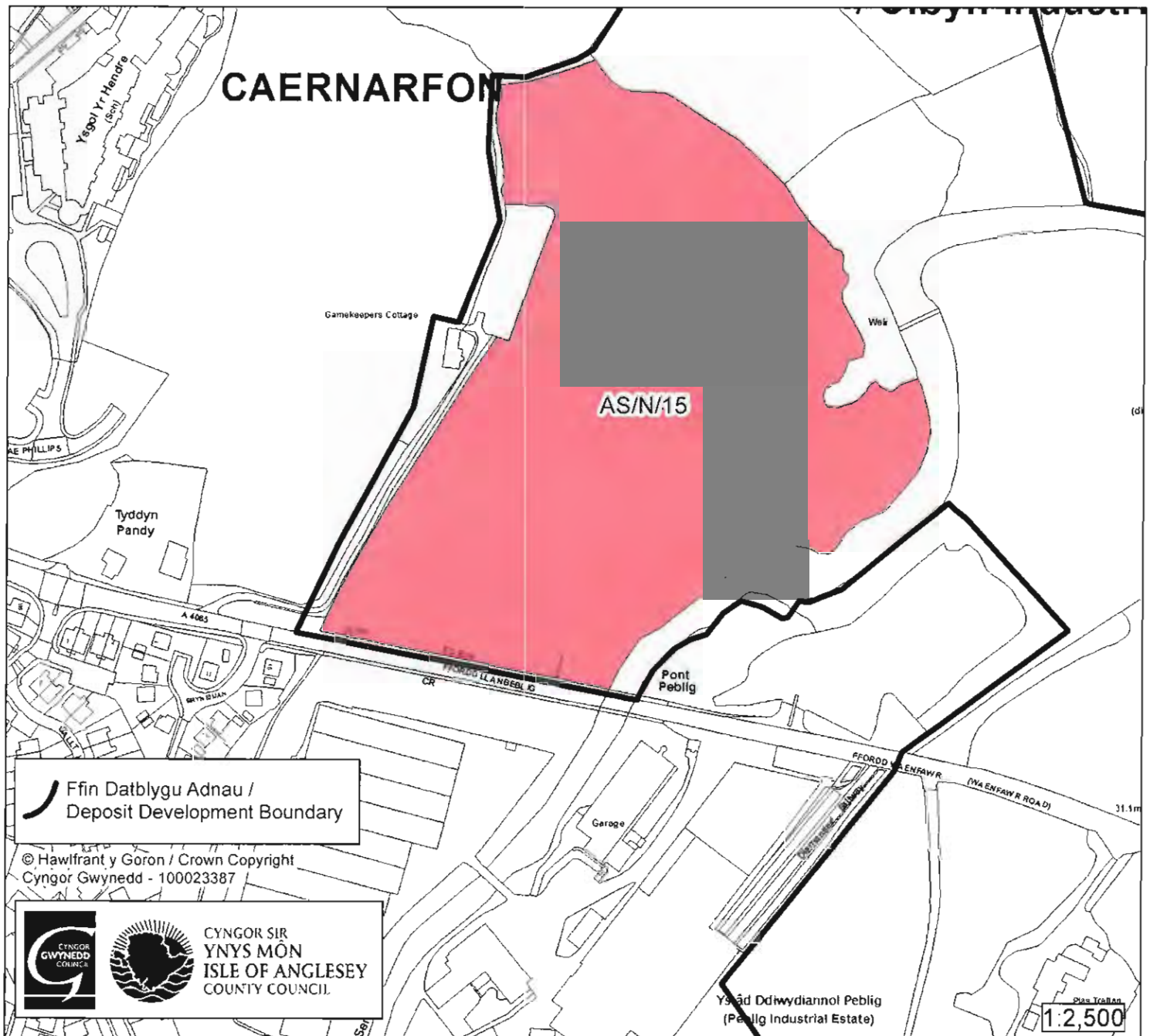


**Cynllun Datblygu Lleol ar y Cyd Gwynedd a Môn**  
**Anglesey and Gwynedd Joint Local Development Plan**  
**2011- 2026**

**COFRESTR SAFLEOEDD AMGEN / ALTERNATIVE SITES REGISTER**



**Math o Safle Amgen / Alternative Site Type: SAFLE NEWYDD / NEW SITE**

**Cyfeirnod / Reference: AS/N/15**

**Enw'r Safle / Site Name: Tir yn / Land at Gallt y Sil - Tyddyn Pandy**

**Lleoliad / Location: Caernarfon**

**Cyngor Cymuned / Community Council: Caernarfon**

**Maint (ha) / Size (ha): 4.15**

**Defnydd Amgen â Awgrymir / Suggested Alternative Use: Tai / Housing**



For office use only:

Representor No.

Date received: 30/3/15

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](http://www.gwynedd.gov.uk/ldp) or [www.anglesey.gov.uk/ldp](http://www.anglesey.gov.uk/ldp) Separate forms should be completed for each comment that you wish to make.

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### PART 1: Contact details

	Your details/ Your client's details	Agent's details (if relevant)
<b>Name</b> <i>George R. Denham</i>	George R. Denham	
<b>Address</b>		
<b>Postcode</b>		
<b>Telephone Number</b>		
<b>Email address</b>		

### 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](http://www.gwynedd.gov.uk/ldp) or [www.anglesey.gov.uk/ldp](http://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](http://www.gwynedd.gov.uk/ldp) or [www.anglesey.gov.uk/ldp](http://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.

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.

To include site ref Sp586 for housing development in the JLDp.

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 checked="" type="checkbox"/>	CE 3	<input type="checkbox"/>	CE 4	<input type="checkbox"/>



**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)	
Paragraph number (please specify)	
Proposals/ Inset Map (please specify ref no.)	SP586
Constraints Map	
Appendices (please specify)	

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

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

We would wish to make a submission in support of including land adj' to Tyddlyn pandy, site ref. SP586 for housing development within the proposed Joint Local Development plan. Coloured red on maps.

The land is bordered within the proposed <sup>line</sup> ~~land~~ of the new Caernarfon bypass. It is immediately adjacent to an ~~new~~ housing development proposal 178 and would <sup>not</sup> be protruding into nearby countryside as to the south east of the land lies two industrial sites.

- NWTRA raised concerns regarding traffic movements and levels on the A687 trunk road, with the introduction of the new bypass, traffic levels are expected to reduce on this road in the near future.
- CAT noted that the land could be included subject to survey.

• Planning - Topography of the site would not cause an issue as only the top 7 acres would be developed, leaving the sloping area as a buffer between the development and the industrial sites.

- Highways - We do not see that extending the existing 30 mph or providing a footway would be an issue.

Please use additional sheet if necessary.

Please state how many additional sheets have been used.....

• Biodiversity - unlikely to be ~~good~~ <sup>good</sup> habitat of high biodiversity value as it had been regularly re-seeded.

- Not enough land has been allocated for housing in Caernarfon to compare with Holyhead & smaller towns such as Bangor & Blaenau Ffestiniog.
- The vast majority of land allocated <sup>within development boundary</sup> for housing in Caernarfon is Council owned land & ~~not~~ there are not many privately owned land.
- The inclusion of the said land in the L.D.P. would only have a positive impact on the people, area & economy of Caernarfon.

