

Sylwadau Dros y We / Representations via the Internet

Rhif Sylw / Rep Id: **439**

Enw / Name: **Welsh Highland Railway (Mr Graham Farr) [254]**

Rhan: **Polisi ISA1**

Section: **Policy ISA1**

Math / Type: **Gwrthwynebu / Object**

Crynodeb o'r Sylw:

Rhaid rhoi ystyriaeth ofalus i'r effaith andwyol y gallai unrhyw ofyn yng nghyswllt cyfraniadau datblygwyr ei gael ar hyfywedd datblygiadau newydd y gallai'r Cwmni eu cynnig yn unol â chyflwyniadau Safleoedd Arfaethedig cyfeirnodau: SP552 a SP870 (Copïau o'r ffurflenni ynghlwm). Dileu'r frawddeg "Os yw cynnig...datblygiad gael ei ariannu."

Representation Summary:

Careful consideration needs to be given to the adverse impact any requirement for developer contributions may have on the viability of new development such as the Company might propose in accordance with Candidate Site submissions refs: SP552 and SP870 (copies of forms attached). Delete sentence 'Where proposals ... must be funded by the proposal.'

Sylw Llawn / Full Representation:

Careful consideration needs to be given to the adverse impact any requirement for developer contributions may have on the viability of new development such as the Company might propose in accordance with Candidate Site submissions refs: SP552 and SP870 (copies of forms attached).

Newid(iadau) i'r Cynllun

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Change(s) to the Plan

Delete sentence 'Where proposals ... must be funded by the proposal.'

Profion Cadernid / Soundness Tests: viii

Sylwadau Dros y We / Representations via the Internet

Rhif Sylw / Rep Id: **121**

Enw / Name: **Home Builders Federation Ltd (Mr Mark Harris) [1470]**

Rhan: **7.1.10**

Section: **7.1.10**

Math / Type: **Gwrthwynebu / Object**

Crynodeb o'r Sylw:

Achosir dryswch trwy ddefnyddio nifer o dermau sy'n ymddangos eu bod yn gysylltiedig â'r un peth, sef 'seilwaith', 'budd cymunedol' a 'cyfraniadau i seilwaith y gymuned'. Nid oes cyfeiriad at y ffaith bod angen asesu hyfywedd y cynllun er mwyn darparu'r 'buddion cymunedol'. Angen geirfa ychwanegol neu baragraff newydd i drafod asesiadau hyfywedd ar gyfer y nifer a'r amrediad o fudd cymdeithasol y gofynnir amdano. Defnyddio un gair i ddisgrifio cyfraniadau C106 i osgoi dryswch.

Representation Summary:

Confusion is caused by the use of a number of terms which appear to relate to the same thing these being 'infrastructure', 'community benefit' and 'community infrastructure contributions'. There is no reference to the need to assess the viability of the scheme to provide the 'community benefits'.

Additional wording required or new para to talk about viability assessments in relation to the amount and range of community benefits requested. Use one word to describe S106 contributions to avoid confusion.

Sylw Llawn / Full Representation:

Confusion is caused by the use of a number of terms which appear to relate to the same thing these being 'infrastructure', 'community benefit' and 'community infrastructure contributions'. There is no reference to the need to assess the viability of the scheme to provide the 'community benefits'.

Newid(iadau) i'r Cynllun

Additional wording required or new para to talk about viability assessments in relation to the amount and range of community benefits requested.

Change(s) to the Plan

Additional wording required or new para to talk about viability assessments in relation to the amount and range of community benefits requested. Use one word to describe S106 contributions to avoid confusion.

Profion Cadernid / Soundness Tests: None

Sylwadau Dros y We / Representations via the Internet

Rhif Sylw / Rep Id: **469**

Enw / Name: **Home Builders Federation Ltd (Mr Mark Harris) [1470]**

Rhan: **Polisi ISA1**

Section: **Policy ISA1**

Math / Type: **Gwrthwynebu / Object**

Crynodeb o'r Sylw:

Nid oes cyfeiriad at yr angen i asesu hyfywedd y datblygiad er mwyn rhoi'r cyfraniadau y gofynnwyd amdanynt a hefyd yr angen i benderfynu rhwng gofynion cystadleuol nad oes modd i'r datblygiad eu darparu i gyd. Mae angen nodi'r gwahaniaeth rhwng seilwaith gofynnol megis gwasanaethau a chyfraniadau A106 eraill.

Representation Summary:

There is no reference to the need to assess the viability of the development to afford the contributions requested and also the need to decide between competing requirements which cant all be afforded by the development. The difference between required infrastructure such as services and other S106 contributions needs to be made.

Sylw Llawn / Full Representation:

There is no reference to the need to assess the viability of the development to afford the contributions requested and also the need to decide between competing requirements which cant all be afforded by the development. The difference between required infrastructure such as services and other S106 contributions needs to be made.

Newid(iadau) i'r Cynllun

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Change(s) to the Plan

Include wording to cover the above comments.

Profion Cadernid / Soundness Tests: None



Paragraph 10.8 of TAN15 clearly states that sites in flood zone C2 should not be allocated for highly vulnerable development.

NRW recommends that either a stage 2 or stage 3 SFCA is prepared and forwarded to NRW for further assessment to demonstrate that developing this site for residential use would comply with the requirements of TAN15 or that this allocation is removed from the Local Development Plan.

Please refer to our representation ID 104 for further details with regards to our objection to allocating this site for development.

Should your Authority opt to undertake a Stage Two/Three Strategic Flood Consequence Assessment NRW would be willing to advise your Authority on the likelihood of the above sites satisfying the criteria for development within a flood plain in terms of depths and velocity of flood waters.

However, we remind you that as TAN15 states that highly vulnerable development should not be considered within Zone C2, (the former Crosville site), the Welsh Government appointed Planning Inspector may consider the Plan to be unsound on Policy grounds alone.

NRW also wishes to provide the following advice with regards to sites T42 and C8.

T42 – Land near North Terrace, Criccieth – Is proposed for housing under Policy TAI15. Although, the site is not identified as being within a flood risk zone, NRW is aware of a history of flooding from the Afon Cwrt which flows through the site. The river enters a culvert at the bottom of the site, and any blockage of the screen could increase flood risk. Due to the steep nature of the land, it is unlikely that flooding would affect a large proportion of the site. However, NRW would expect any planning application to be supported by a Flood Consequence Assessment to ensure that development is adequately protected.

