

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? CPRW 4 Footpaths + ROW	
Policy number <i>(please specify)</i>	PS4 and TRA4
Paragraph number <i>(please specify)</i>	
Proposals/ Inset Map <i>(please specify ref no.)</i>	
Constraints Map	
Appendices <i>(please specify)</i>	

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

2c. Please provide details of your representation on the Deposit Plan.

4. Footpaths and Rights of Way

4.1. PS4. We support the ‘transport hierarchy’ in PS4 and para 7.1.28 which gives priority to access by walking and cycling, so as to minimise the need to travel by private car.

4.2 PS4 #3 aims to: *‘Improve and enhance the public footpath and cycleway network to improve safety, accessibility (including [for] disabled people) by these modes of travel’.* We would add **‘and to increase health, leisure, well-being and tourism benefits for both local residents and visitors’.** The strategy appears to have mainly access for new development projects in mind, but should also address wider RoW network issues.

4.3 TRA4 Managing Transport Impacts states *‘Where necessary, safe and convenient provision will be sought in conjunction with proposals for 1. Pedestrians, ..3. Cyclists,.. 9. Horse-riders. Proposals that would cause harm to the safe and efficient operation of... movement networks including pedestrian and cycle routes, public rights of way and bridle routes will be refused’.* Para 7.1.51 states *‘Measures appropriate .. may include providing for and/or improving.. (iv) Walking links to existing pedestrian routes and networks, Service Centres and Villages, open space and other community facilities, for access and recreational purposes – and designed for use by everyone; (v) The strategic recreational routes; (vi) Cycling links to existing cycle routes and networks, District and Local Centres, and community centres designed for use by everyone.’* Again this refers mainly to new proposals.

4.4 Comment. This is a quite weak and cursory treatment of planning commitments for public rights of way. Wording in the JLDP along the lines of that in GUDP Policy CH 22 Cycling Networks, Paths and Rights of Way is required, giving a much more detailed and explicit commitment to safeguard and promote the RoW network. The JLDP should recognise the importance of the RoW network the visitor economy, recreational benefits, national health and well-being, and that its upgrading, maintenance and promotion can be achieved at relatively little cost. In particular there should be strong emphasis on safeguarding and promoting the All Wales Coastal Path, which is a major national visitor asset where Gwynedd accounts for almost a quarter of the total path length. It may be that PS4 and TRA4 technically cover the same ground but more emphasis is required.

4.5 GUDP CH22, in comparison, states *'All parts of the cycling network, paths and public rights of way (including footpaths, bridle paths and byways) will be safeguarded and promoted by: 1) Assessing any proposal that would infringe on a cycle route, path or public right of way with the aim of ensuring that.. [it] is satisfactorily incorporated within the development and if this cannot be achieved that: a) appropriate provision is made to divert the route, or b) an alternative new route is provided which safely and attractively maintains or improves the local network 2) refusing any proposal which is likely to extend the existing cycling network, paths and public rights of way unless an alternative path can be provided which is just as safe, attractive and accessible.'* Para 5.39 *'It is important that existing and proposed ...public rights of way are protected from development. These paths play an important part in the public's enjoyment of the countryside and greatly assist in attracting visitors into the area, whilst offering an alternative mode of travel other than the car.'*

(There are also 4 other relevant GUDP policies: CH29 Safeguarding and Improving Links for Pedestrians (mainly within Centres and Villages), CH30 Access for All (mainly buildings for public use), CH31 Providing for Cyclists, CH34 Rural Lanes (Development proposals will be refused if they create an unacceptable increase in traffic on Rural Lanes where pedestrians, cyclists or horseriders are expected to be the main users).

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

4.6 Summary Footpaths and Rights of Way: the treatment of footpaths, cycleways and RoW in the draft JLDP is weak and cursory. An explicit policy is required to demonstrate a commitment to safeguarding and promoting these vital assets, including in particular the Coastal Path.

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

4.7 PS4 #3 Add '*..to improve safety, accessibility...and to increase health, leisure, wellbeing and tourism benefits for both local residents and visitors*'.

Include a specific new policy to safeguard and support the cycle, footpath and Row network, including the Coastal Path. This should have comparable wording to GUDP CH22 including a statement to the effect that '*All parts of the cycling network, paths and public rights of way (including footpaths, bridle paths and byways) will be safeguarded and promoted.*'

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"/>



For office use only:

Representor No.

