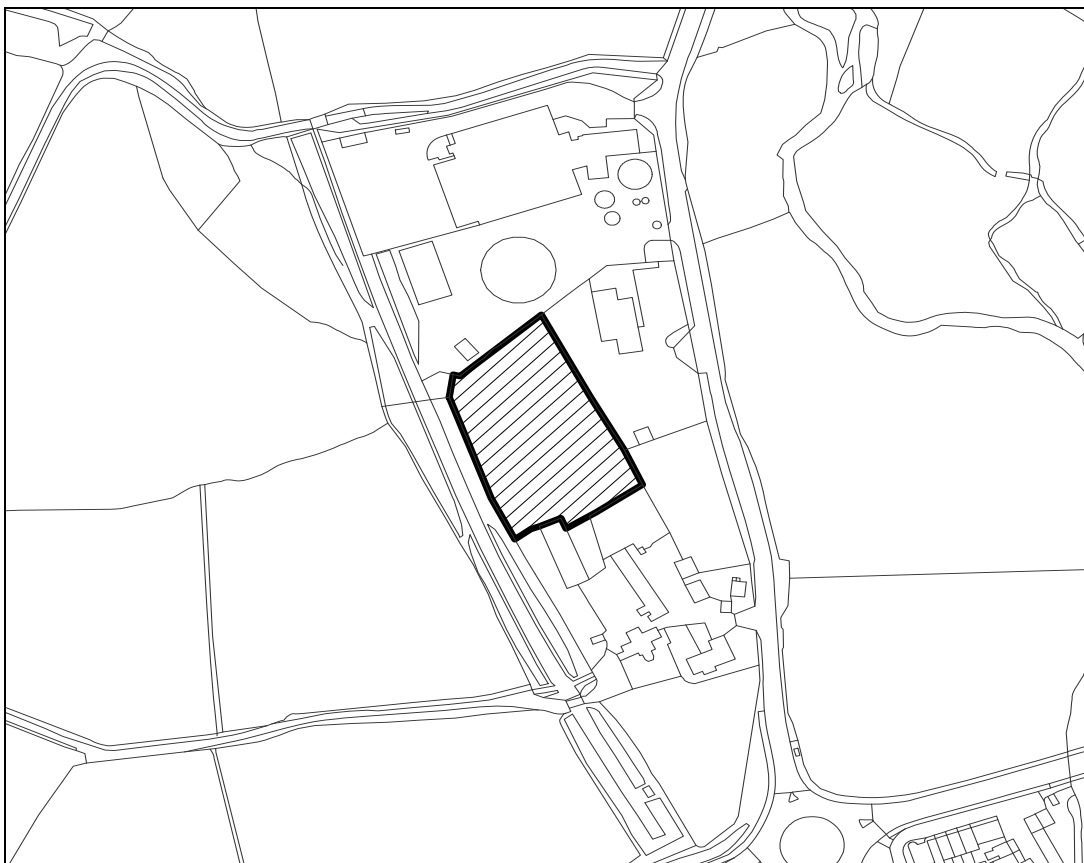
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Dependency Catchment Area	3 – Llŷn	Topic	Redevelopment
Grid Reference	237294 346715	Area	0.43 ha
Location	A bus depot in the centre of Trefor		
Proposal	Relocate the bus depot and redevelop the site to include a mixed-use development that fulfils the communal needs of the local community.		
Site background and current use	<ul style="list-style-type: none"> Most of the site is used as a depot for a local bus company that provides a public and private service. 		
Adjoining land uses	<ul style="list-style-type: none"> Residential area and a primary school. 		