C8 – Business Park, Porthmadog – Is proposed for employment under Policy CYF1. The whole site is within flood zone C1. However, flood modelling work suggests that the actual risk to the site is low due to the flood defences within the area. NRW would expect any planning application to be supported by a Flood Consequence Assessment to ensure that development is adequately protected.

Sewerage Infrastructure Capacity

Paragraph 7.1.13 of the Deposit Plan notes that engagement with Dwr Cymru/Welsh Water has been undertaken through Plan preparation process. NRW is aware that there may be capacity issues with Treborth Waste Water Treatment Works that serves Bangor, Y Felinheli, Bethel, and an area of south Anglesey. This may

constrain development within these areas, and therefore we strongly recommend that Dwr Cymru / Welsh Water's views are sought on this specific issue.

Water Resources Capacity

NRW wish to highlight that there is uncertainty as to whether there will be adequate water resource capacity during the operation of the proposed Wylfa Newydd. The requirements to increase water capacity has the potential for environmental impacts.

Your Authority should be aware of the potential need for the LDP's focus changes or monitoring of the plan to take into consideration any updated information provided by Horizon with regards to water capacity requirements.

We thank you for the opportunity to provide comments on the draft Deposit Plan and associated assessments including Sustainability Appraisal and Habitats Regulation Assessment. We trust that the

Should you wish clarification on any of the matters raised, please do not hesitate to contact us.

Yours Sincerely

Angharad Wyn Crump

**Angharad Wyn Crump MRTPI
Senior Casework Officer
Development Planning Advice Service
North and Mid Region**

adnewyddadwy? Gellid defnyddio'r asesiad ynni i wella geiriad polisïau PS6 a PCYFF4, gan eu bod fel y maen nhw, yn aneglur. Gallai'r asesiad ynni ei gwneud hi'n glir beth yn union a ddisgwylir ac ar gyfer pa fath/faint o ddatblygiad y mae'r polisïau yn ymwneud â nhw.

Mae Polisi ADN2 yn ceisio cadw technolegau ynni anadnewyddadwy o fewn ffiniau datblygu. Mae hyn yn cyfyngu gormod ac yn groes i bolisi cynllunio cenedlaethol. Dylai'r asesiad ynni roi'r dystiolaeth sydd ei hangen i allu cynllunio'n bositif ar gyfer pob math o ddatblygiad adnewyddadwy ac ynni isel.

C. Mewn perthynas â'r profion cadernid CE2, CE3, CE4: Er na thybir eu bod yn faterion o bwysigrwydd sylfaenol i gadernid yr CDLI, rydym o'r farn bod diffyg sicrwydd neu eglurder ynglŷn â'r materion canlynol, y tybiwn y byddai'n fuddiol tynnu eich sylw atynt, i'ch galluogi i ystyried amgenach ffyrdd o'u dangos:

I. Y gallu i gyflawni

Mae'r awdurdod wedi ystyried y gallu i gyflawni i raddau, ac mae Papur Testun 13, Seilwaith Cymunedol yn rhoi cyd-destun defnyddiol gan ddangos y mathau o seilwaith sydd eu hangen yn yr ardal. Fodd bynnag, nid yw hyn wedi'i drosi ar gyfer yr asesiadau fesul safle unigol. Rhaid i'r awdurdodau egluro pa seilwaith sy'n angenrheidiol er mwyn cyflawni'r safleoedd a ddynodwyd, a dangos sut a phryd y bydd hyn yn cael ei gyflawni yn ystod cyfnod y cynllun, ac ystyried p'un oes angen datblygu graddol. Ni ddylai gyfyngu ar newid o fewn y cynllun, ond dylai sicrhau bod y strategaeth yn cael ei chyflawni. Dylai'r awdurdodau gadarnhau pa seilwaith sy'n angenrheidiol a sut y bydd hyn yn cael ei roi ar waith o fewn y cyfyngiadau (fel y nodwyd yn y cynllun) sy'n dod i rym ar gytundebau Adran 106 ym mis Ebrill 2015, yn arbennig o ran y cyfyngiadau ar gronni adnoddau a nodir yn y rheoliadau.

Gall anawsterau godi os nad oes systemau yn eu lle i gydio yn y manteision ariannol a ddaw drwy ddatblygu, er mwyn eu defnyddio i helpu i ddarparu'r seilwaith priodol. Nid yw'n glir a yw Polisi ISA1 yn blaenoriaethu'r seilwaith gofynnol neu ai rhestr yn unig yw hon. Mae'r gwaith ar hyfywedd safle mewn perthynas â'r gallu i gyflawni hefyd yn wan.

Yr awdurdodau ddylai ddangos beth fydd, a beth na fydd yn cael eu cwmpasu gan gyfraniadau/rhwymedigaethau cynllunio eraill, sut mae hyn yn berthnasol i Reoliad 122 o Reoliadau'r Ardoll Seilwaith Cymunedol 2010, megis mesurau lliniaru uniongyrchol ar gyfer datblygiad, sut y gellir cyflawni rhwymedigaethau eraill y mae Cylchlythyr 13/97 yn eu ceisio, newidiadau hysbys i ddeddfwriaeth, megis Rhan L a systemau chwistrellu, a chostau seilwaith. Dylai'r awdurdod hefyd fedru dangos rhestr flaenoriaeth gyffredinol ynghylch y rhwymedigaethau y bydd yn eu ceisio gan ddatblygiad a baich ariannol rhwymedigaethau o'r fath ynghyd ag effaith hyfywedd.

Os nad oes Ardoll Seilwaith Cymunedol mewn lle, mae perygl bydd bwllch yn y polisi ac yng ngallu'r cynllun i gasglu arian i helpu gyda'r datblygiadau. Ni ddylid gadael hyn nes adolygiad cynnar o'r cynllun. Nid yw bwllch o'r fath yn fuddiol i'r cynllun. Mae angen esboniad pellach i ddangos nad yw hyn yn broblem neu, os yw'n broblem, sut y gellir ei ddatrys. Dylid egluro'r berthynas rhwng darparu seilwaith ar gyfer tai a chyflogaeth yn nhermau datblygiad graddol.

opportunities for higher sustainable building standards on strategic sites or can the co-location of developments optimise opportunities for renewable energy? The energy assessment could also be used to improve the policy wording for PS6 and PCYFF4, as these stand they lack clarity. The energy assessment could make it clear what is expected and to what scale/ type of development the policies apply.

Policy ADN2 seeks to constrain non-renewable energy technologies to within development boundaries. This is overly restrictive and contrary to national planning policy. The energy assessment should provide the evidence to plan positively for all forms of renewable and low energy development.