## 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.

### 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: 20/3/2015

**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](http://www.gwynedd.gov.uk/ldp) or [www.anglesey.gov.uk/ldp](http://www.anglesey.gov.uk/ldp)

**BY EMAIL** – [planningpolicy@gwynedd.gov.uk](mailto:planningpolicy@gwynedd.gov.uk)

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

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

*Sustainability Appraisal to follow.*



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250000

363000

362000

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Yfa Amaethyddol Ewrop ar gyfer Datblygu  
Gwledig Ewrop yn Buddsoddi  
mewn Ardaloedd Gwledig  
The European Agricultural Fund for  
Rural Development Europe Investing in  
Rural Areas



Llywodraeth Cymru  
Welsh Government

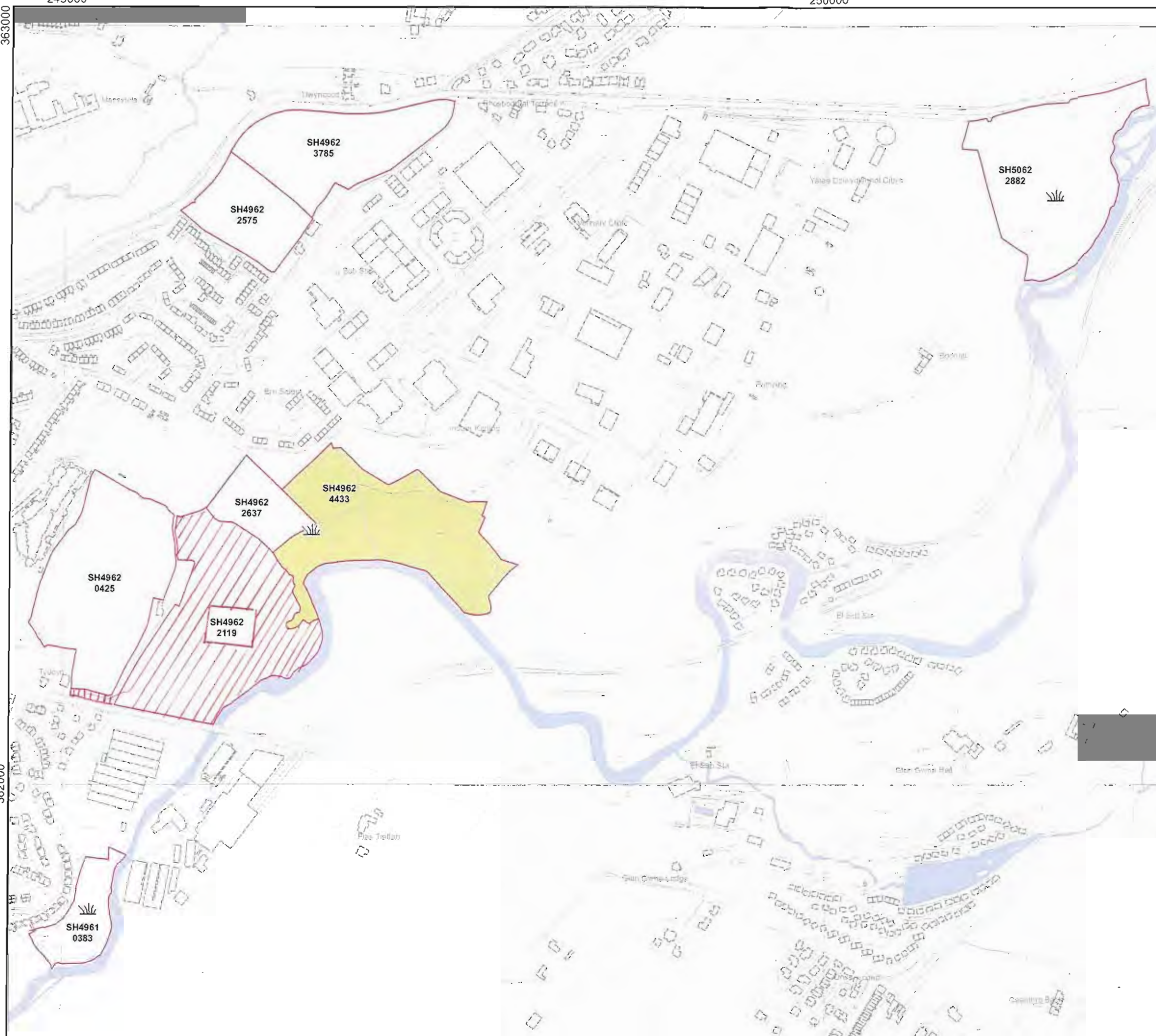
# **Ffurflen Cais Sengl**

## **Single Application Form**

### **Mapiau 2015 Maps**

Marc Diogelwch SWYDDOGOL – SENSITIF /  
Security Marking OFFICIAL-SENSITIVE  
Cyfeirnod y Cwsmer / Customer Reference Number  
**A0010392**

Dalen / Sheet : 5 / 7



**Graddfa Fras / Approx. Scale 1:5,000**

50 0 50 100 150 200 250 m

**Dyddiad Creu / Date Created : 20/02/2015**

Mae'r wybodaeth hon i'w defnyddio ar gyfer pwrpasau IACS yn unig.  
This information can only be used for IACS purposes.

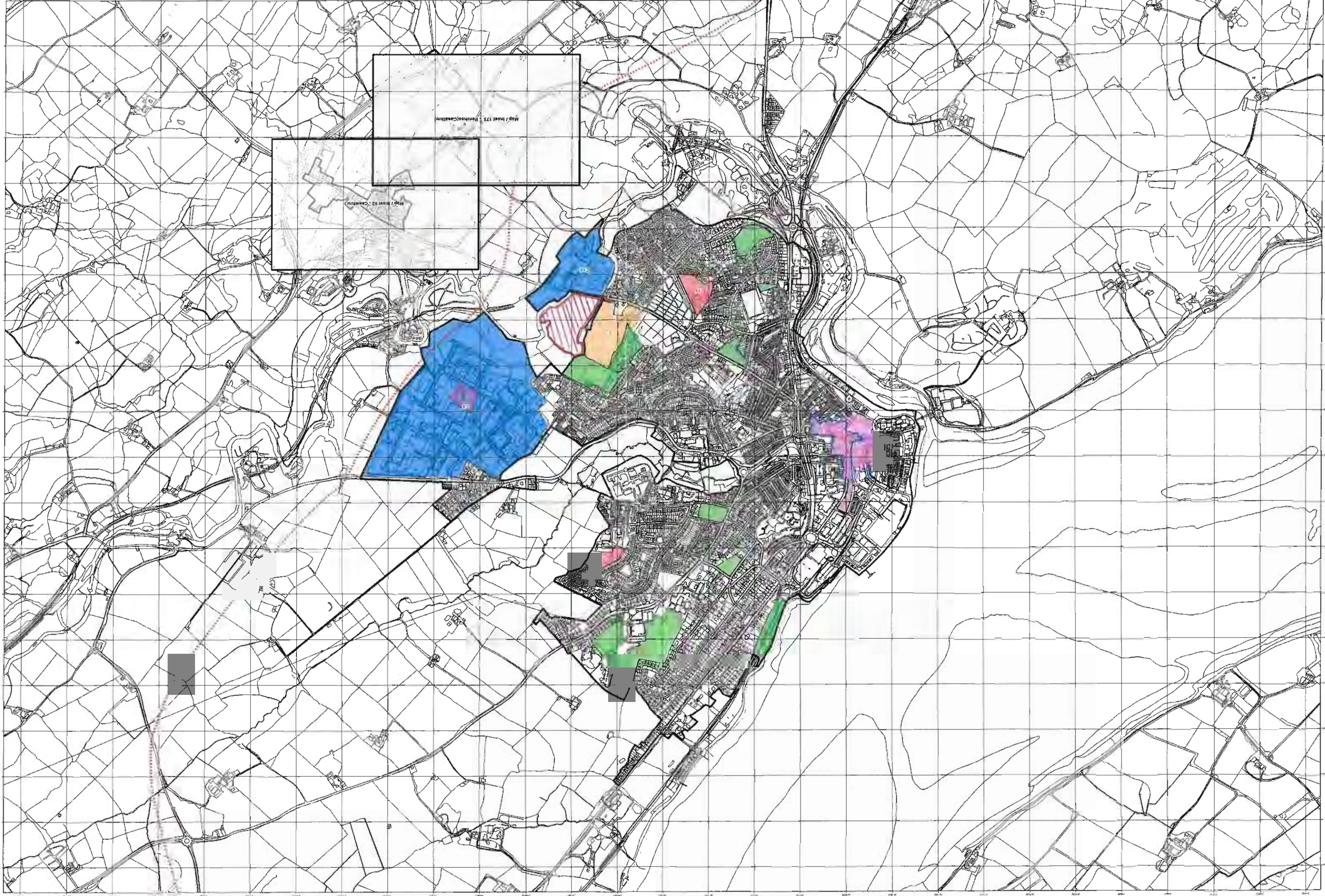
Atgynhyrchir y map hwn o ddeunydd yr Arolwg Ordnans gyda chaniatâd yr Arolwg Ordnans ar ran Rheolwr Llyfrfa ei Mawrhydi © Hawlfraint y Goron. Mae atgynhyrchu heb ganiatâd yn torri hawlfraint y Goron a gall arwain at erlyniad new achos sifil. Llywodraeth Cymru, Rhif Trwydded GO 100017916, 2015.

