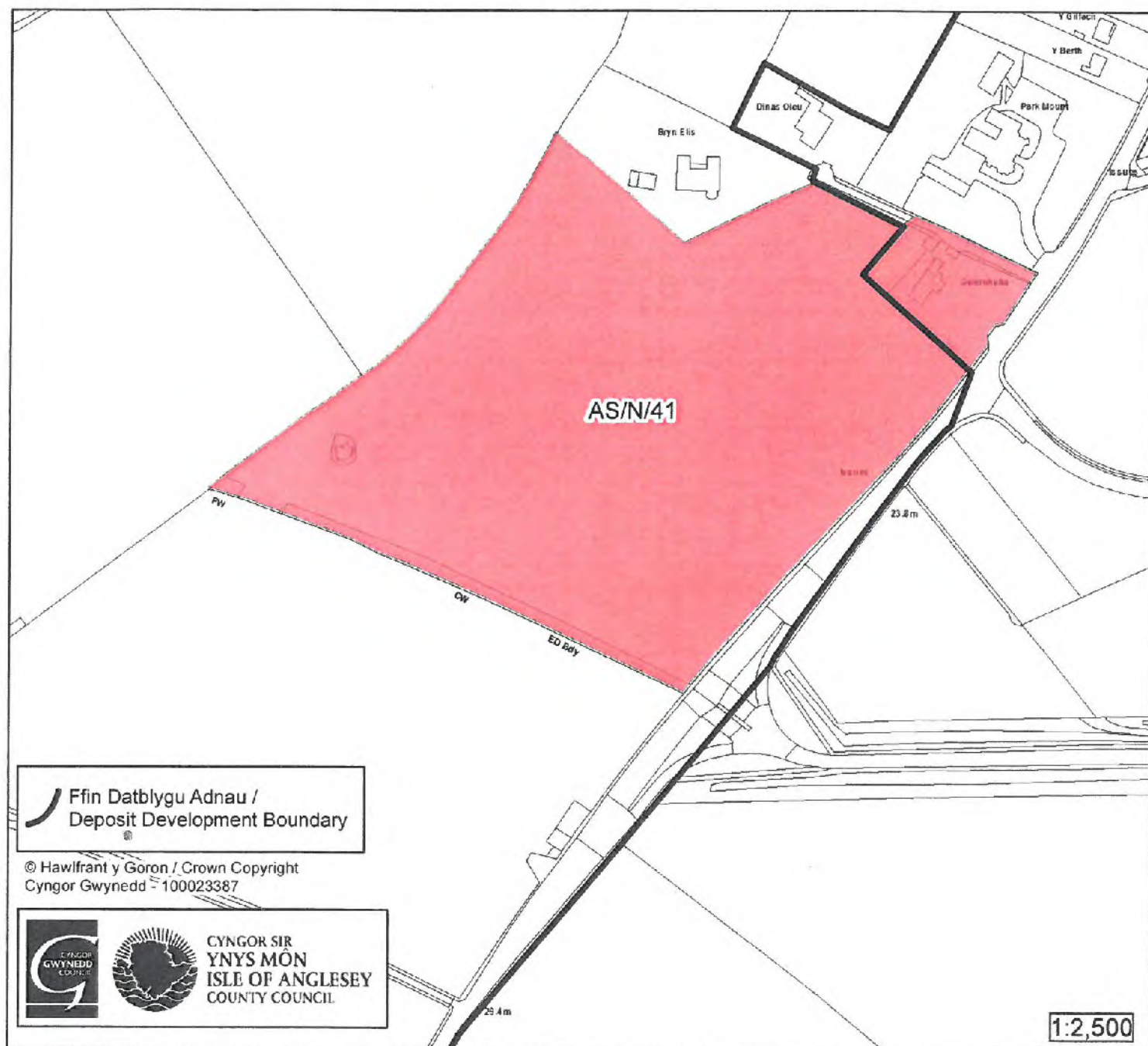


Cynllun Datblygu Lleol ar y Cyd Gwynedd a Môn
Anglesey and Gwynedd Joint Local Development Plan
2011- 2026

COFRESTR SAFLEOEDD AMGEN / ALTERNATIVE SITES REGISTER



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

Cyfeirnod / Reference: AS/N/41

Enw'r Safle / Site Name: Tir / Land at Gwernhefin

Lleoliad / Location: Llangefni

Cyngor Cymuned / Community Council: Llangefni

Maint (ha) / Size (ha): 4.55

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

	 <div>CYNGOR SIR YNYS MÔN ISLE OF ANGLESEY COUNTY COUNCIL</div>	<div>Defnydd swyddfa yn unig:</div> <div>Rhif Cynrychiolydd:</div> <div>Dyddiad derbyn: 25/3/15</div> <div>Dyddiad cydnabod:</div>
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Cynllun Datblygu Lleol ar y Cyd Adnau Ynys Môn a Gwynedd 2011-2026
Ffurflen Sylwadau

Diogelu Data - Y modd y bydd eich sylwadau a'r wybodaeth a roddwch i ni yn cael eu defnyddio. Bydd yr holl wybodaeth a gyflwynir yn cael ei gweld yn llawn gan staff yr Uned Polisi Cynllunio ar y Cyd sy'n ymdrin â'r Cynllun Datblygu Lleol ar y Cyd (CDLI ar y Cyd). Bydd eich enw a'ch sylwadau fel y maent wedi'u nodi yn eich ffurflen sylwadau yn cael eu cyhoeddi, ynghyd ag ymateb y Cyngor. Bydd hyn yn gymorth i ddangos fod yr ymgynghoriad wedi'i wneud yn iawn. Nodwch hefyd y gall y ffurflen hon gael ei rhoi i unrhyw Ymchwiliad Cyhoeddus ar y CDLI ar y Cyd.

Byddai'n well gennym pe baech yn cyflwyno'ch sylwadau'n uniongyrchol ar-lein. Fel arall, gellir llenwi fersiwn electronig o'r ffurflen hon ar-lein yn www.gwynedd.gov.uk/cdli neu www.ynysmon.gov.uk/cdli. Dylech lenwi ffurflenni ar wahân ar gyfer pob sylw yr hoffech ei wneud. Cewch ffurflenni sylwadau ychwanegol gan yr Uned Polisi Cynllunio ar y Cyd drwy ffonio 01286 685003 neu gellir eu llawr lwytho o wefan y Cyngor yn: www.gwynedd.gov.uk/cdli neu www.ynysmon.gov.uk/cdli neu gallwch lungopio'r ffurflen hon. Wrth wneud sylwadau, defnyddiwch dudalennau ychwanegol os oes angen, gan nodi rhif y dudalen yn glir.

RHAN 1: Manylion cyswllt

	Eich manylion/ Manylion eich cleient	Manylion yr Asiant (os yw hynny'n berthnasol)
Enw	Rhian Williams	
Cyfeiriad	<div></div>	
Cod Post		
Rhif Ffôn		
Cyfeiriad e-bost		

Nodiadau Canllaw

Rhowch eich sylwadau yn Rhan 2 y ffurflen hon. Defnyddiwch dudalennau ychwanegol os oes angen.
Dylech lenwi ffurflenni ar wahân ar gyfer pob sylw yr hoffech ei wneud.

Mae **Cwestiwn 2dd a 2e** yn gofyn am eich barn ar gadernid y Cynllun Adnau. Rhoddir manylion am y profion cadernid a gwybodaeth ychwanegol ar sut cânt eu defnyddio ar dudalen olaf y ffurflen hon.

Os hoffech i newidiadau gael eu gwneud i'r Cynllun Adnau, gofynnwn i chi fod mor benodol â phosib. Er enghraifft, os hoffech i destun newydd gael ei ychwanegu, nodwch y testun newydd ac esboniwch ymhle yr hoffech ei weld yn y Cynllun Adnau a pham. Hefyd, os hoffech ychwanegu polisi neu baragraff newydd neu eu haddasu, nodwch yn glir beth yw'r testun newydd ac esboniwch ymhle yr ydych chi'n meddwl y dylai fynd yn y Cynllun Adnau a pham.