C. In relation to soundness tests CE2, CE3, CE4: whilst not considered to be fundamental to the soundness of the LDP, we consider there to be a lack of certainty or clarity on the following matters which we consider we can usefully draw to your attention to enable you to consider how they might be better demonstrated:

I. Deliverability

Whilst the authority has considered deliverability to some degree, Topic paper 13, 'Community Infrastructure' provides a helpful context illustrating the types of infrastructure requirements in the area. However, this has not been transposed to a site by site assessment. The authorities need to clarify what infrastructure is required to deliver the allocated sites and how and when this will be delivered within the plan period, and whether any phasing of development will be required. It should not limit change within the plan but it should ensure the strategy is delivered. The authorities should secure the infrastructure required and how this will be implemented within the limitations (as identified in the plan) coming into force on Section 106 agreements in April 2015, particularly having regard to the pooling limitations as set out in the regulations.

1060 If there is no mechanism in place to capture the financial benefits arising from development which can be used to assist the provision of appropriate infrastructure, this could cause difficulties. It is not clear whether **Policy ISA1** prioritises the infrastructure requirement or whether this is merely a list. The viability work relating to the site deliverability is also weak.

It is for the authorities to demonstrate what other planning obligations/contributions will, or will not cover, how this relates to Regulation 122 of the Community Infrastructure Levy (CIL) Regulations 2010, i.e. direct mitigation for development, how other obligations sought by Circular 13/97 can be achieved, known changes to legislation, i.e. Part L & sprinklers, as well as infrastructure costs. The authority should also be able to indicate a priority list, in the generality, of what obligations it will seek from development and the financial magnitude of such obligations and the impact of viability.

If a CIL is not in place, there could be a policy vacuum in the plans ability to capture financial receipts to support development. This should not be left to an early review of the plan. It is not in the interest of the plan to create a policy void. Further explanation is required to demonstrate how this is not an issue or, if it is, how it is to be resolved. The

Rhestr Wirio Sylwadau Cynllun Adnau

Cyfeirnod Person: 1645

Cyfeirnod y Sylw: 697

Dyddiad Derbyn: 31.03.15

1) Mewnbynnu

A yw'r sylw ac atodiadau (sy'n cynnwys copi o'r ffurflen wreiddiol) wedi'i fewnbynnu i'r system JDi? Y / N

Dyddiad: 17/04/15

Swyddog: Nicholas Philip Williams

Oes angen grynhoad? Y / N

Ydy'r crynhoad yn gywir? Y / N (angen sicio fod y newid maent ei angen yn y crynhoad)

Dyddiad llythyr crynhoad sylwadau wedi'i yrru: 17.04.15

Dyddiad dderbyn ateb

Dyddiad addasu'r crynhoad mewn ymateb i sylwadau'r gwrthwynebydd

2) Cyfieithu

Dyddiad gyrru i'r Uned Cyfieithu:

Dyddiad dderbyn y cyfieithiad:

A yw'r cyfieithiad wedi'i fewnbynnu i'r system JDi? Y / N Dyddiad:

.....

3) Cadarnhau'r Sylw

A yw'r sylw wedi ei gadarnhau ar y System JDi? Y / N Dyddiad:

Nodyn:

REP NO: 697

ID: 1645

	 <p>CYNGOR SIR YNYS MÔN ISLE OF ANGLESEY COUNTY COUNCIL</p>	<p>For office use only:</p> <p>Representor No.</p> <p>Date received: 30/3/15 <i>elou</i></p> <p>Date acknowledged:</p>
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NEED TO SCAN

Anglesey and Gwynedd Deposit Joint Local Development Plan 2011-2026
Representation Form

SUMMARY EMAIL SENT

Data Protection

How your representation and the information that you give us will be used. All information submitted will be seen in full by the Joint Planning Policy Unit staff dealing with the Joint Local Development Plan (Joint LDP). Your name and comments as set out in your representation form will be published together with the Councils' response. This helps to show that the consultation was carried out properly. Please note that this form may also be made available to any Public Examination on the Joint LDP.

We would prefer that you submit your representations directly online. Alternatively, an electronic version of this form can be completed online at www.gwynedd.gov.uk/ldp or www.anglesey.gov.uk/ldp Separate forms should be completed for each comment that you wish to make.

Additional representation forms can be obtained from the Joint Planning Policy Unit on 01286 685003 or may be downloaded from the Council's web site at: www.gwynedd.gov.uk/ldp or www.anglesey.gov.uk/ldp or you may photocopy this form. When making comments please use additional sheets as required clearly numbering each consecutive sheet.

PART 1: Contact details

	Your details/ Your client's details	Agent's details (if relevant)
Name		[REDACTED]
Address		[REDACTED]
Postcode		[REDACTED]
Telephone Number		[REDACTED]
Email address		[REDACTED]

Guidance Note.

Please set out your comments in Part 2 of this form. Use additional sheets of paper where necessary. **Separate forms should be completed for each comment** that you wish to make.

Question 2dd and 2e seeks your views on the soundness of the Joint Deposit Plan. The tests of soundness and additional information on how they are applied are detailed on the last page of this form.

If you want changes made to the Deposit Plan, please be as specific as you can. For example, if you want new text added, please set out the new text and explain where you would like it to go in the Deposit Plan and why. Similarly, if you want to add a new or amend a policy or a paragraph, please set out clearly the new text and explain where you think it should go in the Deposit Plan and why.

If you wish to delete a site that is allocated in the Deposit Plan or suggest amendments to it or you wish to propose a new site, please attach a 1:1250 or 1:2500 scale plan that clearly identifies the site boundaries. If you are proposing a new site (one that is not included within the Deposit Plan) the comment form must be accompanied by a detailed site assessment in accordance with the Council's Candidate Site assessment methodology and the Sustainability Appraisal framework. The Candidate Site assessment methodology and the Sustainability Appraisal framework can be found on the Council's website at: www.gwynedd.gov.uk/ldp or www.anglesey.gov.uk/ldp

Further information about this matter can be obtained from the Joint Planning Policy Unit on **01286 685003** or on the Council's web site at: www.gwynedd.gov.uk/ldp or www.anglesey.gov.uk/ldp in the leaflet 'Guidance about alternative sites'.

Where proposed changes to a development plan have significant sustainability effects, you will need to provide the relevant Sustainability Appraisal information. This information must be consistent with the scope and level of detail of the Sustainability Appraisal conducted by the Authority. It should also refer to the same baseline information in identifying the likely significant effects of the revised policy or new site.