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings Welsh Government, Licence Number GO 100017916, 2015.

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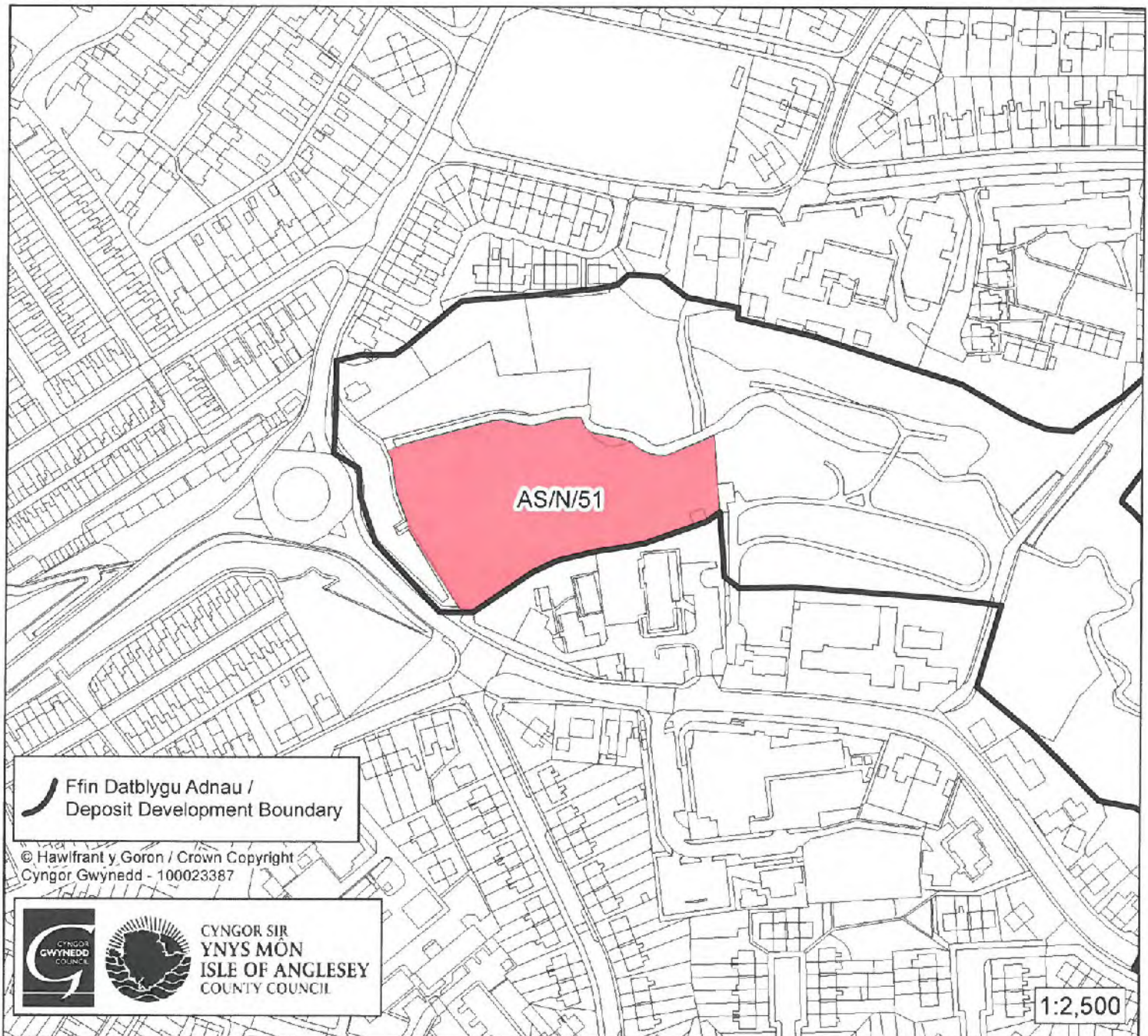






**Cynllun Datblygu Lleol ar y Cyd Gwynedd a Môn**  
**Anglesey and Gwynedd Joint Local Development Plan**  
**2011- 2026**

**COFRESTR SAFLEOEDD AMGEN / ALTERNATIVE SITES REGISTER**



**Math o Safle Amgen / Alternative Site Type: SAFLE NEWYDD / NEW SITE**

**Cyfeirnod / Reference: AS/N/51**

**Enw'r Safle / Site Name: Tir ger / Land adj Glan Seiont**

**Lleoliad / Location: Caernarfon**

**Cyngor Cymuned / Community Council: Caernarfon**

**Maint (ha) / Size (ha): 0.8**

**Defnydd Amgen â Awgrymir / Suggested Alternative Use: Tai / Housing**



AS/N/SI

	 <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.

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**PART 1: Contact details**

	Your details/ Your client's details	Agent's details (if relevant)
Name	Aporis Trading LLP	Cadnant Planning Ltd
Address		
Postcode		
Telephone Number		
Email address		



### 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.

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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](http://www.gwynedd.gov.uk/ldp) or [www.anglesey.gov.uk/ldp](http://www.anglesey.gov.uk/ldp) in the leaflet 'Guidance about alternative sites'.

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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 <i>(please specify)</i>	TAI14
Paragraph number <i>(please specify)</i>	
Proposals/ Inset Map <i>(please specify ref no.)</i>	6
Constraints Map	
Appendices <i>(please specify)</i>	

**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.**

Caernarfon has been categorised as an Urban Service Centre under Policy TAI14.

Three sites have been allocated for housing within the centre of Caernarfon to accommodate 194 units with 190 units to be located on windfall sites. It is considered that there is an over-reliance on windfall sites within the Local Development Plan. Additional land should be allocated for housing to accommodate the identified housing need. It is not considered that there is sufficient landbank within the development boundary to accommodate the identified windfall need within the centre of Caernarfon.