Justification and objectives	<ul style="list-style-type: none"> The site is in the centre of the village and it provides the setting for the Conservation Area. The existing land use does not contribute positively to the character and appearance of the Conservation Area. The nature of the land use also contributes to traffic flow problems through the village. It is considered that there is an opportunity to reassess the site's use and its impact upon the amenities of nearby residents, the setting of the Conservation Area, the setting of a Listed Building and the flow of traffic in the centre of the village. Relocating the bus depot to a more convenient location would contribute towards improving the character and appearance of the Conservation Area. Redeveloping the site would provide an opportunity to improve the quality of the local environment by reducing the flow of heavy traffic along the narrow roads of the village. This would also be a means of improving the amenities of local residents. The objective is to promote a new use(s) that is compatible with the site's location in the centre of the village.
Important considerations	<ul style="list-style-type: none"> The redevelopment of the site is wholly dependent on being able to find a more suitable site for the bus company, who provide an extremely important service to the local community and the area in general. The development should not have any negative impact on the well-being of the local community nor the Welsh language and culture in the area. The opinion and needs of local people and businesses should be gained through local participation measures.
Development phases	<ul style="list-style-type: none"> None
Physical constraints to development	<ul style="list-style-type: none"> Due to the nature of the existing land use, the land may be polluted with oil, petrol, etc. Detailed research work should be undertaken in order to assess whether the site, or parts of the site, are polluted. The assessment should assess the risk (if a risk exists) and provide a land remedial strategy.
Quality of the on-site environment	<ul style="list-style-type: none"> As the site is located in a prominent position near the Conservation Area in the centre of the village, a development of an architecturally high standard that blends in with the local area's positive built and environmental features should be ensured. This will not necessarily mean reproducing the style of existing buildings that are adjacent to the site. As the site is located within the Llŷn Area of Outstanding Natural Beauty, proposals that would have a significant impact on the landscape will be refused. New and different designs will be encouraged, rather than ordinary, run of the mill designs. The new development can act as a focus point, thus increasing the village's attraction and sense of identity. Detailed consideration should be given to landscaping matters whilst considering the layout of any new buildings and the roads. Landscaping proposals should be included as an integral part of any development. This will include hard landscaping (pavements etc.) and soft landscaping (planting work using locally sourced indigenous species) of high quality that is appropriate to the site and the locality. 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"> suitable siting, design and orientation for the buildings in order to promote their energy efficiency locally sourced sustainable building materials and materials from certified sustainable sources water conservation measures (e.g. rainwater harvesting). The design of the development should facilitate passive surveillance, thus contributing towards reducing the risk of antisocial behaviour. The development should not cause significant harm to the amenities of the local neighbourhood and the reasonable privacy of property should be maintained. Surface water discharge should be subject of attenuation. No development will be permitted within 4 meters of any culvert.
Protected features	<ul style="list-style-type: none"> The site bounds the Trefor Conservation Area. 'Maes y Neuadd', which is located near this site, is a grade II listed building. The site is located within the Llŷn Area of Outstanding Natural Beauty.

Access and accessibility	<ul style="list-style-type: none"> • A good and clear link should be established between the site and the remainder of the village. The development should integrate fully with the wider area. • It will be necessary to provide suitable parking spaces on the site. • Detailed consideration should be given to effect of the redevelopment on the village's road network. 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. • A safe and attractive environment should be provided for pedestrians and cyclists. They, rather than cars, should be given priority on the site. • Safe, attractive and direct footpaths will need to be provided for pedestrians into and out of the site. • The street(s) should be to adoption standards.
Planning application requirements	<ul style="list-style-type: none"> • A full and detailed Design and Access statement should be provided as part of the planning application. • A detailed landscaping scheme should be provided as part of the full planning application. • Detailed surface water drainage plans to be provided with the planning application. • Contaminated land report to be submitted with planning application. • 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.
Main policies and guidance	<ul style="list-style-type: none"> • UDP policies - B3, B4, B8, B22, B23, B25, B27, B33, C1, C3, C5, C7, CH4, CH18, CH21, CH28, CH29, CH30, CH31, CH32, CH33, CH35, CH36, D12. • Gwynedd Design Guide • 'Affordable Housing' Supplementary Planning Guidance • 'Planning Obligations' Supplementary Planning Guidance • 'Landscape character' Supplementary Planning Guidance • Llŷn AONB Settlement Character and Conservation Area Appraisal Studies • Llŷn AONB Management Plan