Os hoffech gael gwared o safle neu gynnig addasiadau i safle sydd wedi'i ddynodi yn y Cynllun Adnau neu os hoffech gynnig safle newydd, gofynnwn i chi atodi cynllun graddfa 1:1250 neu 1:2500 sy'n nodi'n glir ffiniau'r safle. Os ydych yn cynnig safle newydd (un nad yw wedi'i gynnwys yn y Cynllun Adnau) rhaid i chi gynnwys asesiad safle manwl gyda'r ffurflen sylwadau yn unol â methodoleg asesu Safle Arfaethedig y Cyngor a'r fframwaith Arfarnu Cynaliadwyedd. Cewch hyd i'r fethodoleg asesu Safle Arfaethedig a'r fframwaith Arfarnu Cynaliadwyedd ar wefan y Cyngor yn: www.gwynedd.gov.uk/cdll neu www.ynysmon.gov.uk/cdll.

Cewch wybodaeth bellach ar y mater hwn gan yr Uned Polisi Cynllunio ar y Cyd ar **01286 685003** neu ar wefan y Cyngor yn: www.gwynedd.gov.uk/cdll neu www.ynysmon.gov.uk/cdll yn y llyfryn 'Canllawiau Safleoedd Amgen'.

Os yw newidiadau arfaethedig i gynllun datblygu yn cael effeithiau sylweddol ar gynaliadwyedd, bydd gofyn i chi ddarparu'r wybodaeth Arfarnu Cynaliadwyedd berthnasol. Rhaid i'r wybodaeth hon fod yn gyson ag ystod a lefel manylder yr Arfarniad Cynaliadwyedd a gynhelir gan y Cynghorau. Dylai hefyd gyfeirio at yr un wybodaeth waelodlin wrth adnabod effeithiau sylweddol tebygol y polisi diwygiedig neu'r safle newydd.

Dylech gynnwys eich holl sylwadau ar y Cynllun Adnau gan nodi eich achos llawn ar y ffurflen swyddogol, gan ddefnyddio dogfennau ychwanegol os oes angen. Os ydych am weld mwy nag un newid ac yn ystyried nad yw'r Cynllun Adnau yn bodloni mwy nag un prawf cadernid, **dylech lenwi ffurflenni ar wahân ar gyfer pob sylw**. Yn yr un modd, os ydych am wneud sylwadau i gefnogi'r Cynllun Adnau neu elfennau unigol o'r Cynllun Adnau byddai'n ddefnyddiol pe baech yn gwneud y sylwadau hyn ar wahân. Nodwch os ydych yn cyflwyno deunydd arall i gefnogi'ch sylwadau.

Yr unig adeg y bydd gennych gyfle i gyflwyno gwybodaeth bellach i'r Ymchwiliad yw os yw'r Arolygwr yn eich gwahodd i ymateb i faterion y mae ef neu hi wedi'u codi. Nodwch na fydd gan yr Arolygwr sylwadau yr ydych wedi'u gwneud mewn ymateb i ymgynghoriadau blaenorol. Os nad ydych yn ystyried bod y Cynllun Adnau yn gadarn ac y dylid ei newid, esboniwch yn glir pam ydych chi'n meddwl bod angen y newidiadau. Os ydych yn meddwl bod angen gwneud newidiadau er mwyn i'r Cynllun Adnau fodloni un neu fwy o'r profion cadernid, dywedwch wrthym pa un / pa rai.

Os yw grŵp yn rhannu barn gyffredin ynghylch sut mae'n dymuno i'r Cynllun Adnau gael ei newid, bydd y Cynghorau'n derbyn deiseb wedi'i llofnodi. Wrth gyflwyno ffurflen sylwadau ar ran grŵp, dylai'r ffurflen sylwadau gynnwys manylion cyswllt unigolyn arweiniol yn Adran 1 a dylid nodi'r sylwadau'n glir ar y ffurflen sylwadau. Dylai'r ddeiseb sydd wedi'i llofnodi nodi'n glir faint o bobl sy'n cael eu cynrychioli a sut mae'r sylwadau wedi'u hawdurdodi. Nid yw llofnodi deiseb yn atal neb rhag cyflwyno ffurflenni unigol.

RHAN 2: Eich Sylwadau a Newidiadau a Awgrymir. (Defnyddiwch un adran Rhan 2 ar gyfer pob sylw yr hoffech ei wneud)

2a. Ar ba ran o'r Cynllun Adnau yr ydych chi'n gwneud sylwadau?

Polisi rhif (nodwch)	Tai 14
Paragraff rhif (nodwch)	—
Cynigion/ Map Mewnosod (nodwch y rhif cyfeirnod)	4
Map Cyfyngiadau	—
Atodiadau (nodwch)	—

2b. A ydych yn gwrthwynebu neu gefnogi?

Gwrthwynebu	<input checked="" type="checkbox"/>	Cefnogi	<input type="checkbox"/>
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2c. Rhowch fanylion eich sylwadau ar y Cynllun Adnau.

I'w nymuniad i'w gweld tir gwernhefin yn cael ei gynnwys yn y Cynllun Adnau am y rhesymau a nodir yn y nodiadau ynghlwm.

Defnyddiwch dudalennau ychwanegol os bydd angen.
Nodwch faint o dudalennau ychwanegol rydych wedi'u defnyddio.....

2ch. Os yw eich sylw yn 2c yn fwy na 100 o eiriau, darparwch grynodedb os gwelwch yn dda (dim mwy na 100 o eiriau).

- Gwellhad i ddigwydd yn y System Driffyrdd fydd o ansawdd digonol i ddelio â datblygiad posibl ar y safle.
- Y cynllun yn sicrhau bod datblygiadau newydd yn cael eu hintegreiddio mewn ffordd briodol a sensitif gyda chymeriad tirlun a threflun ardal y cynllun
- Ni fyddai unrhyw effaith andwyol yn deillio o wrthdaro rhwng defnydd o'r tir gan bydd tir dros y ffordd i'r dyfodol yn dir CYFLOGAETH
- Safle sy'n diwallu'r manyfrit o'r trothwyon ar gyfer pŵer i ddulliau trafnidiaeth gynaliadwy
- Symud y ffin fel bo'r tir yn amgylchynnu tir cyflogaeth i'r dyfodol. Gallai hyn gael effaith positif hirdymor ar Sauol mawr!

2d Rhewch fanylion y newidiadau yr hoffech eu gweld i'r Cynllun Adnau

Cynnwys tir Gwernhefin.

2dd. Ydi'r Cynllun yn gadarn?

Ydi



Nac ydi



2e. Os ydych chi'n meddwl nad yw'r Cynllun Adnau yn gadarn, pa brawf cadernid ydych chi'n meddwl y mae'n ei fethu? (Ticiwch isod os gwelwch yn dda) Rhoddir mwy o fanylion am y profion cadernid ar gefn y ffurflen hon

Gweithdrefnol

Cysondeb

Cydlyniaid ac Effeithiolrwydd

P1



P2



C1



C2



C3



C4



CE



CE



CE



CE



1

2

3

4

Rhan 3: Beth sy'n digwydd nesaf?

Ar y cam hwn o broses y CDLI ar y Cyd, dim ond sylwadau ar bapur y gallwch eu gwneud (a elwir yn 'sylwadau ysgrifenedig'). Fodd bynnag, gall yr Arolygwr alw ar y rheini sydd am newid y Cynllun i ymddangos a siarad â'r Arolygwr mewn 'sesiwn gwrandawriad' yn ystod yr Ymchwiliad Cyhoeddus. Dylech gofio y bydd yr Arolygwr yn rhoi'r un pwys i'ch sylwadau ysgrifenedig ag i'r rheini a wnewch ar lafar yn y sesiwn gwrandawriad.

3a. A ydych am i'ch sylwadau gael eu hystyried fel 'sylwadau ysgrifenedig' neu a hoffech siarad mewn sesiwn gwrandawriad yn yr Ymchwiliad Cyhoeddus? (Ticiwch un o'r isod)

Nid wyf am siarad mewn sesiwn gwrandawriad ac rwy'n fodlon i'm sylwadau ysgrifenedig gael eu hystyried gan yr Arolygwr.



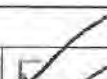
Hoffwn siarad mewn sesiwn gwrandawriad.

**3b. Os hoffech siarad, cadarnhewch pam rydych yn ystyried ei bod hi'n angenrheidiol i chi siarad yn y Gwrandawriad.**

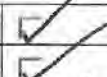
/

3c. A fydddech yn hoffi cael gwybod am y canlynol (Ticiwch y blychau perthnasol)

Cyflwyno'r dogfennau a'r dystiolaeth i'r archwiliad



Cyhoeddi adroddiad yr Arolygydd



Mabwysiadu'r Cynllun



Os ydych wedi darparu dogfennau ychwanegol i gefnogi'ch sylwadau, rhestrwch hwy isod:

Llofnod

Dyddiedig:

DIOLCH AM EICH SYLWADAU AR Y CYNLLUN ADNAU

Cofiwch gynnwys unrhyw ddogfennau perthnasol (e.e. Arfarniad Cynaliadwyedd) gyda'r ffurflen hon.