We wish to propose a site adjacent to Glan Seiont (identified as site SP606 on the candidate site register) to be included within the development boundary of Caernarfon for allocation of housing to ensure that the level of housing is maintained over the plan period. The site lies to the north of Llanberis Road near the Tanrallt roundabout leading to Ffordd Bethel, Ffordd Llanberis and Tanrallt, within close proximity to the town centre of Caernarfon.

The parcel of land is vacant disused green field land. The site is proposed for allocation for housing development, including both open market and affordable housing in the form of high density apartments. It is considered that the site would be able to provide up to approximately 80 units and could contribute towards delivering new housing in Caernarfon within an established residential area over the plan period.

The site does not lie within a protected landscape and there are no land ownership that would hinder the development of this land during the first 5 years of the LDP period.

The land is adjoining the proposed development boundary of Caernarfon and lies within close proximity and within walking distance to the town centre. The site also has good transportation links and we can therefore confirm that the proposal to develop the site conforms with up-to-date national policy guidance which states that development should be located within sustainable and accessible locations.

*Please use additional sheet if necessary.  
Please state how many additional sheets have been used...1*

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

It is considered that there is an over-reliance on windfall sites within the Local Development Plan. It is not considered that there is sufficient landbank within the development boundary to accommodate the identified windfall need within the centre of Caernarfon. We wish to propose a site adjacent to Glan Seiont (identified as site SP606 on the candidate site register) to be included within the development boundary of Caernarfon for allocation of housing to ensure that the level of housing is maintained over the plan period.

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

We wish to seek the following changes:

1. Additional land should be allocated within the Urban Service Centre of Caernarfon for housing to accommodate the identified housing need to ensure that the level of housing is maintained over the plan period.
2. The site adjacent to Glan Seiont should be included within the development boundary of Caernarfon and allocated for housing.

**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 checked="" type="checkbox"/>	CE 2	<input checked="" type="checkbox"/>	CE 3	<input type="checkbox"/>	CE 4	<input checked="" 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.

We wish to test the Council's reasoning for the lack of allocation for housing within Caernarfon and the lack of inclusion of land adjacent to Glan Seiont from the draft LDP development boundary through discussion and clarification 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:

The continuation of section 2c

Location Plan

Signed:

Dated:

#### 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](http://www.gwynedd.gov.uk/ldp) or [www.anglesey.gov.uk/ldp](http://www.anglesey.gov.uk/ldp)

BY EMAIL – [planningpolicy@gwynedd.gov.uk](mailto:planningpolicy@gwynedd.gov.uk)

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

REPRESENTATION FORMS SHOULD BE RETURNED BY NO LATER THAN 5.00pm on the 31<sup>st</sup> 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.
	<b>Consistency Tests</b>
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.
	<b>Coherence and Effectiveness Tests</b>
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.

## **The continuation of section 2c**

The site lies within the centre of Caernarfon and is considered highly accessible when approaching Caernarfon from all directions. The site is accessible from a northern direction (Ffordd Bangor), from an eastern direction (B4366 Ffordd Bethel, A4086 Ffordd Llanberis, Constantine Road) and also from the south (South Road).

With the site being located within close proximity to the town centre of Caernarfon, its location is considered to be highly suitable for high density housing. Caernarfon is identified as an urban centre within the Gwynedd UDP and its status can be maintained and strengthened by ensuring that developments that will lead to investment and employment are promoted.

The urban centre of Caernarfon offers a wide range of community, leisure and retail services including an extensive range of employment opportunities. This together with the town location and excellent transport links to nearby centres including the sub-regional centre of Bangor and Holyhead to the north and its ability to act as a gateway to the areas of Snowdonia and Gwynedd to the south reiterates the town's suitability for residential development. The wide range of both public and private sector employment sites in Caernarfon are located within close proximity to the site in question, reinforcing the site's accessibility and sustainability in terms of locating housing developments close to employment sites.

Access to the site would be provided from the south of the site from Ffordd Llanberis. Adequate visibility can be achieved in both westerly and easterly directions. This access from Ffordd Llanberis Road would provide a safe means of accessing the site and to serve the high density residential development that is proposed.

It is envisaged that the means of surface water drainage and disposal of foul drainage for the site would be through connecting to a public sewer close to the site, details of which would be agreed further along the Local Development Plan process. There are no insurmountable infrastructure problems for the site with no constraints on the provision of mains water or electricity.

The site is readily available to be developed and with residential developments located to the north and south of the site and the site's proximity to an existing protected employment area, it is suggested that developing the site for housing in this part of the town is both sustainable and a deliverable solution to meeting the housing needs of the town and nearby area. The site therefore conforms with national planning policy which states that new developments should be located in accessible and sustainable locations.



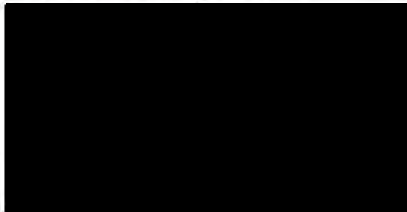


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Joint Planning Policy Unit Anglesey & Gwynedd



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🌐 [www.ynysmon.gov.uk](http://www.ynysmon.gov.uk)

🌐 [www.gwynedd.gov.uk](http://www.gwynedd.gov.uk)

Gofynnwch am / Ask for: Linda Lee

☎ (01286) 685002

✉ [lindalee@gwynedd.gov.uk](mailto:lindalee@gwynedd.gov.uk)

Ein Cyf / Our Ref:

Eich Cyf / Your Ref:

Dyddiad / Date: 21-04-2015

Annwyl Syr/Madam

**Ynglŷn â: Sylwadau ar y CDLI ar y Cyd  
Adnau**

**Enw'r a Lleoliad y Safle:  
Tir Ger Glan Seiont, Caernarfon**

Ymhellach i'ch sylwadau ar y Cynllun Adnau buaswn yn ddiolchgar pe baech yn gallu ymateb i'r materion canlynol i alluogi'r Uned Polisi Cynllunio ar y Cyd i ymdrin â'ch sylwadau.

Gan fod eich sylw yn cyfeirio at safle mae angen i chi ddarparu Arfarniad Cynladwyedd i gefnogi eich sylwadau. Bydd angen i'r Arolygaeth Gynllunio fod yn fodlon bod y wybodaeth hon wedi cael ei chyflwyno.

Rwyf wedi atodi copi o'r Canllaw Safleoedd Amgen. Er mwyn eich helpu i ddeall y math o wybodaeth y gellid ei chyflwyno fel rhan o'r asesiad, yn amgaaedig mae Tabl 2.6 o Arfarniad Cynladwyedd y Cynllun Adnau.

Er mwyn i ni allu prosesu eich sylwadau buaswn yn ddiolchgar pe baech yn gallu darparu'r wybodaeth hon o fewn 14 diwrnod o ddyddiad y llythyr hwn.

Peidiwch ag oedi rhag cysylltu efo'r Uned

Dear Sir/Madam

**Re: Comments on the Deposit Joint  
Local Development Plan**

**Site Name and Location:  
Land adj Glan Seiont, Caernarfon**

Further to your comments on the Deposit Joint Development Plan please could you address the following matter(s) to allow the Joint Planning Policy Unit to deal with your comments

Since your comments relate to a site there is a need for you to provide a Sustainability Appraisal in support of your submission. The Planning Inspectorate will need to be satisfied that this information has been provided.

I enclose a copy of the Alternative Sites guidance. To help people to understand the type of information that could be provided as part of their assessment I have enclosed Table 2.6 of the Deposit Plan's Sustainability Assessment.

To allow us to process your representation I would be grateful if this information could be provided within 14 days of the date of this letter.