Date received:

Date acknowledged:

**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		Mark Roberts
Address		Barton Willmore [REDACTED]
Postcode		[REDACTED]
[REDACTED]		[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 TRA4: Managing Transport Impacts
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"/>

2c. Please provide details of your representation on the Deposit Plan.
<p>Policy TRA4: Managing Transport Impacts</p> <p>Whilst broadly supporting the policy approach to ensuring provision for pedestrian, cyclists, car and public transport etc, we are concerned that the test “proposals that would cause unacceptable harm to the safe and efficient operation of the highway... will be refused” is imprecise and not positively prepared.</p> <p>This is because there is no qualification within the policy as to what constitutes “unacceptable.” Development will inevitably in some form have an impact on the highway network through increased traffic, be it pedestrian, cyclist or private vehicles. Additionally the policy does not allow or consider the ability of development proposals to mitigate or reduce impacts on the transportation network.</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.

Proposed change accordingly, we consider that the policy should state that developments which would have a **“severe/significant unacceptable residual impact....”** should be the required test.

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	x	C3	<input type="checkbox"/>	C4	<input type="checkbox"/>	CE 1	<input type="checkbox"/>	CE 2	x	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.

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: 31/03/2015

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: **150**

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

Rhan: **POLISI TRA4**

Section: **POLICY TRA4**

Math / Type: **Gwrthwynebu / Object**

Crynodeb o'r Sylw:

Ystyrir bod y polisi'n rhy gaeth ac nid yw'n caniatáu cyfle ar gyfer gwaith lliniaru posib trwy rwymedigaethau ac amodau cynllunio. Dylid ymdrin â phob cais yn ôl ei haeddiant a dylai ddangos trwy wybodaeth gysylltiedig gyda chais cynllunio y gall weithio gyda gwaith lliniaru neu hebdo. Diwygio'r geiriad i er caniatáu hyblygrwydd.

Representation Summary:

The policy is considered too rigid and allows no scope for potential mitigation works through planning obligations and conditions. Each case should be dealt with on its merits and demonstrate through accompanying information with a planning application that it can work with or without mitigation.

Revise wording to allow flexibility for negotiations.

Sylw Llawn / Full Representation:

The policy is considered too rigid and allows no scope for potential mitigation works through planning obligations and conditions. Each case should be dealt with on its merits and demonstrate through accompanying information with a planning application that it can work with or without mitigation.

Newid(iadau) i'r Cynllun

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Change(s) to the Plan

Revise wording to allow flexibility for negotiations.

Profion Cadernid / Soundness Tests: None

Sylwadau Dros y We / Representations via the Internet

Rhif Sylw / Rep Id: **151**

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

Rhan: **POLISI TRA4**

Section: **POLICY TRA4**

Math / Type: **Gwrthwynebu / Object**

Crynodeb o'r Sylw:

Ystyrir bod y polisi'n rhy gaeth ac nid yw'n caniatáu cyfle ar gyfer gwaith lliniaru posib trwy rwymedigaethau ac amodau cynllunio. Dylid ymdrin â phob cais yn ôl ei haeddiant a dylai ddangos trwy wybodaeth gysylltiedig gyda chais cynllunio y gall weithio gyda gwaith lliniaru neu hebdo. Diwygio'r geiriad i er caniatáu hyblygrwydd.

Representation Summary:

The policy is considered too rigid and allows no scope for potential mitigation works through planning obligations and conditions. Each case should be dealt with on its merits and demonstrate through accompanying information with a planning application that it can work with or without mitigation.

Revise wording to allow flexibility.

Sylw Llawn / Full Representation:

The policy is considered too rigid and allows no scope for potential mitigation works through planning obligations and conditions. Each case should be dealt with on its merits and demonstrate through accompanying information with a planning application that it can work with or without mitigation.

Newid(iadau) i'r Cynllun

Revise wording to allow flexibility.

Change(s) to the Plan

Revise wording to allow flexibility.

Profion Cadernid / Soundness Tests: None

	 <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
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PART 1: Contact details

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

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!

2c. Please provide details of your representation on the Deposit Plan.

WE WISH IN PARTICULAR TO SUPPORT:

- PS1: WELSH LANGUAGE + CULTURE
- ISA1: 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)

END

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 ADD 'PEN-Y-BRYN GARDENS' & 'PENRYN ARMS OPEN SPACE'

TRAI: 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											
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												1		2		3		4	

Part 3: What Happens Next?

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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

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