You should include all your comments on the Deposit Plan and set out your full case on the official form, using accompanying documents where necessary. If you seek more than one change and consider that the Deposit Plan fails to meet more than one test of soundness **separate forms should be completed for each representation**. Similarly, if your representation is in support of the Deposit Plan or individual elements of the Deposit Plan it would be helpful if separate representations were made. Please indicate if you are submitting other material to support your comments.

You will only be able to submit further information to the Examination if the Inspector invites you to address matters that he or she may raise. Please note that the Inspector will not have access to comments you have made in response to previous consultations. If you do not consider the Deposit Plan to be sound and that it should be changed, please explain clearly why you think the changes are needed. If you think a change is needed for the Deposit Plan to meet one or more of the tests of soundness, please tell us which one(s).

Where a group shares a common view on how it wishes the Deposit Plan to be changed, the Councils will accept a signed petition. In submitting a representation form on behalf of a group, the representation form should include the contact details of a lead individual at Section 1 and the comments should be clearly set out on the representation form. The signed petition should state clearly how many people are being represented and how the representation has been authorised. Signing a petition does not prevent the submission of individual forms.

PART 2: Your Comments and Suggested Changes. (Please use one Part 2 section for each comment that you wish to make)

2a. Which part of the Deposit Plan are you commenting on?	
Policy number (please specify)	Policy ISA1 – Infrastructure Provision
Paragraph number (please specify)	
Proposals/ Inset Map (please specify ref no.)	
Constraints Map	
Appendices (please specify)	

2b. Are you objecting or supporting the Deposit Plan?			
Objecting	<input checked="" type="checkbox"/>	Supporting	<input type="checkbox"/>

<p>2c. Please provide details of your representation on the Deposit Plan.</p> <p>Policy ISA1 – Infrastructure Provision</p> <p>This policy seeks to ensure that financial contributions or infrastructure are provided by development proposals where necessary in order to make them acceptable and to allow the development to proceed.</p> <p>However, contributions are sought to a broad range of potential purposes which are not clearly defined, are not related to planning, or are not in the control of an applicant or indeed a Council to deliver.</p> <p>For example, contributions are sought for, sport and leisure facilities, this is a generic term and should only relate to items that comply with the CIL regulations. Appeal cases elsewhere have found that contributions towards leisure centres, pool, gyms etc, from specific developments can not be readily substantiated by reference to the CIL regulations. A general term of “regeneration” “other contributions considered appropriate” is also referenced, these are unspecific and will fail the CIL tests. Healthcare facilities are also sought. Whilst it maybe within the gift of developers to provide land or a building for health care facilities, the staffing, running and delivery of these services is outside the control of a developer and indeed the Council. Accordingly, healthcare facilities fail the tests of the CIL regulations. The same issue arises with Broadband infrastructure, as this is delivered via commercial companies and organisations.</p> <p>The Policy fails the CIL Regulations and should be amended accordingly.</p> <p>The Policy therefore does not comply with Test of Soundness C2 as it does not comply with Planning Policy Wales & CE2 as it is not realistic having regard to other alternatives.</p>

*Please use additional sheet if necessary.
Please state how many additional sheets have been used.....*

2ch. If your response to 2c above exceeds 100 words, please provide a summary (no more than 100 words).

2d. Please detail the changes you wish to see made to the Deposit Plan.

2dd. Is the Deposit Plan sound?

Yes No

2e. If you think that the Deposit Plan is unsound which test of soundness do you think that it fails? (Please tick below). *More details are provided at the back of this form.*

Procedural				Consistency				Coherence & Effectiveness											
P1	<input type="checkbox"/>	P2	<input type="checkbox"/>	C1	<input type="checkbox"/>	C2	<input checked="" type="checkbox"/>	C3	<input type="checkbox"/>	C4	<input type="checkbox"/>	CE 1	<input type="checkbox"/>	CE 2	<input checked="" type="checkbox"/>	CE 3	<input type="checkbox"/>	CE 4	<input type="checkbox"/>

Part 3: What Happens Next?

At this stage of the Joint LDP process, you can only make comments in writing (these are called 'written representations'). However, the Inspector may call on those who want to change the Plan to appear and speak to the Inspector at a 'hearing session' during the Public Examination. You should bear in mind that your written comments on this form will be given the same weight by the Inspector as those made verbally at a hearing session.

3a. Do you want your comments to be considered by 'written representations' or do you want to speak at a hearing session of the Public Examination? (Please tick one of the following)

I do not want to speak at a hearing session and am happy for my written comments to be considered by the Inspector.	<input type="checkbox"/>
I want to speak at a hearing session.	<input checked="" type="checkbox"/>

3b. If you wish to speak, please confirm which part of your representation you wish to speak to the Inspector about and why you consider it to be necessary to speak at the Hearing.

3c. Would you like to be informed about the following (Please tick the relevant boxes)

Submission of documents and evidence to the examination	<input checked="" type="checkbox"/>
Publish Inspector's report	<input checked="" type="checkbox"/>
Plan's adoption	<input checked="" type="checkbox"/>

If additional documents have been provided to support your representations, please list below:

Signed [Redacted] Dated: 31/03/2015

THANK YOU FOR YOUR COMMENTS ON THE DEPOSIT PLAN
Please do not forget to enclose any relevant documentation (e.g. a Sustainability Appraisal) with this form.

Completed representation forms should be returned to the Joint Planning Policy Unit at:

- ONLINE** – By completing the electronic form at www.gwynedd.gov.uk/ldp or www.anglesey.gov.uk/ldp
- BY EMAIL** – planningpolicy@gwynedd.gov.uk
- BY POST** – By sending to: Joint Planning Policy Unit, 1st Floor, Bangor City Council Offices, Ffordd Gwynedd, Bangor, Gwynedd LL57 1DT

REPRESENTATION FORMS SHOULD BE RETURNED BY NO LATER THAN 5.00pm on the 31st March 2015
REPRESENTATIONS RECEIVED AFTER THIS TIME WILL NOT BE CONSIDERED

Test of Soundness

Test	Procedural Tests
P1	It has not been prepared in accordance with the Delivery Agreement including the Community Involvement Scheme.
P2	The plan and its policies have not been subjected to Sustainability Appraisal including Strategic Environmental Assessment.
	Consistency Tests
C1	It is a land use plan which does not have regard to other relevant plans, policies and strategies relating to the area or to adjoining areas.
C2	It does not have regard to national policy.
C3	It does not have regard to the Wales Spatial Plan.
C4	It does not have regard to the relevant community strategy.
	Coherence and Effectiveness Tests
CE1	The plan does not set out a coherent strategy from which its policies and allocations logically flow and/or, where cross boundary issues are relevant, it is not compatible with the development plans prepared by neighbouring authorities.
CE2	The strategy, policies and allocations are not realistic and appropriate having considered the relevant alternatives and/or are not founded on a robust and credible evidence base.
CE3	There are no clear mechanisms for implementation and monitoring.
CE4	It is not reasonably flexible to enable it to deal with changing circumstances.