Please do not hesitate to contact the Joint

Phil Swyddell / Head Office  
Cyngor Gwynedd / Gwynedd Council  
Swyddfeydd Cyngor / Council Offices  
CAERNARFON  
Gwynedd LL57 1DT  
(01286) 771000

Polisi Cynllunio ar y Cyd os ydych angen  
 unrhyw gymorth gyda chwblhau'r  
 Arfarniad Cynladwyedd.

Planning Policy Unit if you require any  
 assistance in completing the Sustainability  
 Appraisal.

Yn gywir / Yours faithfully

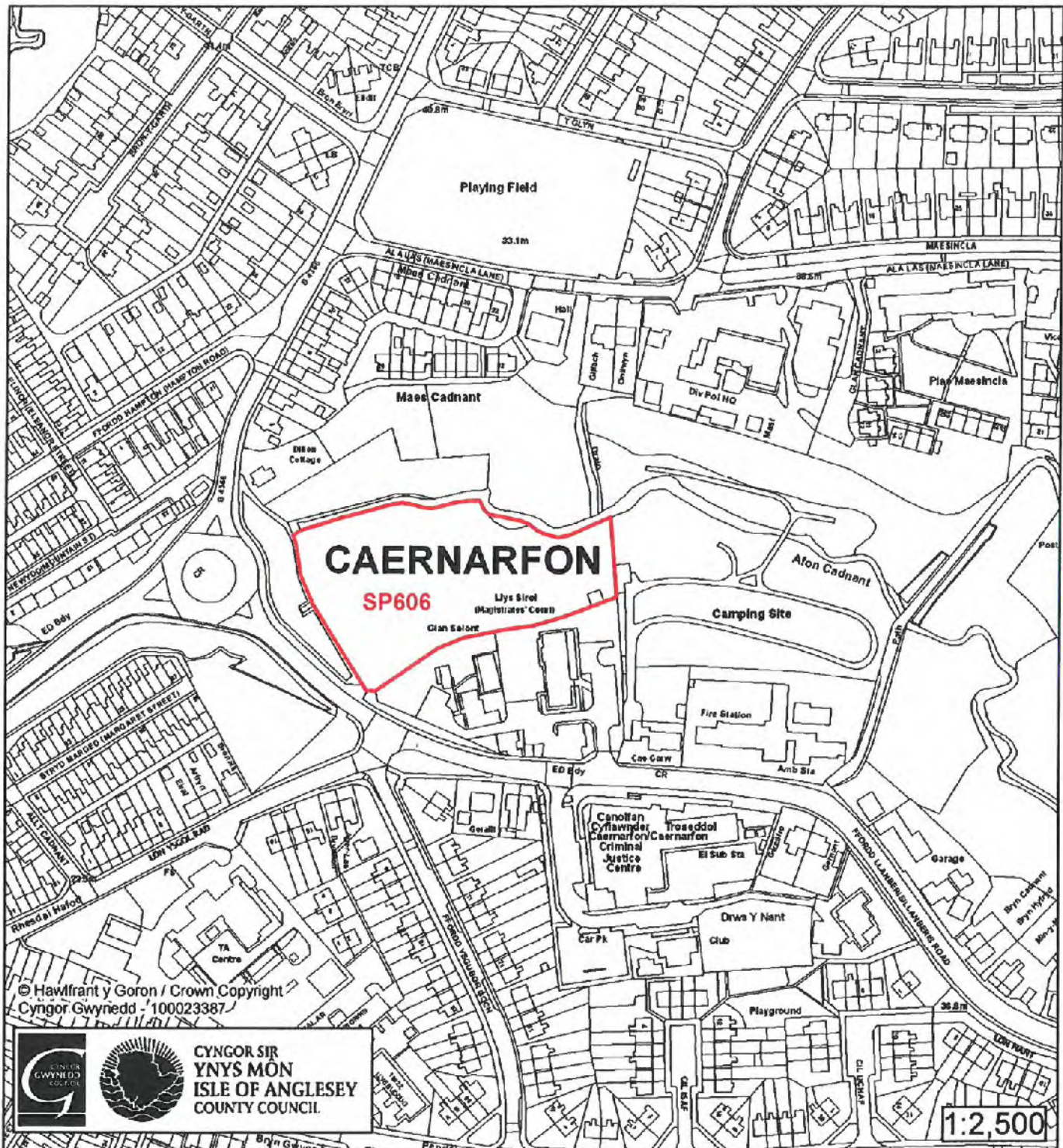


**LINDA LEE**

**Arweinydd Tîm Dros Dro (Busnes a Economi)**  
**Acting Team Leader (Business and Economy)**

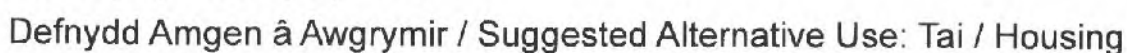


## Cofrestr Safle Posib / Candidate Site Register



Cyfeirnod/ Reference	: SP606
Enw'r Safle / Site Name	: Tir ger / Land adj Glan Seiont
Lleoliad / Location	: Caernarfon
Cyfeirnod Grid / Grid Reference	: 485 628
Maint (ha) / Size (ha)	: 0.81
Defnydd â Awgrymir / Suggested Use	: Tai / Housing





30 March 2015

Joint Planning Policy Unit  
Bangor City Council Offices,  
Ffordd Gwynedd,  
Bangor,  
Gwynedd,  
LL57 1DT

Dear Sir or Madam,

**Anglesey and Gwynedd Deposit Joint Local Development Plan – Submission of further information on sites previously not considered suitable for allocation**

In accordance with the statutory consultation on the Deposit Plan and following discussions undertaken with Linda Lee (Joint Planning Policy Unit) over the last few weeks, the Watkin Jones Group, on behalf of the landowners, is pleased to submit further information in respect of the following sites to justify their allocation in the Joint Local Development Deposit Plan.

- AS/N/15 A. Gallt Y Sil/ Tyddyn Pandy, Caernarfon (Suggested for Residential Uses [4.15ha]; Ref. SP632);
- AS/N/16 B. Tan Capel/ Llangefni Industrial Estate/ Parc Bryn Cefni (Suggested for Commercial Uses [3.63ha]; Refs. SP639, SP640, SP641);
- AS/N/17 C. Tan Capel/ Llangefni Industrial Estate/ Parc Bryn Cefni (Suggested for Residential Uses [0.73ha]; Ref. SP638);
- AS/N/18 D. Fron Farm, Llangefni (Suggested for Residential Uses [1.5ha]; Ref. SP635);
- AS/N/19 E. Tyddyn Isaf (Cae Bryniau Moelion), Menai Bridge (Suggested for Residential Uses [5.79ha]; Ref. SP636);
- AS/N/20 F. Pentraeth Automotive (Suggested for Residential Uses/ Leisure/ Retail [3.13ha]; Ref. SP637);
- AS/N/21 G. Llanfawr Newydd (Suggested for Commercial/ Mixed Uses [15.98ha]; Ref. SP629).

All sites were previously assessed by the Councils as Candidate Sites and were not considered to be suitable for allocation. This submission provides further information and justifications as to why the sites should be allocated within the final Joint Local Development Plan. Each site has been assessed in accordance with the Councils' candidate site assessment methodology, set out in Topic Paper 1 (2013) and Topic Paper 1A (2015), and Sustainability Appraisal methodology, set out in the Deposit SA Report. Each site is listed as an individual appendix to this letter and for each site, the following information is submitted:

- A Deposit Plan Response Form;
- A Site Plan;
- A Sustainability Appraisal to include evidence regarding:

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- The site's compatibility with the Plan's strategy;
  - Any substantial physical, ecological, environmental and geological constraints to development of the site and the potential for mitigation measures to overcome or reduce these;
  - The sustainability of the site in relation to availability and accessibility of infrastructure, community facilities and services, public transport and the use of brownfield land.
- A Sustainability Matrix;
  - Photographs and Aerial Photographs.