Dylech ddychwelyd ffurflenni sylwadau wedi'u llenwi i'r Uned Polisi Cynllunio ar y Cyd:

AR-LEIN – drwy lenwi'r ffurflen electronig yn www.gwynedd.gov.uk/cdli neu www.ynysmon.gov.uk/cdli

DRWY E-BOST – polisicynllunio@gwynedd.gov.uk

DRWY'R POST – ei hanfon i: Uned Polisi Cynllunio ar y Cyd, Llawr Cyntaf, Swyddfeydd Cyngor Dinas Bangor, Ffordd Gwynedd, Bangor, Gwynedd LL57 1DT

**DYLECH DDYCHWELYD Y FFURFLENNI SYLWADAU DDIM HWYRACH NA 5.00yh ar 31 Mawrth 2015
NI FYDD SYLWADAU A DDERBYNNIR WEDI'R AMSER A'R DYDDIAD YMA YN CAEL EU HYSTYRIED**

Profion Cadernid

Prawf	Profion Gweithdrefnol
P1	Nid yw wedi'i baratoi yn unol â'r Cytundeb Cyflawni yn cynnwys y Cynllun Cyswllt Cymunedol.
P2	Nid yw'r cynllun a'i bolisiâu wedi bod drwy Arfarniad Cynaliadwyedd yn cynnwys Asesiad Amgylcheddol Strategol.
	Profion Cysondeb
C1	Mae'n gynllun defnydd tir nad yw'n rhoi ystyriaeth i gynlluniau, polisiâu a strategaethau perthnasol eraill sy'n ymwneud â'r ardal neu ardaloedd cyfagos.
C2	Nid yw'n rhoi ystyriaeth i bolisi cenedlaethol.
C3	Nid yw'n rhoi ystyriaeth i Gynllun Gofodol Cymru.
C4	Nid yw'n rhoi ystyriaeth i'r strategaeth gymunedol berthnasol.
	Profion Cydlynid ac Effeithiolrwydd
CE1	Nid yw'r cynllun yn gosod strategaeth gydlynol ble mae ei bolisiâu a'i ddynodiadau yn llifo'n rhesymegol ohono a/neu pan fo materion trawsffiniol yn berthnasol, nid yw'n gydnaws â'r cynlluniau datblygu a ddarparwyd gan awdurdodau cyfagos.
CE2	Nid yw'r strategaethau, y polisiâu na'r dynodiadau'n realistig nac yn briodol o ystyried y dewisiadau amgen a/neu nid ydynt wedi'u seilio ar sail tystiolaeth gredadwy.
CE3	Nid oes mecanwaith clir ar gyfer gweithredu a monitro.
CE4	Nid yw'n rhesymol hyblyg i alluogi iddo ymdrin ag amgylchiadau sy'n newid.

Noda Deddf Cynllunio a Phrynu Gorfodol 2004 mai pwrpas ymchwiliad i Gynllun Datblygu Lleol (y Cynllun) yw ystyried a yw'n "gadarn". Golyga hyn y dylai unrhyw un sydd am roi sylwadau ar y Cynllun Adnau neu wrthwynebu iddo geisio dweud pam nad yw'n gadarn a beth sydd ei angen er mwyn ei wneud yn gadarn. Yn y cyd-destun hwn, gellir ystyried cadarn i olygu ei ystyr gwreiddiol o "*dangos barn dda*" a "*y gellir ymddiried ynddo*". Er mwyn asesu'r Cynllun Adnau, rydym yn defnyddio'r 10 prawf uchod. Bydd y Cynllun Adnau yn cael ei archwilio gan Arolygwr annibynnol a benodir gan Lywodraeth Cymru a thasg yr Arolygwr fydd ystyried a yw'r Cynllun yn gadarn.

Os ydych yn cynnig newid i'r Cynllun Adnau, fe ddylech nodi'n glir pa brawf/brofion cadernid y credwch y mae'r Cynllun Adnau yn ei fethu/eu methu. Mae'r profion mewn tri grŵp – 'Gweithdrefnol' (dau prawf); 'Cysondeb' (pedwar prawf) a 'Cydlynid ac Effeithiolrwydd' (pedwar prawf). Os hoffech wneud sylwadau ar y ffordd y mae'r Cynghorau wedi paratoi'r Cynllun Adnau, mae'n debygol y byddai'ch sylwadau neu'ch gwrthwynebiadau yn disgyn o dan un o'r profion gweithdrefnol. Os hoffech wneud sylwadau neu wrthwynebu i gynnwys y Cynllun Adnau, gallai fod yn gymorth i chi edrych ar y profion 'cysondeb' a 'cydlynid ac effeithiolrwydd'.

(1a)

Fy nymuniad i'w gweld tir Gwernhefin yn cael ei gynnwys yn y Cynllun Adnau am y rhesymau canlynol:

- Credaf bod y tir yn gwbl addas ar gyfer adeiladu gan bod dau gwmni adeiladu wedi bod yn ceisio ei brynu yn flaenorol. Gwrthodwyd ar y pryd oherwydd bod y fynedfa yn mynd i fod yn broblem. Gweler y llythyr sy'n ynghlwm sy'n egluro gan Adran Prifffyrdd sut mae modd datrys hyn! Oherwydd y diffyg cylchdro (roundabout) a'r penyglon. A'r modd y buaswn i fel perchennog y tir yn gallu gwrthdroi hyn

* Bellach mae cylchdro yn mynd i fod ar ffordd A5114 i fewn i Llangefni. Gate roundabout - derbyniwyd grant i gariatau hyn ddigwydd!
(Gweler llythyr yn ymwneud â hyn - Effaith ar sîch Eiddo)*

- Yn ôl yr adroddiad sy'n gwrthod y tir yn y Cynllun Adnau. Byddai stad o dai yn amharu ar y ffordd i fewn i Llangefni. Y tir yn weddol uchel a byddai hyn yn gwmneud i dai sefyll allan.

* Yn ôl Pensaer sydd wedi bod yn gyfrifol am gynllunio stadau ar draws Môn a Gwynedd mae modd creu cynllun fydd yn gadael i dai ymdoddi'n naturiol i'r amgylchedd naturiol.

Gweler Adroddiad Arfarniad Cynladurgedd (8)

16

Gwerthfawrogi, gwarchod a gwella tirluniau gwledig a threfluniau trefol ardal y cynllun

Bydd y cynllun yn sicrhau bod datblygiadau newydd yn cael eu hintegreiddio mewn ffordd briodol a sensitif gyda chymeriad tirlun a threflun ardal y cynllun



COPY ONLY

Architect • Building Consultants • Planning Supervisors

UDP Programme Officer,
Planning Service,
County Council Offices,
Llangefni,
Anglesey, LL77 7TW.

Our ref: E

21 August 2003

Dear Mr.Price,

**Re: Land adjacent Gwernhefin,
Glanhwfa Road, Llangefni, UDP 686.**

We act for Hughes Bros Ltd., Bro Ednyfedd, Llangefni who are interested in purchasing this land from Mrs.Rhian Williams.

Hughes Bros Ltd anticipate that the remaining 30 houses at Bro Ednyfedd will be sold and occupied within the next 18 months and we believe that this will lead to the need for the release of more development land in Llangefni.

We believe that the demand for houses in Llangefni will continue and if it cannot be satisfied by an expansion of the Housing Stock we will see the price of properties escalate even more than at present.

The site at Gwernhefin appears to be very well situated for Housing Development.

We therefore respond to the County Council's proof of evidence paragraph 4.5 where it is noted that there would be a need for off-site improvement for any development.

We have spoken at length with the County Highways Department and have concluded that the construction of a roundabout at the junction with the Industrial Estate at the developer's expense would not only solve the problem with the development at Gwernhefin but would also be a considerable planning gain and a great improvement in road safety.

We would be most grateful if you would make the inspector aware of the above during his deliberations.

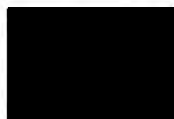


INVESTOR IN PEOPLE



We enclose a letter from Mrs.Rhian Williams authorising Hughes Bros Ltd to make their representations.