GWYNEDD UNITARY DEVELOPMENT PLAN – EMPLOYMENT LAND



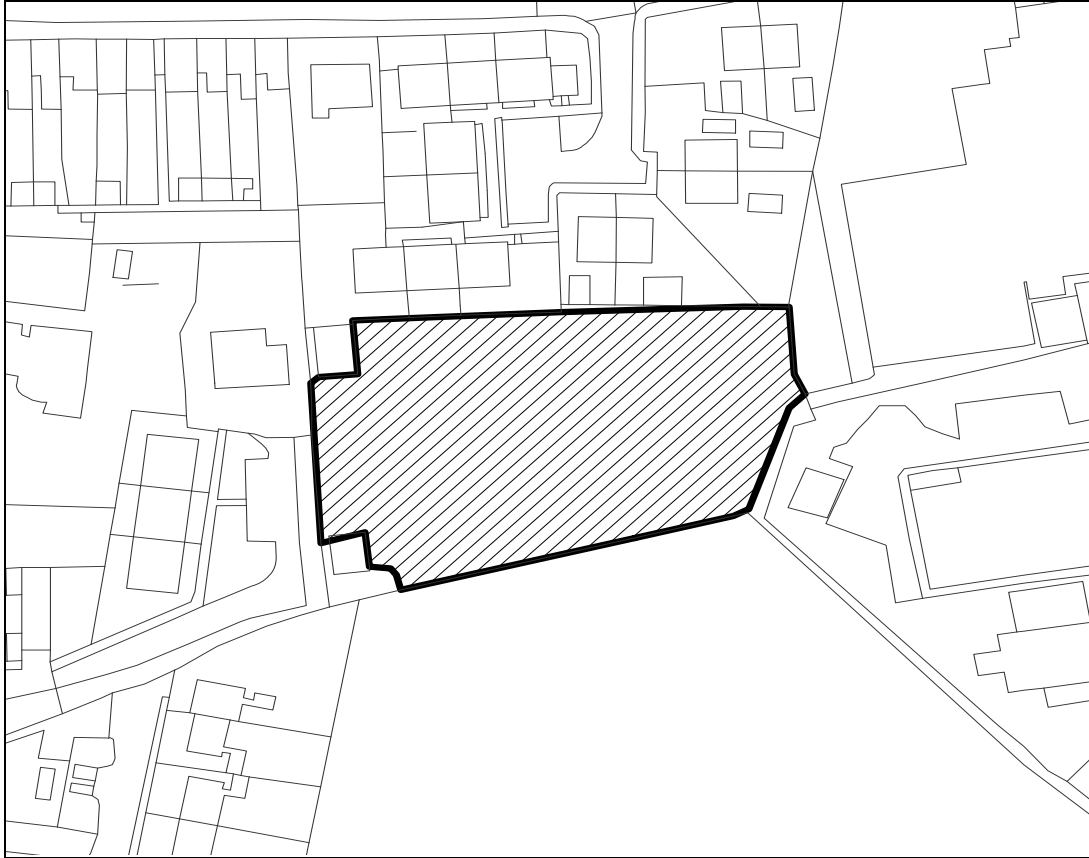
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Dependency Catchment Area	3 – Llŷn	Topic	Employment land
Grid Reference	243667 337716	Area	0.5 ha
Location	<ul style="list-style-type: none"> The site is located near the Gwynedd Council depot and a laundry in Afon Wen. 		
Proposal	<ul style="list-style-type: none"> Provision of a sufficient supply of employment land within the Llŷn Dependency Catchment Area (DCA) in order to meet the needs of local businesses. 		
Background of the site and its current use	<ul style="list-style-type: none"> It is a greenfield site (i.e. land that has been previously developed) that adjoins land uses of an industrial and agricultural nature. 		
Land ownership	<ul style="list-style-type: none"> Private 		
Adjoining land uses	<ul style="list-style-type: none"> The former Welsh Water depot and the Gwynedd Council depot (including a salt store) are located nearby. The Afon Wen laundry is located near the site. 'Tyddyn Mawr' farmhouse adjoins the site. A former railway route forms the western boundary of the site. The A497 road is located nearby. 		