The purpose of this letter and submitted assessments is to demonstrate to the Councils that the subject sites are justified, effective, deliverable, viable and consistent with Policy, and therefore justify inclusion in the final Joint Local Development Plan.

I trust that the contents of this letter and enclosures demonstrate that the sites can be formally allocated and I look forward to receiving confirmation from you in this respect in due course. In the meantime, please do not hesitate to contact me if you have any queries.

Yours faithfully

FOR THE WATKIN JONES GROUP



Stuart Hardy BA (Hons) MTCP  
Planner

Enc,



## **Index to Appendices**

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**Appendix A:** Gallt Y Sil/ Tyddyn Pandy, Caernarfon

**Appendix B:** Tan Capel/ Llangefni Industrial Estate/ Parc Bryn Cefni (Commercial)

**Appendix C:** Tan Capel/ Llangefni Industrial Estate/ Parc Bryn Cefni (Residential)

**Appendix D:** Land adj. Fron Farm, Llangefni

**Appendix E:** Tyddyn Isaf (Cae Bryniau Moelion), Menai Bridge

**Appendix F:** Pentraeth Automotive

**Appendix G:** Llanfawr Newydd

**Appendix A:**

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<b>Site Name:</b>	<b>Gallt Y Sil/ Tyddyn Pandy, Caernarfon</b>
<b>Site Reference:</b>	<b>SP632</b>
<b>Size:</b>	<b>4.15ha</b>
<b>Current Use:</b>	<b>Greenfield</b>
<b>Proposed Use:</b>	<b>Residential Uses</b>

# Site Portfolio



Site Reference:	SP632 (SP586)		
Site Name:	Gyllt Y Sil/ Tyddyn Pandy		
Neighbourhood:	Caernarfon	Size:	4.15Ha
Current Use:	Greenfield		
Proposed Use:	Housing		

## Site Details:

Site SP632 includes land at Tyddyn Pandy (opposite Gallt Y Sil), Caernarfon and is submitted for allocation for housing.

## Introduction

The following report provides a detailed justification of the site in the context of a range of sustainability criteria (environmental capital, accessibility, site context and character, relationship with existing settlements, compliance with spatial strategy and deliverability) and is supplemented by a comprehensive sustainability appraisal. The report concludes that the site is suitable for development and justifies inclusion within the final Joint Local Development Plan as an allocated site for Housing.

## Environmental Capital

The site is located on the edge of Caernarfon's built form and is well connected to, and integrates well, with the existing pattern of development. The site represents a logical extension to the urban boundary, being located to the east of the recently approved residential development of Gwel Y Llan (Ref. C09A/0411/14/LL) and diagonally across from the Gallt Y Sil, Glan Seoint, Caeau Bach and Bryn Hyfryd housing estates. The site is surrounded on three sides by built development.

The site is greenfield and is not protected by any environmental designations. The site has low environmental and ecological value. The site has minimum vulnerability to the effects of climate change, including issues of flooding or drainage. Any development would include new landscaping and planting regimes and incorporate renewable energy sources or energy conservation measures.

## Accessibility

Vehicular access is possible from the A4085 adopted highway and a new junction could be created into the site, as is evidenced by the recently commenced development at Gwel Y Llan (Ref. C09A/0411/14/LL), which is located approximately 100 metres to the west of the site.

The A4085 Fford Llanbeblig is a strategic route which connects the site to Caernarfon town centre and interconnects with other roads including the A487 and A55 to the north, and the A498 to the south. This allows good road transport links to Bangor, the rest of North Wales and North West England. Potential traffic generated from the site can be accommodated onto the highway network without any problems.

The proposed Caernarfon to Bontnewydd bypass will cross the River Seoint and pass to the south of the Cibyn Industrial Estate. The bypass will be located approximately 700 metres to the south east of the site which will further increase its accessibility. The bypass is due for completion by the end of 2018.

Local employment is available within the town centre and at the nearby Parc Peblig and Cibyn Industrial Estates. The site is therefore extremely accessible to public transport routes and highly accessible by foot or cycle to a range of local services, community and education facilities.



### **Site Context and Character**

The site is relatively uniform in shape and slopes approximately 25 metres from the north west, down to the south east of the site. The nature of the topography and the location of the site towards the bottom of an incline mean that there would be limited impact on views/ vistas looking down/ westwards towards the site and only minor impact looking upwards/ eastwards. The location is well screened and views of the development would be less than those that currently exist for the nearby housing estates at Gallt Y Sil, Glan Seoint, Caeau Bach and Bryn Hyfryd, on the opposite side of the A4085, which are located higher. The site is located within close proximity to existing infrastructure.

CCW's LANDMAP confirms that the area comprises of agricultural grassland which has low environmental and ecological value.

### **Relationship with Existing Settlements**

Although located just outside of the development boundary, development of the site would provide a logical extension that would 'round-off' this part of the settlement which lies to the south east of Caernarfon, along the strategic A4085. A natural boundary would be formed to the south and east of the site by the River Seoint. The site respects adjacent land uses (residential/ employment/ agriculture) and is located in a highly sustainable location, being located within walking distance (approximately 1500 metres) of the commercial focus of Caernarfon town centre.

### **Compliance with Spatial Strategy**

The site complies with the broad spatial strategy for Gwynedd/ Anglesey which aims to improve sustainability by focusing the main developments and regeneration in the Primary Settlements. Caernarfon is recognised within the JLDP as a priority area for development and is classified within the second tier of the 'Settlement Hierarchy' as an important 'Urban Service Centre'.

The site, due to its nature, scale and location, is classified as a 'strategic site' and as such, would contribute positively towards the JLDP's aim to supply 55% of its future housing supply (i.e. 4,346 dwellings over the full plan period; 290 new dwellings per annum) in Sub Regional and Urban Service Centres, such as Caernarfon.

### **Deliverability**

The proposed site adjoins the settlement of Caernarfon, in a location that is generally recognised as being suitable for housing. The site scores well in the sustainability appraisal. Unlike some sites put forward, the site is available, deliverable (the landowner is keen to bring the site forward for development) and developable (there are physical constraints to development that can be overcome). There is more than reasonable prospect that the site would be delivered in the medium term and would provide a useful addition to the medium term housing supply.