Yours sincerely,

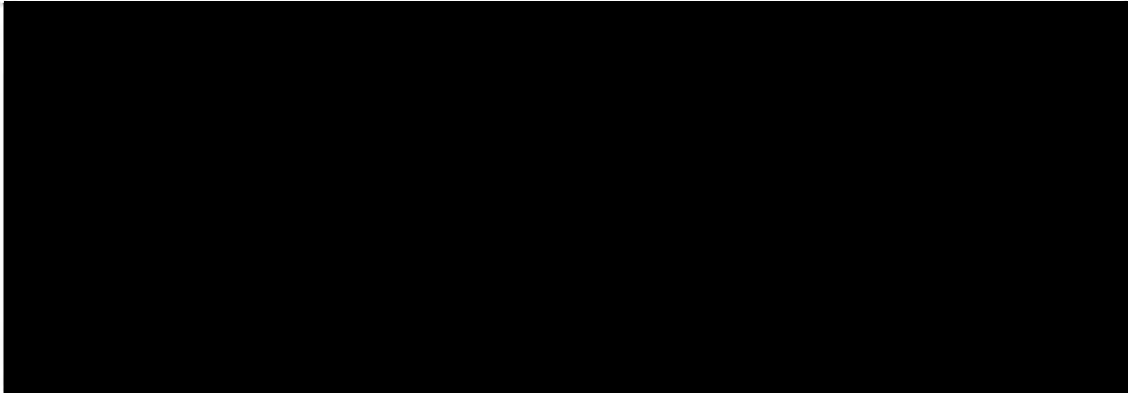


E.Roberts.

Encl:

c.c. Mrs.Rhian Williams,
c.c. Hughes Bros Ltd.






MR WIL PRICE

Swyddog Rhaglen Yr Ymchwiliad
CynGOR SIR
Ynys Môn.

Arwyl Mr Price,

Yn dilyn derbyn cais gan
Mr John Hughes o gwmni Hughes Brothers
arfonaf gadarnhad o'm cytundeb i
ystyried gwelliannau Posib i
fynedfa tir Gwernhafir.

Yr gywir,





CYNGOR SIR
YNYS MÔN
ISLE OF ANGLESEY
COUNTY COUNCIL

**PWYSIG – FE ALLAI'R OHEBIAETH HON GAEL
EFFAITH AR EICH EIDDO.**

**IMPORTANT – THIS CORRESPONDENCE COULD
AFFECT YOUR PROPERTY.**

**GORCHYMYN CYNLLUNIO GWLAD A THREF
(GWEITHDREFN RHEOLI DATBLYGU)(CYMRU) 2012
RHYBUDD O DAN ERTHYGL 12(3)**

**TOWN & COUNTRY PLANNING (DEVELOPMENT
MANAGEMENT PROCEDURE)(WALES) ORDER 2012
NOTICE UNDER ARTICLE 12(3)**

Rhif y Cais: **34LPA1013/FR/EIA/CC**

Application Number: **34LPA1013/FR/EIA/CC**

Rhoddir rhybudd gan yr Awdurdod Cynllunio Lleol fod
Head of Service Environment & Technical yn gwneud
cais i GYNGOR SIR YNYS MÔN am ganiatâd cynllunio i:

The Local Planning Authority gives notice that **Head of
Service Environment & Technical** is applying to the
ISLE OF ANGLESEY COUNTY COUNCIL for planning
permission to:

**Cais llawn i adeiladu ffordd gyswilt a fydd yn cynnwys cylchfan newydd ar yr A5114, gwelliannau i'r briffordd
rhwng yr A5114 a'r gyrchfan gyfredol ar ben deheuol Ffordd y Stad Ddiwydiannol ac adeiladu ffordd newydd
rhwng y pwynt hwn a Pharc Busnes Bryn Cefni ac o'r gogledd o Barc Busnes Bryn Cefni i Goleg Menai trwy'r
A5420, Ffordd Penmynydd ynghyd a gwaith cysylltiedig ar dir i'r dwyrain o / Full application for the
construction of a link road comprising of a new roundabout on the A5114, highway improvements between the
A5114 and the existing roundabout at the southern end of the Industrial Estate Road and construction of a
new road between this point and Bryn Cefni Business Park and from the north of Bryn Cefni Business Park to
Coleg Menai via the A5420, Penmynydd Road together with associated work on land to the east of
Stad Diwydiannol Bryn Cefni Industrial Estate, Llangefni**

- Cyflwynwyd y cais ynghyd â datganiad amgylcheddol.

- The application is accompanied by an environmental statement.

Gall aelodau o'r cyhoedd archwilio copïau o'r:

- * cais
- * cynlluniau
- * Datganiad Amgylcheddol
- * dogfennau eraill a gyflwynwyd gydag ef yn y
Adran Datblygu Cynaliadwy, Gwasanaeth
Cynllunio a Gwarchod y Cyhoedd, Cyngor Sir
Ynys Môn.

Members of the public may inspect copies of:

- * the application
- * the plans
- * Environmental Statement
- * and other documents submitted with it at
The Planning Services, Isle of Anglesey County
Council,

(Bydd Swyddog Gofal Cwsmer / Dyletswydd ar gael o
Ddydd Llun i Ddydd Gwener rhwng **10.30yb – 3.00yh** os
dymunwch drafod y mater ymhellach).

(A Customer Care / Duty Officer will be available Monday
to Friday between the hours of **10.30am – 3.00pm** should
you wish to discuss the matter further).

Mae copïau o'r Datganiad Amgylcheddol ar gael hyd nes
fod chyflenwad ar gael gan Amec Foster Wheeler, Canon
Court, Abbey Lawn, Abbey Foregate, Shewsbury,
Shropshire, SY2 5DE ar y prisiau dilynol:

Copies of the Environmental Statement may be obtained
for as long as stocks last from Amec Foster Wheeler,
Canon Court, Abbey Lawn, Abbey Foregate,
Shewsbury, Shropshire, SY2 5DE at the following prices:

* Copi papur o'r holl Adroddiad Amgylcheddol am gost o
£450.00 + TAW a dosbarthu.

* Paper copies of the Full Environmental Statement for a
charge of £450.00 + VAT and delivery

* CD o'r holl Adroddiad Amgylcheddol am gost o £10.00 +
VAT a dosbarthu.

* CD of the full Environmental Statement £10.00 + VAT
and delivery

**Dodir unrhyw sylwadau a wnaed ar ffeil sydd ar gael
yn gyhoeddus.** Dylai unrhyw un sy'n dymuno cyflwyno
sylwadau ynglŷn â'r cais hwn ysgrifennu i'r Cyngor yn:

**Representations received will be placed on a publicly
available file.** Anyone who wishes to make
representations about this application should write to the
Council at:

**Adran Datblygu Cynaliadwy,
Gwasanaeth Cynllunio a Gwarchod y Cyhoedd,
Cyngor Sir Ynys Môn,
Llangefni
Ynys Môn LL77 7TW
(Oriau Agor – 9:00yb – 5:00yh)**

**Sustainable Development Department,
Planning & Public Protection Service,
Isle of Anglesey County Council,
Llangefni
Anglesey LL77 7TW
(Opening hours – 9:00am – 5:00pm)**

Erbyn: 10/04/2015

Mae'r Awdurdod wedi cyflwyno siarad cyhoeddus yn y Pwyllgor Cynllunio ac mae manylion ar gael yn y Gwasanaeth Cynllunio ar 01248 752428 neu ar ein safle we. Bydd y dyddiad cau am 12.00yh ar y dydd Llun cyn y cyfarfod o'r Pwyllgor.

Dewi Francis Jones

Rheolwr Datblygu Cynllunio

(Gwasanaeth Cynllunio a Gwarchod y Cyhoedd)

Ar ran Cyngor Sir Ynys Môn

Dyddiedig: 18/03/2015

By: 10/04/2015

The Authority allows public speaking at the Planning Committee, details of which are available at the Planning Service on 01248 752428 or on our website. The deadline for such requests is 12.00pm on the Monday before the relevant meeting.

Dewi Francis Jones

Planning Development Manager

(Planning & Public Protection)

On behalf of Isle of Anglesey County Council

Dated: 18/03/2015

- Mae newidiadau wedi digwydd ac yn mynd i ddigwydd i edrychiad Ffordd Glanhwfa
- Stad o dai ger y bont rheilffordd
- Tesco Extra ar ddod at ymyl y Garage
- Betrol
- Yn ôl pob sôn mae Ffatri Glanbia wedi rhoi mewn am ddatblygu'r tir dros ffordd i Gwerthfeyn ymlaen at y roundabout. Mae hyn yn eshyniad fydd yn ymestyn allan i'r wlad.
- I'r dyfodol efallle newidiadau mawr i gaer Lledwigan

Felly ar sail hyn pa wahaniaeth mae tai ar gyrion Ffordd Glanhwfa am wneud?