Justification and objectives	<ul style="list-style-type: none"> • In order to provide a variety of sites to facilitate employment uses in the Llŷn DCA, research work was undertaken to assess the qualities of a number of different sites within the DCA as possible locations for such development. One of the main assessment criteria was the need to select a site that is as close as possible to the town of Pwllheli (i.e. the main service centre of the DCA). This site is believed to have the appropriate qualities to meet some of the need for employment land within the Llŷn DCA during the period of the Gwynedd UDP. • The site is located close to the A497 road. It therefore has convenient links with the urban centre of Pwllheli and Porthmadog. • The site, due to its location near a regular bus service route, is accessible in terms of public transport.
Important considerations	<ul style="list-style-type: none"> • The opinions of local businesses and the industrial sector should be considered in order to ensure that the development of the site meets their needs. It is also important to gain the opinions of local residents. • Any development should support the existing supply of employment units/sites that are already available within the Llŷn DCA (i.e. to provide a wide range of different sized units to meet the various needs of businesses within the area).
Planning and designing for different uses	<ul style="list-style-type: none"> • Developments in use classes B1, B2 or B8 will be permitted on this site. • Any development must ensure a high standard of design. The site should be attractive to potential businesses and it should be a desirable location for their enterprises. • Consideration should be given to the potential impact of development on neighbouring land uses. The need to use suitable mitigation measures to reduce any potentially negative impacts should be considered. • 'Bad Neighbour' developments (see Policy D4 of the UDP) will not be permitted on this site.
Development Phases	<ul style="list-style-type: none"> • No constraints.
Physical constraints to development	<ul style="list-style-type: none"> • None
Quality of the on-site environment	<ul style="list-style-type: none"> • The development should blend in with the locality. It should not be detrimental to the character of the surrounding countryside. • Detailed consideration will have to be given to landscaping issues as part of the planning of new buildings and the road(s). A landscaping scheme for the site will be necessary. This will include hard (pavement etc.) and soft (planting work) landscaping that is appropriate to the site and the locality. Locally sourced indigenous species of trees and shrubs should be used. • The trees and shrubs that form the existing site boundary should be maintained. • 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"> - suitable siting, design and orientation for the buildings in order to promote their energy efficiency - locally sourced sustainable building materials and materials from certified sustainable sources - water conservation measures (e.g. rainwater harvesting). • The design of the development should facilitate passive surveillance, thus contributing towards reducing the risk of antisocial behaviour. • The development should not cause significant harm to the amenities of the local neighbourhood and the reasonable privacy of property should be maintained.
Protected features	<ul style="list-style-type: none"> • The development should safeguard the former railway line route in accordance with policy CH23 of the UDP.
Access and accessibility	<ul style="list-style-type: none"> • The existing vehicular access that serves the depot that is located adjacent to this site should be used. • A third class county road services the site. • The site is located near the A497 road and it has convenient links to the A55 dual carriageway. • Safe, attractive and direct footpaths will need to be provided for pedestrians in and out of the site. • An attractive and safe environment should be secured for pedestrians and cyclists, ensuring that they, rather than cars, are given priority.