### **Summary of Issues Identified and Response to those Issues**

The site does not have an adverse impact upon an SAC or SPA and the comments given by consultees tend to be of an advisory nature which can be dealt with through negotiation or planning conditions. Comments do not rule out the allocation of the site per se and are therefore either unjustified or can be overcome, as is illustrated below:

Issue	Consultee	Comments	Response
Highways/ Traffic	NWTRA	Traffic movements between the site and the town centre would add to traffic using the A487 trunk road therefore the site development brief should assess any potential impacts.	All comments can be addressed through negotiation or mitigation.  A recent planning permission (2013) for the erection of 136 dwellings on the adjacent site at Gwel Y Llan (Ref. C09A/0411/14/LL) proves that the principle of housing development is acceptable in this location. Any
	Planning Policy	Located on the A4085 this site may be a possible extension to existing UDP allocation providing minor highways	

	<b>Highways</b>	<p>improvements are undertaken.</p> <p>Changes would be required to extend existing 30mph limit and to provide adequate footway link to the town centre.</p>	<p>impacts on traffic generation would be addressed through a detailed transport assessment.</p> <p>Matters such as creating a new access to the site, extending the speed limit, and highways and footpath improvements can all be dealt with through negotiation with the relevant authority and planning conditions.</p> <p>The proposed A487 bypass which will traverse across land approximately 700 metres to the south east of the site will further improve accessibility to the site and negate any potential impacts on the road network. The bypass is due for completion in late 2018 which is in the early years of the plan period.</p>
<b>Archaeology</b>	<b>GAT</b>	Fairly significant restraint – Allocation could be included in JLDP but subject to results of archaeological evaluation.	<p>An archaeological report could be provided as part of the planning application process and any findings would be addressed in an appropriate manner.</p> <p>The potential for archaeological remains to be present at the site does not itself prevent development or allocation.</p>
	<b>Planning</b>	Further work may be required regarding potential archaeological remains on site prior to its inclusion on the plan.	
<b>Topography</b>	<b>Planning</b>	Topography of the site could limit the development potential.	<p>The site is capable of mediation. The design, scale and layout of any proposals would respond sensitively to the topography of the site and enhance the character of the area.</p>
<b>Drainage</b>	<b>NRW</b>	Under the terms of the Water Resource Act 1991 and the Land Drainage byelaws, the prior written consent from us is required for any proposed works or structures in, under, over or within 7 meters of the top of the main bank of the main river Seiont.	Compliance noted.
<b>Biodiversity</b>	<b>Biodiversity</b>	The grassland here is potentially a habitat of high biodiversity value.	CCW's Landmap confirms that the site has low ecological value and is "wildlife sterile". Multiple grazing and re-seeding regimes have systematically reduced the biodiversity value of the site.
<b>Land Classification</b>	<b>Planning</b>	Previously developed land is available to allocate in the settlement.	Previously developed land is considered to be limited within Caernarfon. Not all PDL will come forward over the plan period due to issues of availability, deliverability and developability. The proposed site is available now.



**Justification** (Justified/ effective/ deliverable/ viable/ consistent with Policy)

The above information, which is supplemented by a comprehensive sustainability appraisal of the site (enclosed below), indicates that the site is suitable for housing and should be included as a candidate/ allocated site within the JLDP. The site is available, deliverable and developable and can help Anglesey/ Gwynedd meet its housing requirements throughout the plan period. It is therefore considered to be appropriate to be brought forward due to its highly sustainable location in Caernarfon, which is recognised within the JLDP as a priority area for development.

**Sustainability Appraisal**

Please see full sustainability appraisal proforma attached

## Sustainability Appraisal

	Indicator	Site Performance	SA Comments
IF1	Is the site located in or adjoining a town/ city, village or rural cluster?	Adjoining a town (Caernarfon)	The site scores well in the initial filtering stage, with all indicators scoring in Band C (neutral). The site can therefore be considered for allocation, subject to the following sustainability appraisal.
IF2	Is the site over 0.3 hectares?	Yes (4.15ha)	
IF3	Is the site in whole or part vulnerable to fluvial/ tidal flooding?	No known risk. No development would take place within 7 metres of the top of the main bank of the River Seiont.	
	Is the site within or in the vicinity of:	(See below)	
	SSSI	No	
	SAC	No	
	SPA	No	
	NNR	No	
	Mineral and Coal Safeguarding Sites	No	
	Biological/ Geological Heritage Site	No	
	Ancient Monument on site	No	
	Listed Building on site	No	
	Locally Listed Building on site	No	
1.	Is there a risk of flooding?	No known risk of flooding but limited risk of surface water flooding and possible to link surface water to adjoining watercourse	The site is not within a flood zone.
2.	Would development of the site lead to a loss of agricultural land?	The site is currently used for grazing and has been in agricultural use for a number of years. Low value grassland has been re-seeded four or five times	The site is not within a designated area and any sustainability issues are capable of mitigation and/ or negotiation.
3.	Is the site (or parts of the site) protected by landscape, ecological or cultural designations?	No designations but some cultural value.	The proximity of the site, which adjoins the built up area of the settlement, makes it suitable for



4.	Would development of the site lead to the loss of an important habitat or lead to fragmentation of green corridor?		<p>The site is currently used for grazing and has been in agricultural use for a number of years. The site has low environmental and ecological value.</p> <p>Development of the site would lead to some fragmentation of the green corridor but represents a logical extension to the settlement. Commencement of development on the adjacent site of Gwel Y Llan (Ref. C09A/0411/14/LL), comprising of 136 dwellings, indicates that the location is suitable for housing.</p>	development.
5.	Does the site constitute Brownfield land?		Greenfield adjoining settlement	
6.	Does the site have any value as an open space or recreational importance?		Limited recreational or open space value	
7.	Does the current/ previous use of the site suggest that there is a potential risk of contamination?		No contamination	<p>There are no issues with ground contamination.</p> <p>There is some loss of trees/ hedgerows which would be mitigated and enhanced by comprehensive planting and landscaping regimes.</p>
8.	Would development of the site lead to a loss of trees and/ or hedgerows?		Some loss of trees/ hedgerows. Capable of mitigation through new planting/ landscaping.	
9.	Would development of the site present an opportunity to remove an eyesore?		No eyesore	<p>The site has characteristics of local importance which would not be unduly affected by development that would seek to preserve and enhance the quality of the local area.</p>
10.	LANDMAP evaluation		(See below)	
10.	a	Visual and Sensory	Moderate	
10.	b	Geological	High	
10.	c	Landscape and Habitats	Low	
10.	d	Historical	High	
10.	e	Cultural	Outstanding	

11.	Is the site located within walking distance of a public transport terminal?		(See below)	The site scores well in terms of its proximity to local services. The site is very sustainable with all services (with the exception of a railway station) being located within 1600 metres.
11.	a	Distance to railway station	3001m+	
11.	b	Distance to nearest bus stop	401m to 800m	
11.	c	Distance to A road junction	Under 400m	
11.	d	Distance to motorway junction	N/A	
12.	Is the site accessible from a public highway?		Minor obstacles capable of being overcome (i.e. creation of an entrance to the site, off the A4085)	Primary and secondary schools are well located within approximately 800 metres of the site.  Development at the site would have very good access to local facilities and sustainable transport methods.
13.	Is the nearby highway system (including junctions) of sufficient quality to deal with potential development on the site?		Yes.	
14.	Is the site located within walking distance of a range of community services?		(See below)	
14.	a	Distance to service centre	1500m	
14.	b	Distance to supermarket	1600m	
14.	c	Distance to convenience store	201m to 400m	
14.	d	Distance to Post Office	201m to 400m	
14.	e	Distance to Primary School	401m to 800m	
14.	f	Distance to Secondary School	801m to 1200m	
14.	g	Distance to GP surgery	1600m	
14.	h	Distance to NHS hospital	401m to 800m	The site has good access to open space and recreational facilities and scores well in relation to access to employment and healthcare.
14.	i	Distance to Pharmacy	201m to 400m	
14.	j	Distance to Dentist	1600m	
14.	k	Distance to open space/ park	400m	
14.	l	Distance to employment site	Under 200m	
15.	Distance to the nearest utility connection		(See below)	The site is within close proximity to all utility services and is therefore deliverable.
15.	a	Electricity	100m or less	
15.	b	Gas	100m or less	
15.	c	Water	100m or less	
15.	d	Sewerage	100m or less	