The Planning and Compulsory Purchase Act 2004 states that the purpose of the examination of a Local Development Plan (the Plan) is to consider whether it is "sound". This means that anyone who wants to comment on or object to the Deposit Plan should seek to say how it is unsound and what is needed to make it sound. Sound may be considered in this context within its ordinary meaning of "*showing good judgement*" and "*able to be trusted*". To assess the Deposit Plan we use 10 tests as set out above. The Deposit Plan will be examined by an independent Inspector appointed by the Welsh Government and it will be the Inspector's job to consider whether the Plan is sound.

Where you propose a change to the Deposit Plan you should therefore make clear which test(s) of soundness you believe the Deposit Plan fails. The tests are in 3 groups - 'Procedural' (2 tests); 'Conformity' (4 tests); and 'Coherence and Effectiveness' (4 tests). If you wish to comment on the way in which the Councils have prepared the Deposit Plan, it is likely that your comments or objections would fall under one of the procedural tests. If you wish to comment on or object to the content of the Deposit Plan, it may help to look at the 'consistency' and the 'coherence and effectiveness' tests.

Sylwadau Dros y We / Representations via the Internet

Rhif Sylw / Rep Id: **303**

Enw / Name: **North Wales Wildlife Trust (Mr Chris Wynne) [2626]**

Rhan: **Polisi ISA1**

Section: **Policy ISA1**

Math / Type: **Cefnogi / Support**

Crynodeb o'r Sylw:

Rydym yn croesawu cynnwys cadwraeth natur yn rhestr y pwrpasau y gellid ceisio cyfraniadau iddynt

Representation Summary:

We welcome the inclusion of nature conservation in the list of purposes for which contributions may be sought

Sylw Llawn / Full Representation:

We welcome the inclusion of nature conservation in the list of purposes for which contributions may be sought

Newid(iadau) i'r Cynllun

Change(s) to the Plan

Profion Cadernid / Soundness Tests: None

Sylwadau Dros y We / Representations via the Internet

Rhif Sylw / Rep Id: **147**

Enw / Name: **Ellesmere Sand & Gravel Company Limited [2686]**

Rhan: **Polisi ISA1**

Section: **Policy ISA1**

Math / Type: **Gwrthwynebu / Object**

Crynodeb o'r Sylw:

Nid oes diffiniad o ba ddatblygiad fydd â pha rwymedigaethau cynllunio. O ystyried nodweddion penodol cloddio mwynau, ni ddylai datblygiadau mwynau fod yn destun ASC.

Representation Summary:

There is no definition of what development will be subject to what planning obligations.

Given the specific characteristics of mineral extraction. Minerals development should not be subject to CIL.

Sylw Llawn / Full Representation:

There is no definition of what development will be subject to what planning obligations.

Newid(iadau) i'r Cynllun

Given the specific characteristics of mineral extraction. Minerals development should not be subject to CIL.

Change(s) to the Plan

Given the specific characteristics of mineral extraction. Minerals development should not be subject to CIL.

Profion Cadernid / Soundness Tests: None

Sylwadau Dros y We / Representations via the Internet

Rhif Sylw / Rep Id: **146**

Enw / Name: **Lafarge Tarmac Trading Limited [2735]**

Rhan: **Polisi ISA1**

Section: **Policy ISA1**

Math / Type: **Gwrthwynebu / Object**

Crynodeb o'r Sylw:

Nid oes diffiniad o ba ddatblygiad fydd â pha rwymedigaethau cynllunio. O ystyried nodweddion penodol cloddio mwynau, ni ddylai datblygiadau mwynau fod yn destun ASC.

Representation Summary:

There is no definition of what development will be subject to what planning obligations.

Given the specific characteristics of mineral extraction. Minerals development should not be subject to CIL.

Sylw Llawn / Full Representation:

There is no definition of what development will be subject to what planning obligations.

Newid(iadau) i'r Cynllun

Given the specific characteristics of mineral extraction. Minerals development should not be subject to CIL.

Change(s) to the Plan

Given the specific characteristics of mineral extraction. Minerals development should not be subject to CIL.

Profion Cadernid / Soundness Tests: None

Sylwadau Dros y We / Representations via the Internet

Rhif Sylw / Rep Id: **109**

Enw / Name: **CPERA (Cynghorydd Elin Walker Jones) [2760]**

Rhan: **7.1.10**

Section: **7.1.10**

Math / Type: **Cefnogi / Support**

Crynodeb o'r Sylw:

dim digon o sylw wedi ei roi i is-adeiledd Bangor wrth adeiladu. Ni allwch adeiladu'r un ty arall ym Mangor heb ystyried is-adeiledd - heolydd, carthffosiaeth, cyflenwad dwr, meddygfeydd, ysgolion, siopau, parciau, heddlu, ysbytai, canolfannau cymunedol a chwarae ayb

Representation Summary:

Not enough attention has been given to Bangor's infrastructure when building. You cannot construct one more house in Bangor without considering infrastructure - roads, sewerage, water supply, surgeries, schools, shops, parks, the police, hospitals, community centres and play areas etc

Sylw Llawn / Full Representation:

dim digon o sylw wedi ei roi i is-adeiledd Bangor wrth adeiladu. Ni allwch adeiladu'r un ty arall ym Mangor heb ystyried is-adeiledd - heolydd, carthffosiaeth, cyflenwad dwr, meddygfeydd, ysgolion, siopau, parciau, heddlu, ysbytai, canolfannau cymunedol a chwarae ayb

Newid(iadau) i'r Cynllun

.

Change(s) to the Plan

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Profion Cadernid / Soundness Tests: None

NEED TO SCAN

Ymateb i'r Cynllun Datblygu ar y Cyd
Ar ran CPERA – Cymdeithas Pobl Eithnog Residents' Association, ac felly'n adlewyrchu
barn nifer o drigolion lleol

Dr Elin Walker Jones
Cynghorydd ward Glyder
Cadeirydd CPERA

Rwy'n derbyn fod angen am dai ar gyfer pobl lleol yng Ngwynedd, ac yn derbyn fod galw sylweddol am dai ym Mangor. Serch hynny, mae gennyf nifer o bryderon.