Credaf yn gryf na fyddai unrhyw effaith andwyol yn deillio o wrthdaro rhwng defnydd o'r tir. Mae yn union wrth ymyl tir Lledwigan - sef i'r dyfodol - tir cyflogaeth

• Credaf bod y tir yn hwylys gan fod ei
leoliad yn addas iawn

* diŵr a charthffosiaeth ar y cae, trydan
a rwy gerllaw.

* modd cerdded i'r stryd o fewn pum mewn
ac yn hwylys at gyfleusterau megis

(1) Snyddfa Bast

(2) Siopau angenrheidiol ee cig, bews

(3) Archfarchnad

(4) Meddygfa.

(5) Ffynllfa.

(6) Deintydd

* Ysgolion nepell i ffwrdd boed Gynradd
neu Uwchradd.

* Safle bysiau

* Llwybyr Beicio i'r dyfodol. Gweler

y llythyr ynghlwm. Cyngor Sir angen pynnu
dam o dir Gwerrhefin i'r buoriad yma

* Yn ôl y Meini Prawf Amryddocâd + Mael safle
yn diwallu'r myyafrif o'r trothuyon ar gyfer pellter i ddullia
trafridiaeth gynaliadwy (safleoedd bus, llwybrau cerdded a beicio.
ac mae ei bellter i'r prif ganolfannau gwasanaeth ac ardaloedd
dulliaeth yn ddiddorol - ddiwydiol uwchradd a lloidiol, rhaen i deithio.



**CYNGOR SIR
YNYS MÔN
ISLE OF ANGLESEY
COUNTY COUNCIL**

Llwybr Cerdded a Beicio

Dewi. R. Williams B.Sc., C.Eng., F.I.C.E., C.I.H.T
Pennaeth Gwasanaeth (Eiddo)
Head of Service (Property)

CYNGOR SIR YNYS MÔN
ISLE OF ANGLESEY COUNTY COUNCIL
Swyddfa'r Sir
LLANGEFNI
Ynys Môn - Anglesey
LL77 7TW

ffôn/tel: (01248) 752300 ffacs/fax:
(01248) 724839

Gofynnwch am - Please ask for: Barry Jones

ffôn/tel (01248) 752241

E-Bost - E-mail: bwjht@anglesey.gov.uk
Ein Cyf - BWJ/ VAL 3460

***Without prejudice & Subject to Contract
Heb ragfarn a Yn amodol ar Gontract***

Dyddiad: 17/01/2014

Date: 17/01/2014

Annwyl Mrs Williams,

Dear Mrs Williams,

**PAR: Coridor A5 Llwybr Cerdded a
Beicio**

**RE: A5 Corridor Walking & Cycling
Route**

Yn dilyn fy llythyr blaenorol o 4 Ionawr, 2014 Rwy'n ysgrifennu i'ch hysbysu bod peirianwyr ar ran Cyngor Sir Ynys Môn angen mynediad ar eich tir (fel yr amlinellwyd COCH ar y cynllun amgaeedig) i wneud mân gloddiadau llaw i'r uwchbridd. Yn ddealladwy, bydd y tir yn cael ei adfer i bob ardal cloddio lle bo angen

Further to my previous letter of 4th January 2014 I am writing to inform you that engineers on behalf of Anglesey County Council are require access onto the said land (as outlined RED on the enclosed plan) to carry out minor hand excavations to the topsoil. Understandably the land will be reinstated to all excavated areas where required

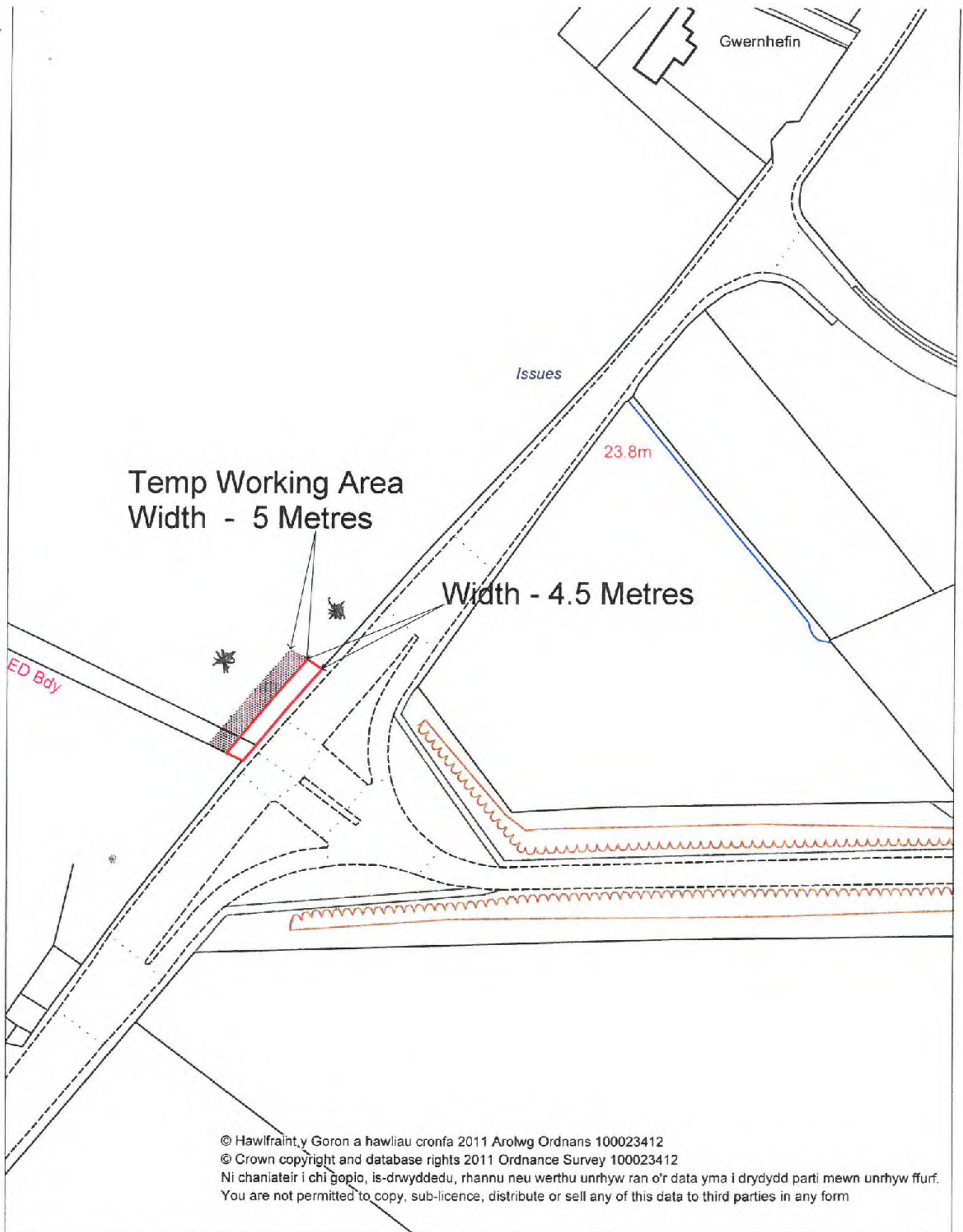
Rydym yn bwriadu trefnu arolygiad y safle o fewn y mis calendr nesaf os yw'n bosib. Yr wyf yn tybio eich bod yn fodlon gyda hyn, ond os ydych am drafod unrhyw agwedd ar y cynnig hwn n manylion pellach os gwelwch yn dda mae croeso i chi gysylltu â Barry Jones yn ein Adran Eiddo ar (01248) 752241. Diolch i chi ymlaen llaw am eich cydweithrediad caredig yn y mater.