Planning application requirements	<ul style="list-style-type: none"> • A full and detailed Design and Access Statement should be provided with the planning application. • A detailed landscaping scheme should be provided as part of a full planning application. • 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. • An Energy Design Advice Report should be submitted if the building area exceeds 1000 m².
Main policies and guidance	<ul style="list-style-type: none"> • UDP policies - B22, B23, B25, B27, B33, C1, C7, CH18, CH21, CH23, CH28, CH29, CH30, CH31, CH32, CH33, CH36, D3. • Gwynedd Design Guide

GWYNEDD UNITARY DEVELOPMENT PLAN – HOUSING



Map not to scale

Dependency Catchment Area	3 – Llŷn	Topic		Housing	
Location	Adjacent to the Industrial Estate, Y Ffôr	Grid Reference	239924 338991	Area	0.32 ha
Proposal	Allocate the site for general market housing (i.e. housing for general need and the open market)				
Justification for selecting the site	<ul style="list-style-type: none"> Research work has shown that the Plan should aim to allocate land 230 houses in the Llŷn Dependency Catchment Area As a village that belongs to the dormitory housing market area, it is considered that Y Ffôr is able to absorb further general market housing. The site is located on the edge of the built form of the village, and links and integrates well with the existing development pattern. The site is within easy walking distance of the services and community facilities of the village. The site is situated near the bus route through the village, that links y Ffôr with the centre of Pwllheli. There is no previously used land in the village that would be suitable for a housing development on this scale. 				
Physical constraints to development	<ul style="list-style-type: none"> The land is unlikely to be contaminated. As the sewage works in Y Ffôr has no spare capacity, one of the following steps will have to be undertaken: <ul style="list-style-type: none"> The developer to come to an agreement with Welsh Water as regards the contribution to the extra expense necessary to make improvements to the private sewerage treatment works; or 				

	<ul style="list-style-type: none"> - The developer to provide a private sewerage treatment plant; or - That Welsh Water include a plan for improvements in their programme for 2010-2016.
Development phases	<ul style="list-style-type: none"> • No restrictions
Quality of the on-site environment	<ul style="list-style-type: none"> • The reasonable privacy of property should be maintained. The development should not cause significant harm to the amenities of the local neighbourhood. • It should be ensured that the design is of high quality, with 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. • The affordable houses should not be obvious in terms of their design or location, and they should not be clustered together in the development. • 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 to operate as a screen between the development and the nearby industrial estate. This will mean planting trees and shrubs using indigenous species that are locally sourced. • The hedges and any stone wall forming part of the site boundary should be retained and safeguarded. • 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"> - suitable siting, design and orientation for the houses in order to promote their energy efficiency - locally sourced sustainable building materials and materials from certified sustainable sources - water conservation measures (e.g. rainwater harvesting). • The design of the development should facilitate the provision of sufficient suitable spaces within the curtilage of residential units to accommodate waste facilities. • The development should facilitate passive surveillance, thus contributing towards reducing the risk of antisocial behaviour.
Number and type of housing	<ul style="list-style-type: none"> • Applying the general building density of 30 units per hectare shows that this site can cope with about 10 residential units. The exact number of residential units will depend on a full assessment of various factors, including the requirements of various policies. • The mix of housing type proposed should reflect the need in the locality for specific types of houses. • 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.
Access and accessibility	<ul style="list-style-type: none"> • The entrance already provided by the Cae'r Gromlech estate, which links with the A499 road, should be used as the vehicular access to the site. • Safe, attractive and direct footpaths will need to be provided for pedestrians in and out of the site. • An attractive and safe environment should be secured for pedestrians and cyclists, ensuring that they, rather than cars are given priority. • The street(s) should be of adoptable standards.
Planning application requirements	<ul style="list-style-type: none"> • A Design and Access Statement should be submitted with the planning application. • A detailed landscaping scheme should be provided as part of the full planning application. • Information should be provided with the planning application regarding how the development will deal with the sewage treatment problems. • 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. • 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. • 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. • Information about the means of treating sewage on the site to be included with the planning application.
Other relevant	<ul style="list-style-type: none"> • Neighbouring land uses - residential area, open countryside and industrial estate.

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