Cynhaliwyd gwaith ymchwil ar lefel gymunedol yn sawl ardal yng Ngwynedd, yn dilyn caniatad gan y Cyngor i wneud hynny. Mae'n hynny'n gwneud synnwyr i mi. Serch hynny, ni ddigwyddodd hynny ym Mangor. Mae anghenion Bangor ychydig yn wahanol i weddill y Sir; mae'n ganolfan ranbarthol sy'n cael ei chydabod fel hynny gan Lywodraeth Cymru, ac felly, er mwyn cynnal y fath waith ymchwil ym Mnagor, mi fyddai angen cydlynu'r gwaith yn ofalus, ac hefyd cynnwys Penrhosgarnedd, sydd ar hyn o bryd yn ran o ward Pentir. Mae angen edrych eto ar ba rannau o Wynedd sy'n dod o fewn ffiniau dinas Bangor yn fy marn i. Yn sicr, mae angen am dai o fewn cyffiniau cymunedol y ddinas. Tai fforddadwy sydd angen; tai rhent a thai all gael eu prynu. Tai sy'n cael eu rheoli gan Gymdeithasau Tai os oes angen. Tai ar gyfer teuluoedd efo tair llofft, tai neu fflatiau ar gyfer unigolion neu gyplau neu deuluoedd bach; tai /fflatiau fforddadwy efo un, dwy neu dair llofft. Tai efo gerddi bach addas ar gyfer plant. Dylai plant allu chwarae yn ddiogel o fewn eu gerddi yn hytrach nag ar diroedd gwyrdd mawr heb ffens wrth ffyrnt y tai. Mae gwaith eisoes wedi ei gwblhau yn dangos yr angen am dai fforddadwy o fewn ein sir (CG, 2013).

Dylid defnyddio'r Stryd Fawr a chanol y ddinas hefyd ar gyfer anheddau, yn ogystal â masnach ac adloniant. Ni ddylid adeiladu yn uwch na thri llawr wrth adeiladu fflatiau neu neuaddau myfyrwyr mewn safleoedd nad ydynt ar gampws.

Nid ffrwyth ymchwil systematig yw'r sylwadau hyn gyda llaw, dim ond sylwadau wedi i mi sylwi ar yr ardal, cadw llygad ar y newyddion, siarad efo nifer o drigolion a charedigion Bangor a derbyn sylwadau ysgrifenedig gan rai trigolion.

Mae angen sicrhau fod is-adeiledd Bangor yn medru ymdopi efo'r anheddau ychwanegol. Nid yw'r heolydd, ysgolion, meddygfeydd, system ddŵr, system garthffosiaeth, gwasanaethau heddlu, ysbyty, heb sôn am y mwynderau cyffredinol yn addas ar gyfer y boblogaeth sydd ym Mangor yn barod heb sôn am ychwanegu mwy atynt. Ni ddylid adeiladu dim os nad oes gan y trigolion fynediad rhwydd i is-adeiledd addas gan gynnwys ysgolion, meddygon, siopau, mwynderau cymunedol.

Mae angen cydweithio efo'r Brifysgol er mwyn cynllunio ar gyfer anghenion tai Bangor. Caniatwyd beth wmbreth o anheddau myfyrwyr dros y blynyddoed diwethaf ac o ganlyniad, mae fflatiau myfyrwyr ymhob man a thai ar rent o gwmpas y ddinas yn wag. Nid yw'r tai rhent yma yn fforddadwy ar gyfer y sector gymdeithasol oherwydd fod y rhent wedi ei bennu ar gyfer myfyrwyr. Felly ar hyn o bryd maent yn wag. Felly, dylid ystyried y tai sy'n wag ar hyn o bryd cyn adeiladu mwy o dai.

ISA 1

Argymhellir edrych ar sut i aildefnyddio safleoedd tir llwyd cyn adeiladu o'r newydd ar safleoedd tir gwyrdd, gan gynnwys dymchwel tai os nad ydynt yn ffit i bwrpas. Dylid gwneud gwell defnydd o safleoedd tir llwyd er mwyn gwarchod safleoedd tir gwyrdd a chaeau. Er enghraifft, mae ardal gyfagos i gylchfan Parc siopa Dewi Sant sy'n ddifffraith oherwydd dymchwel tai; Hendrewen; safle cornel gyferbyn ag Ysbyty Gwynedd. Mae'n bosib y gallai'r safle wrth ymyl Parc siopa Dewi Sant gymeryd fflatiau dros ben llawr parcio er mwyn osgoi problemau llifogydd – syniadau creadigol yw rhain, nid syniadau proffesiynol wrth reswm!

Argymhellir sefydlu pwyllgor o randdeiliaid i edrych ar anghenion 21 ganrif dinas Bangor fel un endid, i sicrhau fod gennym anheddau, is-adeiledd, cyfloedd am waith ac addysg, canolfan siopa, amgylchedd glan a mwynderau addas ar gyfer trigolion a holl ddefnyddwyr y ddinas. Bydd angen i'r pwyllgor gynnwys cynrychiolaeth o gynghorwyr dinas a sir, trigolion, y Brifysgol, ffederasiwn busnes, ayb.

Yn lleol, hoffwn wirio nad yw'r ardal sy'n cael ei nodi ar Ffordd Eithinog yn cynnwys y llwybr porthmyn rhwng Bryn Eithinog a Ffordd Eithinog. Yn ogystal, ynglŷn â safleoedd penodol, hoffwn weld Pen y Ffridd yn cael ei ddileu yn gyfangwbl. Hoffwn weld cyfiawnhad am gynnig safle'r hen Friars – o ble'r ymddangosodd hwn, a pha gyfiawnhad sydd ar gyfer adeiladu yn fan'na? Mae'n gamgymeriad adeiladu rhagor o dai heb ystyried yr is-adeiledd a'r mwynderau yn ofalus, a chynllunio i sicrhau fod mwynderau a chynlluniau is-adeiledd yn rhan annatod o unrhyw gynllun ar gyfer rhagor o dai. Hoffwn ein gweld yn casglu data ein hunain, a seilio'n angen am dai ar ddata yn hytrach nag ar ffigyrau Llywodraeth Cymru.