We are proposing to arrange for this site inspection to be carried out within the next calendar month. I assume that you are happy with this but should you wish to discuss any aspect of this proposal n further detail please do not hesitate to contact Barry Jones at our Property Department on (01248) 752241. Thank you in advance for your kind co-operation in the matter

Yn gywir,

Yours sincerely,

p.p. DEWI. R. [Redacted]
PENNAETH GWASANAETH (AMGYLCHEDD A TECHNEGOL)
HEAD OF SERVICE (ENVIRONMENT AND TECHNICAL)



CYNGOR SIR
YNYS MÔN
ISLE OF ANGLESEY
COUNTY COUNCIL

CYNGOR SIR YNYS MÔN
ISLE OF ANGLESEY COUNTY COUNCIL
Swyddfa'r Sir
LLANGEFNI
Ynys Môn - Anglesey
LL77 7TW

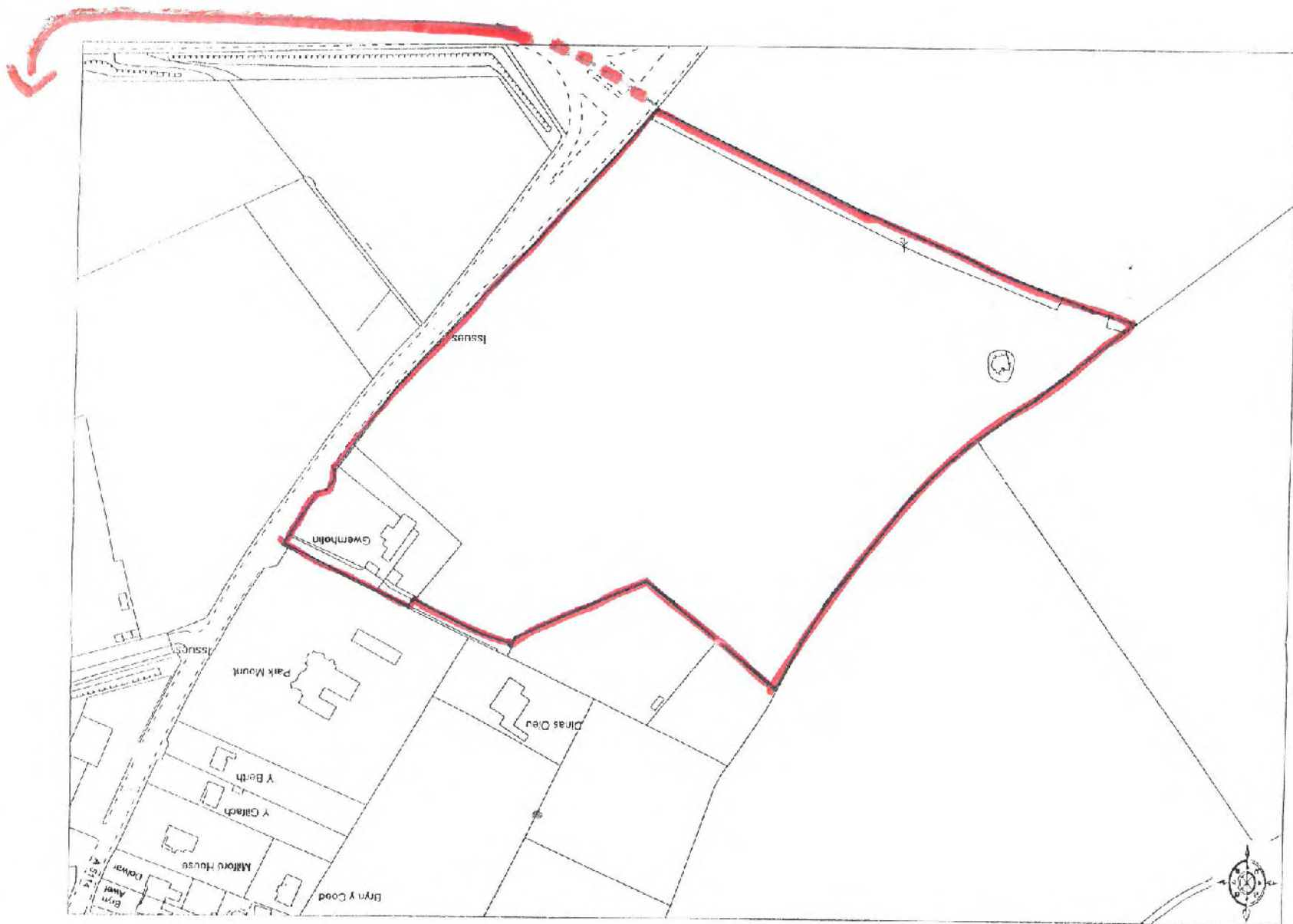
Matrics Arfarniad Cynladwyedd

Enw'r Safle: <u>GWERNHEFIN, Ffordd Gwanhwa.</u>		
Ardal y Safle: <u>LLANGEFNI.</u>		
Amcan AC	Asesiad	Crynodeb
1. Cynnal a mwyhau buddion a chysylltedd bioamrywiaeth (Pynciau AAS: bioamrywiaeth, ffawna, fflora, pridd)	e.e. ++	Bydd y safle yn cyfrannu tuag at yr Amcan AC hwn oherwydd... niddai datblygu'r safle yn arwain at gollu cynefinoedd, rhywogaethau blaenoriaeth, coed agwrychoedd pwysig nac yn arwain at ddamio coridor gwyrdd
2. Hyrwyddo hyfywdra, cydlyniant, ac iechyd a lles cymunedol (Pynciau AAS: iechyd bodau dynol, y boblogaeth)	++	Mae'r safle yn sicrhau fewn y trothwyon pellter i wasanaethau a chyfleusterau cymunedol. Gweler tud 3 yn y ffurflen sylweddau
3. Rheoli a lleihau effeithiau newid hinsawdd drwy hyrwyddo a chefnogi mesurau lliniaru ac addasu (Pynciau AAS: ffactorau hinsawdd, aer)	+	Mae gan y datblygiad y potensial i leihau lefelau traffig - newid i'r ffordd drwy'r Stad Datblygiannol yn parhau'n cymaint drwy'r stryd, cerdded i'r stryd a beicio
4. Cadw, hyrwyddo a mwyhau'r iaith Gymraeg (Pwnc AAS: treftadaeth ddiwylliannol)	++	Nid ystyrir bod effaith gadarnhaol fawr yn bosib.
5. Cadw, hyrwyddo a mwyhau adnoddau diwylliannol ac asedau treftadaeth hanesyddol (Pwnc AAS: treftadaeth ddiwylliannol)	0	Bydd y datblygiad yn cael effaith niutral. Nid ydych chi gael ddiogelu gan ddynodiadau tirlun, ecolegol, daearegol hanesyddol neu ddiwylliannol
6. Cefnogi twf economaidd a hwyluso economi fywiog, amrywiol sy'n darparu cyfleoedd cyflogaeth lleol (Pwnc AAS: Poblogaeth)	++	Datblygiad cyflogaeth sy'n cael ei gynig yn bennaf. Mae potensial i gael effaith gadarnhaol fawr yn erbyn yr Amcanhau'r AC yr holl gyfleusterau gerllaw a fewn pellter cerdded (gweler tud 3 o'r nodiadau)
7. Darparu tai o ansawdd da, yn cynnwys tai fforddiadwy sy'n bodloni angen lleol (Pwnc AAS: y boblogaeth, iechyd bodau dynol)	++	Datblygiad sy'n bennaf breswyl sy'n cael ei gynig. Mae potensial i gael effaith gadarnhaol fawr yn erbyn yr Amcanhau'r AC eto (gweler tud 3 o'r nodiadau). Sefon system ffordd yn ddigonol i ddalio â datblygiad posib.
8. Gwerthfawrogi, cadw a mwyhau tirweddau gwledig a threfweddau ardal y cynllun (Pwnc AAS: y dirwedd)	0	Nid ystyrir fod effaith niutral yn bosibl (gweler tud 1 a o'r nodiadau modd integreiddio meonffordd briodol a sensitif gwyda-gmeriad y tirlun ardal y cynllun)
9. Defnyddio'r tir ac asedau mwynol yn effeithlon a hyrwyddo mecanweithiau ar gyfer lleihau, aildefnyddio ac ailgylchu gwastraff (Pynciau AAS: asedau deunyddiau, pridd)	0	Nid ystyrir fod effaith niutral yn bosibl
10. Cefnogi a mwyhau cysylltiadau trafniadaeth da i gefnogi'r gymuned a'r economi (Pwnc AAS: y boblogaeth, iechyd bodau dynol)	++	Mae'r safle yn diwallu'r mwyafnif o'r trothwyon ar gyfer pellter i ddau lian trafniadaeth gynaliadwy - safleoedd bus, llwybrau cerdded a beicio a'r beilker i'r prif
11. Diogelu ansawdd dŵr, rheoli cynladwyedd adnoddau dŵr a lleihau'r risg o lifogydd (Pwnc AAS: dŵr, bioamrywiaeth)	0	Gnollfannau gwaesenaeth ac adalcedd cyflogaeth Cyngor Sir gerllaw!!! Nid ydych chi gael meion ardal sy'n wynebu perygl o lifogydd ac nid ydych chi gael meion ardal diogelu dŵr daear neu dŵr arwyne b

• Wrth grynhoi y wybodaeth yma at ei gilydd fy nymuniad i'w i chwi edrych ar y pictiwr mawr. Or man y buase safle! llwybr belcio yn digwydd sef drws y ffordd i'r 'roundabout' newydd ac yn gwynebu'r ffordd tuag at y Stâd Ddiwydiannol oni ffasai'n gwneud llawer mwy o synhwyr symud y ffin i'r fan hyn fel bod tir yn amgylchynnu y Stâd Ddiwydiannol — gweler map @ drwsodd

6 wneud hyn nid yw tir Gwerthhefin wedi ymostyn allan i'r wlad-y cyfan mae'n wneud yw amgylchynnu y dref, y stad ddiwydiannol a mynedfa i Ffordd Glanhwfa yn dachus a threfnus.