15.	e	Telecommunications	100m or less	
16.		Do the topographical characteristics of the site present an obstacle to development?	The site slopes approximately 25 metres from the north westerly top end down to the south east of the site.	Land remediation is required but represents no obstacle to development
17.		Would development on the site have an impact upon important views/ vistas?	There would be some visual impact looking north west but impact would be less than that of current residential developments nearby (e.g. such as Gallt Y Sil and Glan Seint) which occupy a higher location along the A4085.	The extension of the settlement in this location is logical and acceptable. There would be minimal impact on the character of the surrounding area and adjacent land uses.
18.		Would development of the site have a detrimental impact on the character of the settlement?	No impact. There is built development on three sides of the site. The site adjoins the settlement, which includes 136 new dwellings currently being built on land adjacent to the west.	
19.		Would there be any adverse impact arising from potentially conflicting land uses?	No conflicting land uses	
20.		Will development on the site provide continuity and enclosure in respect to adjacent uses and development?	(See below)	
20.	a	Is the site located within the built form of the settlement?	Adjoining	
20.	b	Does the site constitute a minor extension to the settlement?	Site adjoins the settlement Development of the site represents a logical extension that would 'round- off' the settlement in this part of Caernarfon.	
21.		Additional Comments:		

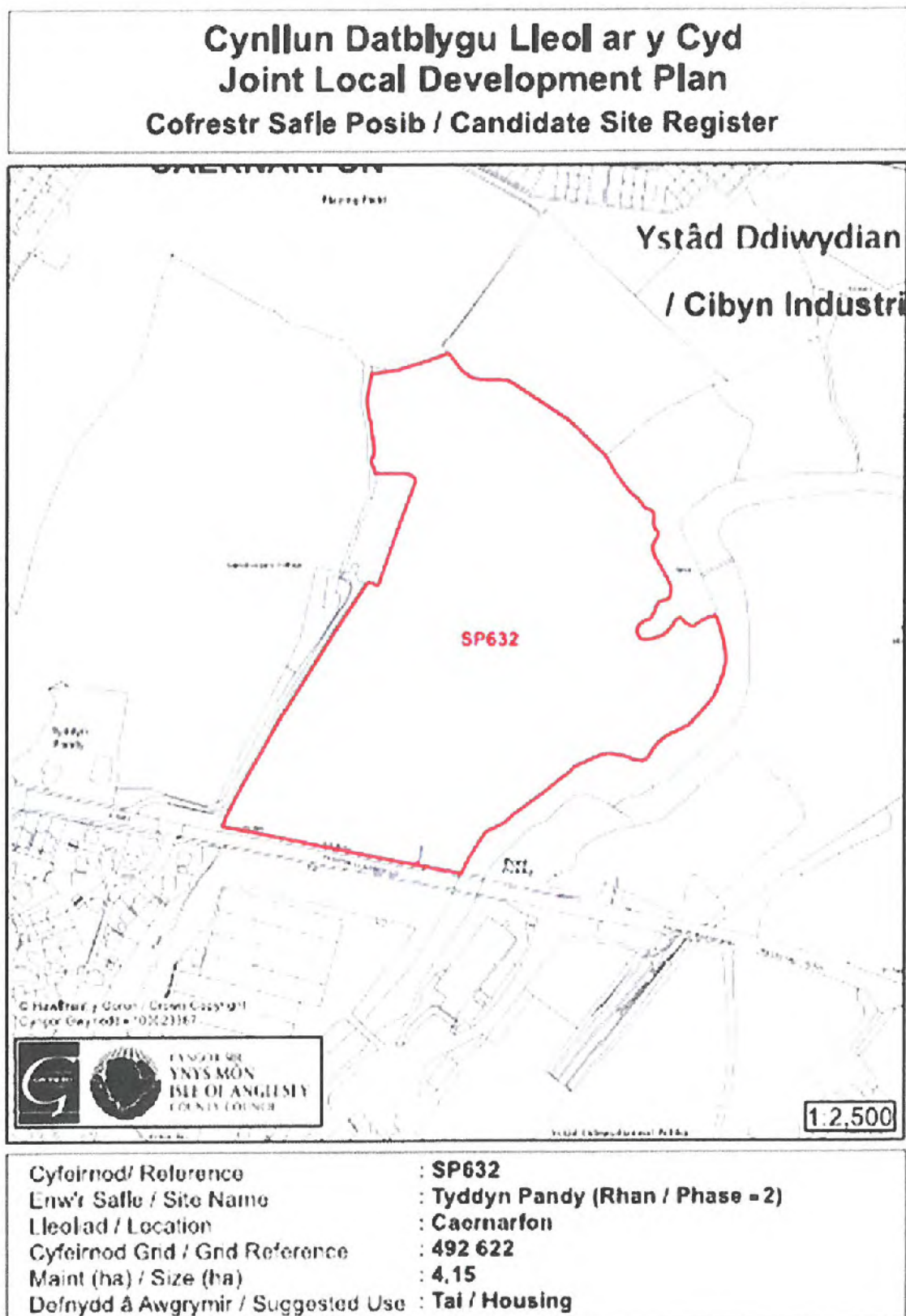


## Sustainability Appraisal Matrix

SA Objective	Assessment	Summary
1. Maintain and enhance biodiversity interests and connectivity ( <i>SEA Topics: biodiversity, fauna, flora, soil</i> )	+	The site has moderate to low environmental and ecological value which would be enhanced by new landscaping and planting regimes.
2. Promote community viability, cohesion, health and well-being ( <i>SEA Topics: human health, population</i> )	+	Any development would be located in a sustainable location, with easy access to work, services and community facilities by foot, bicycle and public transport.
3. Manage and reduce the impacts of climate change by promoting and supporting mitigation and adaptation measures ( <i>SEA Topics: climatic factors, air</i> )	+	Any development would incorporate renewable energy sources or energy conservation measures. Any effects on climate change or risk of flooding would be mitigated accordingly.
4. Conserve, promote and enhance Welsh Language ( <i>SEA Topics: cultural heritage</i> )	++	Any development would provide additional homes for local people. This would help to strengthen the local community and safeguard and strengthen the Welsh language and culture.
5. Conserve, promote and enhance cultural resources and historic heritage assets ( <i>SEA Topics: cultural heritage</i> )	0	Any development would protect and enhance the historic character of the local area.
6. Support economic growth and facilitate a vibrant, diversified economy providing local employment opportunities ( <i>SEA Topic: Population</i> )	+	Any development would provide important housing for an indigenous population in what is a sustainable location. This would increase the local workforce and increase the local population, which would bring economic benefits to local facilities and services.
7. Provide good quality housing, including affordable housing that meets local needs ( <i>SEA Topic: population, human health</i> )	++	Any development would provide good quality and affordable housing that would incorporate good layout, design and the latest energy efficient technologies.
8. Value, conserve and enhance the plan area's rural landscapes and urban townscapes ( <i>SEA Topics: landscape</i> )	+	Any development would enhance the urban townscape and seek to protect and enhance the rural landscape.
9. Use land and mineral assets efficiently and promote mechanisms for waste minimisation, re-use and recycling ( <i>SEA Topics: material assets, soil</i> )	0	Efficient waste management, refuse and recycling would all be incorporated into any development.
10. Promote and enhance good transport links to support the community and the economy ( <i>SEA Topics: population, human health</i> )	++	Any development would be sustainably located and provide excellent access to local jobs and services by foot, bicycle and public transport. Any development would provide additional investment in local infrastructure.
11. Safeguard water quality, manage water resources sustainably and minimise flood risk ( <i>SEA Topic: water, biodiversity</i> )	+/-	Any issues relating to drainage or flooding would be mitigated accordingly.



## Map/ Plan of Site



## Aerial Photograph





## Other Photographs