Bu cwmp sylweddol yn y nifer a oedd yn siarad Cymraeg ym Mangor yn y Cyfrifiad diwethaf, ac mae Llywodraeth Cymru (2013) wedi argymhellu y dylai unrhyw gynlluniau ar gyfer Bangor dalu sylw manwl i'r effaith ar y Gymraeg yn y ddinas, a dylid sefydlu Bnagor fel dinas ranbarth Gymraeg. Cwblhawyd arolwg manwl a thrylwyr gan y Gwasanaeth Ymchwil a Dadansoddeg, Cyngor Gwynedd ar berthynas Tai ac Iaith yng Ngwynedd ac Ynys Mon (2014) ond nid yw'n dadansoddi data dinas Bangor fel endyd. Yn hytrach, am e'r adroddiad yn canolbwyntio ar wardiau amrywiol ar darws Gwynedd a Mon, gan gynnwys Hirael, sef un o wardiau Bangor. Nid yw hyn yn rhoi darlun cyfalwn o berthynas Tai ac Iaith dinas Bnagor, ac argymhellir cwblhau darn o waith o'r fath yn ddi-oed, er mwyn rhoi tystiolaeth gadarn i'r maes cynllunio.

Diolch am ystyried ein sylwadau.

Cyfeiriadau

Cyngor Gwynedd (2013). Tai ac Incwm Gwynedd.

[TAI AC INCWM GWYNEDD.pdf](#)

Llywodraeth Cymru. (2013). Cynyddu nifer y cymunedau lle defnyddir y Gymraeg fel prif iaith. Adroddiad y Grwp Gorchwyl a Gorffen.

www.wales.gov.uk/topics/welshlanguage/publications/?lang=cy

Cyngor Gwynedd (Gwasanaeth Ymchwil a Dadansoddeg) (2014). Arolwg Tai ac Iaith Gwynedd ac Ynys Mon. [ArolwgTaiarIaithGymraegGwyneddacYnysMon.pdf](#)

	JLDP Policy	Para ref	Consultation responses	Specific amendments sought
				<p>development; fairly and reasonably related in scale and kind to the development; and they are within the pooling restrictions the Regulations continue to allow this (see paragraph above). The Councils are investigating the possibility of introducing a CIL, by having regard to the impact upon viability of development. The CIL will be subject to a separate process and documents to the Plan. Information will be gathered upon the costs of preparing strategic infrastructure, the different sources to pay for the infrastructure and viability of sites. Discussions will also be held with other developers and stakeholders who have an interest and information about the area.</p>
2919 1122 13.	Chapter 7 Managing growth and Development – Safe, healthy, Distinctive and vibrant communities	Strategic Policy PS2 and policy ISA 1	<p>The Councils' intention with regard to the extent of these policies is not clear. The amendments made make it clear that s106 obligations sought must be levied in accordance with the regulatory tests i.e. contributions must meet the Community Infrastructure Regulations 2010 regulation 122 tests:</p> <ul style="list-style-type: none"> • necessary to make the development acceptable in planning terms; • directly related to the development; and, • fairly and reasonably related in scale and kind to the development. <p>These policies should be reconsidered to make this clear.</p>	<p>Amend PS2 as follows:</p> <p>STRATEGIC POLICY PS2: INFRASTRUCTURE AND DEVELOPER CONTRIBUTIONS</p> <p>The Councils will expect new development to ensure sufficient provision of essential infrastructure (either on-site or to service the site) is either already available or provided in a timely manner to make the proposal acceptable, by means of a planning condition or obligation. <u>Subject to meeting the statutory tests, maintenance payments may be required pursuant to section 106 agreements</u> It may happen that planning obligations are required for maintenance payments in order to meet the initial costs of running services and facilities and to compensate communities for loss or damage caused by development.</p>

2919-1127-Cyff

	JLDP Policy	Para ref	Consultation responses	Specific amendments sought
			<ul style="list-style-type: none"> • "Statutory Benefits" means "Section 106 Obligations", "CIL receipts" and "planning permission conditions"; in each case these may only be imposed in accordance with regulation 122 of the CIL Regulations. • "section 106 obligations" or "planning obligations" means monies or provision of infrastructure secured pursuant to a section agreement or section 106 unilateral undertaking in accordance with s106 of the Town and Country planning Act 1990. • "CIL receipts" means monies paid to the collecting authority Councils pursuant to a CIL charging regime which may in the future be implemented by the Councils. • "planning permission conditions" means conditions to a planning permission which may require the development of infrastructure or provision of mitigation works as a condition of the development. • "Voluntary community benefits" means benefits which a developer may choose to provide on a purely voluntary basis for example to ensure a positive relationship 	<p>7.1.12 The tests set out in Circular 13/97 and the Community Infrastructure Levy Regulations 2010 will be used to determine when it would be appropriate to seek <u>Statutory Benefits</u> planning obligation. Supplementary Planning Guidance will be published to provide further advice on the matter.</p>

1127

	JLDP Policy	Para ref	Consultation responses	Specific amendments sought
			<p>between developers and host communities and where such benefits are negotiated directly with the host communities.</p> <p>Horizon is cognisant that ongoing discussions are underway with IACC regarding the wider scheme of "Project Benefits", being inherent benefits, planning benefits, government led community benefits and developer led community benefits. At this stage the JLDP representation has been based on standardised terminology for benefits expected to be delivered under the planning regime however Horizon notes this is not intended to cut across the wider discussions. Horizon continues to agree with IACCs comments that there needs to be common understanding and agreement (between it, IACC and the local community) of the different types of community benefits that could be derived through the Wylfa Newydd Project.</p>	
15.	Chapter 7 Managing growth and	ISA2	While Horizon generally supports the policies in ISA2, it needs to be recognised that any facilities which	

Sylwadau Dros y We / Representations via the Internet

Rhif Sylw / Rep Id: **511**

Enw / Name: **Gwynedd Archaeological planning Service (Mr Ashley B**

Rhan: **Polisi ISA1**

Section: **Policy ISA1**

Math / Type: **Gwrthwynebu / Object**

Crynodeb o'r Sylw:

Dylid ystyried dehongli, cadwraeth a gwella nodweddion hanesyddol, henebion, adeiladau neu elfennau tirwedd yn y rhestr hon

Representation Summary:

interpretation, conservation and enhancement of historic features, monuments, buildings or landscape elements should be considered in this list

Sylw Llawn / Full Representation:

interpretation, conservation and enhancement of historic features, monuments, buildings or landscape elements should be considered in this list

Newid(iadau) i'r Cynllun

Change(s) to the Plan

Profion Cadernid / Soundness Tests: None

REP NO: 528

ID: 2988

	 <p>CYNGOR SIR YNYS MÔN ISLE OF ANGLESEY COUNTY COUNCIL</p>	<p><i>For office use only:</i></p> <p>Representor No.</p> <p>Date received:</p> <p>Date acknowledged:</p>
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**Anglesey and Gwynedd Deposit Joint Local Development Plan 2011-2026
Representation Form**

Data Protection

How your representation and the information that you give us will be used. All information submitted will be seen in full by the Joint Planning Policy Unit staff dealing with the Joint Local Development Plan (Joint LDP). Your name and comments as set out in your representation form will be published together with the Councils' response. This helps to show that the consultation was carried out properly. Please note that this form may also be made available to any Public Examination on the Joint LDP.