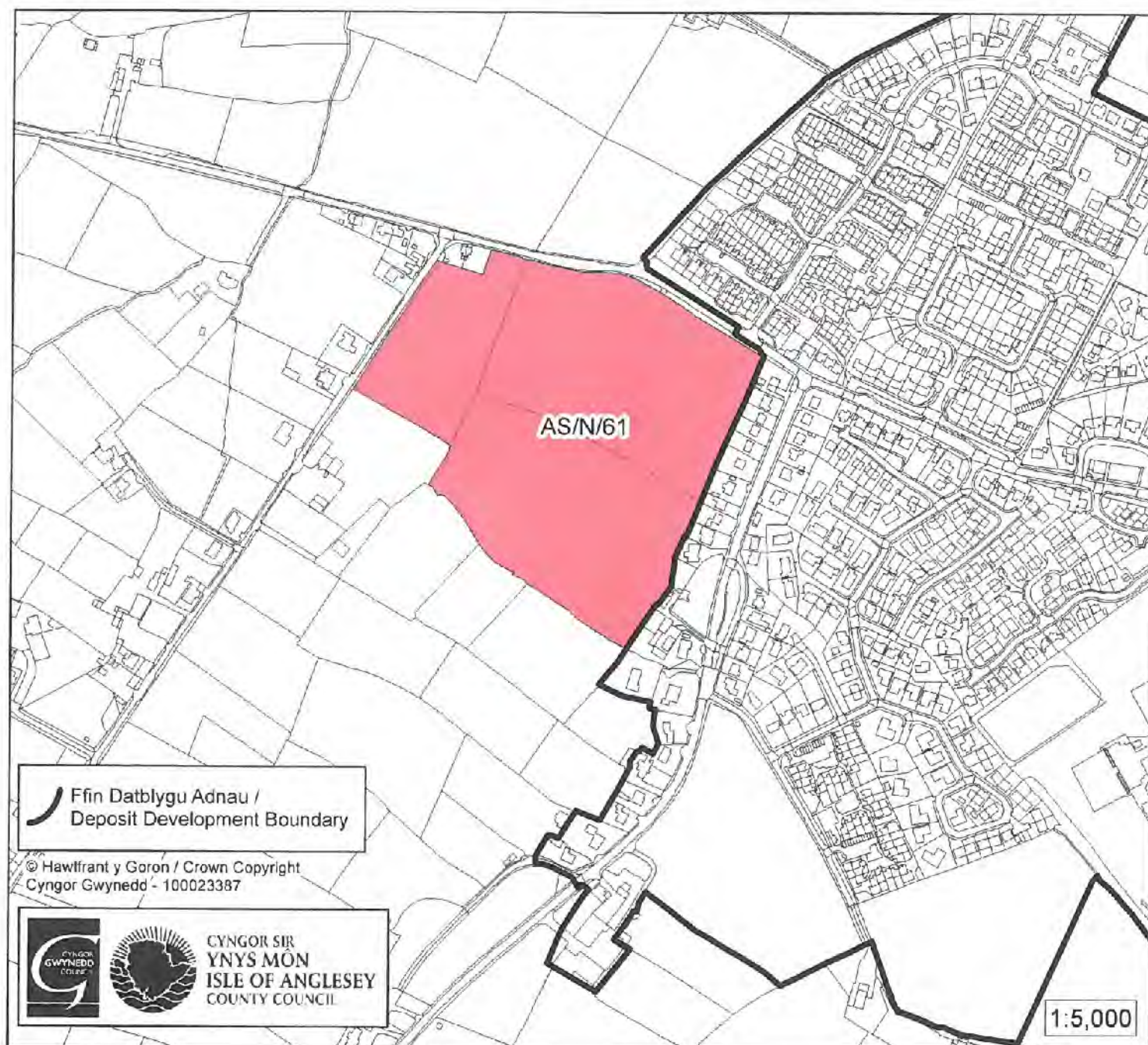
I glori credaf bod llawer o'r materion uchod yn ffitio'r Meini Prawf yn Adroddiad Arfarniad Cynaladwyedd, a gallai gael effeithiau positif hirdymor ar sawl mater.



WA 899443	ORDNANCE SURVEY PLAN REFERENCE
Scale 1/2500	SH4574
© Crown Copyright	ADMINISTRATIVE AREA ISLE OF ANGLESEY / SIR YNYS MON

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/61

Enw'r Safle / Site Name: Caeau Bodelis Fields

Lleoliad / Location: Llangefni

Cyngor Cymuned / Community Council: Llangefni

Maint (ha) / Size (ha): 7.5

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



CYNGOR SIR
YNYS MÔN
ISLE OF ANGLESEY
COUNTY COUNCIL

For office use only:

Representor No.

Date received: 31/3/15
Ehon

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	Hughes Bros Limited	Alyn Nicholls
Address	c/o Agent	Alyn Nicholls & Associates [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 <i>(please specify)</i>	TA14
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 checked="" type="checkbox"/>	Supporting	<input type="checkbox"/>

<p>2c. Please provide details of your representation on the Deposit Plan.</p> <p>Policy TA14 does not allocate land at Caeau Bodelis Fields, Llangefni for residential development. This land would comprise a sustainable and logical urban extension to the built form of Llangefni. The site is readily developable and capable of providing a variety of housing types including affordable housing together with appropriate infrastructure such as open space. Furthermore, the scale of development would be capable of resolving the problems of isolated incidents of flooding in the public sewerage system (although it should be noted that other land which is allocated in the plan experience the same constraints).</p> <p style="text-align: right;"><i>Please use additional sheet if necessary. Please state how many additional sheets have been used.....</i></p>

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

Land at Caeau Bodelis Fields should be allocated for housing development.

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

Land at Caeau Bodelis Fields should be included in Policy TA14 as a housing proposal.

2dd. Is the Deposit Plan sound?