We would prefer that you submit your representations directly online. Alternatively, an electronic version of this form can be completed online at www.gwynedd.gov.uk/ldp or www.anglesey.gov.uk/ldp Separate forms should be completed for each comment that you wish to make.

Additional representation forms can be obtained from the Joint Planning Policy Unit on 01286 685003 or may be downloaded from the Council's web site at: www.gwynedd.gov.uk/ldp or www.anglesey.gov.uk/ldp or you may photocopy this form. When making comments please use additional sheets as required clearly numbering each consecutive sheet.

PART 1: Contact details

	Your details/ Your client's details	Agent's details (if relevant)
Name	BANGOR CIVIC SOCIETY	
Address	c/o OON MATHEW	
Postcode	[REDACTED]	
Telephone Number		
Email address		

PART 2: Your Comments and Suggested Changes. (Please use one Part 2 section for each comment that you wish to make)

2a. Which part of the Deposit Plan are you commenting on?

Policy number (please specify)	- AS BELOW
Paragraph number (please specify)	- AS BELOW
Proposals/ Inset Map (please specify ref no.)	
Constraints Map	
Appendices (please specify)	

2b. Are you objecting or supporting the Deposit Plan?

Objecting	<input checked="" type="checkbox"/> PARTLY	Supporting	<input checked="" type="checkbox"/> MOSTLY!
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2c. Please provide details of your representation on the Deposit Plan.

WE WISH IN PARTICULAR TO SUPPORT:

- PS1: WELSH LANGUAGE + CULTURE
- ISAI: INFRASTRUCTURE PROVISION
- PS4: SUSTAINABLE TRANSPORT
- PS6: CLIMATE CHANGE
- ARNA1: COASTAL CHANGE MANAGEMENT
- PS11: VISITOR ECONOMY
- PS12: RETAIL (NOTING SUB-REGIONAL IMPORTANCE OF BANGOR)
- MAN7: HOT FOOD TAKEAWAYS (NOTING CLUSTERS + NUISANCE)
- TA12: HMOS. WE WELCOME FIRST ATTEMPT TO PUT A CAP ON NON-SHARED ACCOMMODATION & USE A 'PREFERRED SEARCH ZONE'
- PS16: NATURAL ENVIRONMENT
- PS17: HERITAGE ASSETS (NOTING VERY POSITIVE SUPPORT FOR SLATE INDUSTRY WORLD HERITAGE SITE BID)

EWD

Please use additional sheet if necessary.
Please state how many additional sheets have been used.....

2ch. If your response to 2c above exceeds 100 words, please provide a summary (no more than 100 words).

2d. Please detail the changes you wish to see made to the Deposit Plan.

ISA 4: OPEN SPACE, TO PROPOSALS MAP AND 'PEN-Y-BRYN GARDENS' + 'PENNYN ARMS OPEN SPACE'

TRA1: TRANSPORT NETWORKS 4) 'TRANSPORT SCHEMES' - THERE IS A COMPLETE ABSENCE OF ANY RAIL PROPOSALS

7.1.37: TERN E22 - CLARIFICATION IS NEEDED OF WHETHER BRITANNIA BRIDGE + PARTS OF NORTH WALES ARE STILL ON E22.

TRA4: TRANSPORT IMPACTS. DELETE 'WHERE NECESSARY'. SAFE PROVISION SHOULD ALWAYS BE PROVIDED FOR GROUPS LISTED.

PS9: WYLFA NEWYDD. A 'PLAN B' IS NEEDED, IN CASE THIS PROJECT - WHICH IS YEARS AWAY FROM FINAL APPROVAL - DOES NOT GO AHEAD

2dd. Is the Deposit Plan sound?

Yes No

2e. If you think that the Deposit Plan is unsound which test of soundness do you think that it fails? (Please tick below). More details are provided at the back of this form.

Procedural				Consistency								Coherence & Effectiveness							
P1	<input type="checkbox"/>	P2	<input type="checkbox"/>	C1	<input type="checkbox"/>	C2	<input type="checkbox"/>	C3	<input type="checkbox"/>	C4	<input type="checkbox"/>	CE 1	<input type="checkbox"/>	CE 2	<input type="checkbox"/>	CE 3	<input type="checkbox"/>	CE 4	<input type="checkbox"/>
												1		2		3		4	

Part 3: What Happens Next?

At this stage of the Joint LDP process, you can only make comments in writing (these are called 'written representations'). However, the Inspector may call on those who want to change the Plan to appear and speak to the Inspector at a 'hearing session' during the Public Examination. You should bear in mind that your written comments on this form will be given the same weight by the Inspector as those made verbally at a hearing session.

3a. Do you want your comments to be considered by 'written representations' or do you want to speak at a hearing session of the Public Examination? (Please tick one of the following)

I do not want to speak at a hearing session and am happy for my written comments to be considered by the Inspector.



I want to speak at a hearing session.



3b. If you wish to speak, please confirm which part of your representation you wish to speak to the Inspector about and why you consider it to be necessary to speak at the Hearing.

3c. Would you like to be informed about the following (Please tick the relevant boxes)

Submission of documents and evidence to the examination



Publish Inspector's report



Plan's adoption



If additional documents have been provided to support your representations, please list below:

Signed:



Dated: 31 MARCH 2015

THANK YOU FOR YOUR COMMENTS ON THE DEPOSIT PLAN

Please do not forget to enclose any relevant documentation (e.g. a Sustainability Appraisal) with this form.

Completed representation forms should be returned to the Joint Planning Policy Unit at:

ONLINE – By completing the electronic form at www.gwynedd.gov.uk/ldp or www.anglesey.gov.uk/ldp

BY EMAIL – planningpolicy@gwynedd.gov.uk

BY POST – By sending to: Joint Planning Policy Unit, 1st Floor, Bangor City Council Offices, Ffordd Gwynedd, Bangor, Gwynedd LL57 1DT

**REPRESENTATION FORMS SHOULD BE RETURNED BY NO LATER THAN 5.00pm on the 31st March 2015
REPRESENTATIONS RECEIVED AFTER THIS TIME WILL NOT BE CONSIDERED**