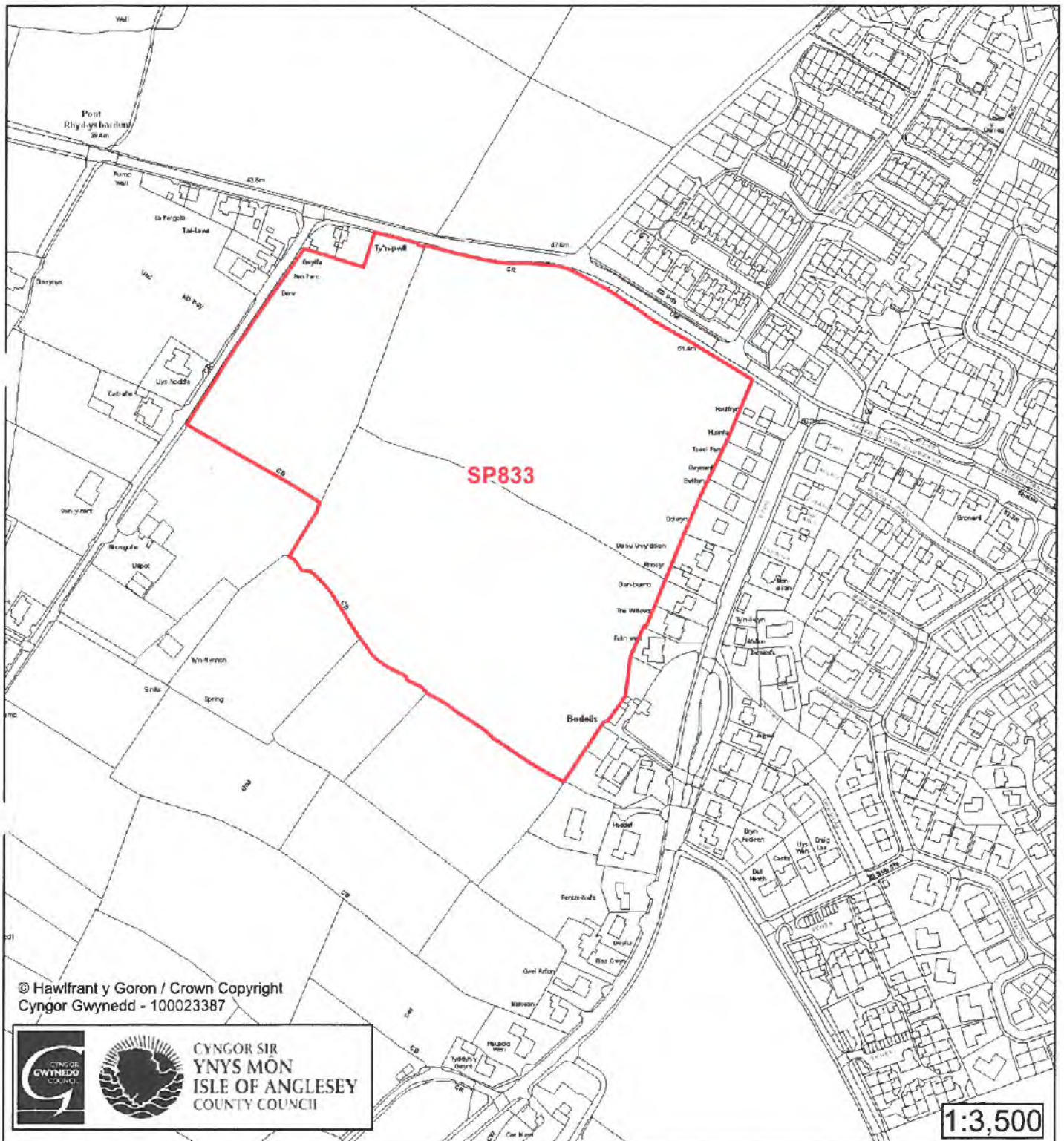
Yes ☐ No ☒

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 checked="" type="checkbox"/>

Cynllun Datblygu Lleol ar y Cyd Joint Local Development Plan

Cofrestr Safle Posib / Candidate Site Register



Cyfeirnod/ Reference	: SP833
Enw'r Safle / Site Name	: Caeau Bodelis Fields
Lleoliad / Location	: Llangefni
Cyfeirnod Grid / Grid Reference	: 446, 760
Maint (ha) / Size (ha)	: 7.52
Defnydd â Awgrymir / Suggested Use	: Tai / Housing

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 speak regarding total housing provision, the location of development and policy for student accommodation.

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

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.

Sustainability Appraisal Matrix

Site Name: Caeau Bodelis Fields, Llangefni Site Area: 7.52 ha.		
SA Objective	Assessment	Summary
1. Maintain and enhance biodiversity interests and connectivity (SEA Topics: biodiversity, fauna, flora, soil)	<p>The area is presently in use for agricultural purposes (grazing). There are existing hedgerow on the southern boundary and crossing the site.</p> <p>Whilst the site adjoins open land to the south and it does not form part of a green corridor.</p> <p>Other than hedgerow there are no important habitat or priority species present on the site.</p> <p>There are no particular topographical or geological features present.</p>	<p>Development has the potential to result in the loss of hedgerow habitat. However, the site is of sufficient scale to enable hedgerow to be retained substantially as part of a landscape framework and network of amenity space within the site where there would be the opportunity to enhance biodiversity.</p>
2. Promote community viability, cohesion, health and well being (SEA Topics: human health, population)	<p>The site is located adjacent to the built-up area of Llangefni and has the potential to constitute a sustainable extension to the urban area.</p> <p>Development would consolidate the settlement, reduce demand for travel, support local services, contribute to the vitality and viability of the town centre and contribute towards a sustainable pattern of development.</p> <p>The site would contribute towards meeting a range of housing needs, including open market and affordable provision, in a sustainable location. The location of the site would promote community interaction and social inclusion. The availability of modern high quality housing on the site, close to employment at Llangefni would contribute towards reducing out migration of working aged people.</p> <p>The location of the site accords with the overarching strategy of the JLDP to focus development at Main Service Centres.</p> <p>The site presently has no value for as an open space or for recreation.</p> <p>The site has not been previously development or otherwise used that might create a risk of contamination.</p>	<p>The location of the site enables the development of a sustainable extension to the built up area providing a range of house types to meet local requirements.</p> <p>The site has high accessibility to schools, but is at the edge or just beyond an easy walking distance for other facilities. However, the site is located on two main bus routes which serve Llangefni Town Centre.</p> <p>There are no known impediments to the delivery of development.</p>

	<p>Proximity to services:</p> <p><i>Post Office</i> 1,200m</p> <p><i>Convenience store:</i> <i>Spar (Llangefni Town Centre)</i> 1,100m</p> <p><i>Schools:</i> <i>Gyfun, High School</i> 500m <i>Corn Hir Primary School</i> 400m</p> <p><i>Supermarkets:</i> <i>Asda, Llangefni</i> 1,350m <i>Lidl, Llangefni</i> 1,500m <i>Spar, Llangefni</i> 1,100m</p> <p><i>Surgery:</i> <i>Tal Y Bont Surgery</i> 1,000m <i>(Llangefni Town Centre)</i></p> <p><i>Pharmacy:</i> <i>Boots, High Street, Llangefni</i> 1,100m <i>Roberts, High Street, Llangefni</i> 1,100m</p> <p><i>Dentist:</i> <i>Glyn-Derw Dental Surgery</i> 1,000m</p> <p><i>Play Area</i> <i>Not relevant – the development on the site could accommodate a play area.</i></p> <p><i>Leisure Centre</i> 700m</p> <p><i>Hospital</i> 1,600m</p> <p>The site is adjacent to main bus routes.</p> <p>There is no potential for adverse impacts arising from competing land uses.</p>	
3. Manage and reduce the impacts of climate change by promoting and supporting mitigation and adaptation measures (SEA Topics: climatic factors, air)	<p>The site is located at the edge of Llangefni. It is a sustainable location when demand for travel will be reduced. It is located on main bus routes and within walking distance of Llangefni Town Centre. Minor highway works are likely to be required to facilitate an appropriate vehicular access to the site, but otherwise the highway network is likely to be capable of supporting traffic generated by the development of the site.</p> <p>The site is not at risk of flooding.</p>	<p>The site is suitable for development from a highways perspective. It is also located on a main bus route and within walking distance of Llangefni Town Centre which provides a choice of means of travel.</p> <p>The site is not liable to flood.</p>
4. Conserve, promote and enhance the Welsh language (SEA Topic: cultural heritage)	<p>Development would consolidate the settlement, contribute towards a sustainable pattern of development and support local community facilities.</p> <p>The site would contribute towards meeting a range of housing needs including open market and affordable provision, in a sustainable location. The location of the site</p>	<p>The development of the site has the potential to have a positive impact on the Welsh language by providing a mix of housing in a sustainable location, close to existing community facilities.</p>

	would promote community interaction and social inclusion.	
5. Conserve, promote and enhance cultural resources and historic heritage assets (SEA Topic: cultural heritage)	<p>No part of the site is protected by landscape, ecological, geological, historical or cultural designations.</p> <p>Development of the site would not affect important views or vistas.</p> <p>Development on the site provides an opportunity to improve the edge of Llangefni</p>	On the whole development on the site would be neutral but there is potential to deliver minor positive effects by improving the entrance to and the setting of the Town.
6. Support economic growth and facilitate a vibrant, diversified economy providing local employment opportunities (SEA Topic: Population)	<p>The location of the site would enable a sustainable extension to the built up area of Llangefni.</p> <p>Residential development would create employment during the construction phase.</p> <p>Residents would create demand for services that would support the viability of local facilities and the vitality and viability of Llangefni town centre.</p> <p>The location of the site at Llangefni is close to existing areas of employment. The development of housing on the site close to employment would have the potential to reduce demand for travel and provide existing employers with a potential workforce.</p>	<p>Residential development on the site would have the benefit of creating demand to support local facilities and the vitality and viability of Llangefni town centre.</p> <p>Employment would be created during the construction phase of development.</p>
7. Provide good quality housing, including affordable housing that meets local needs (SEA Topic: population, human health)	<p>The site provides the opportunity to secure the delivery of housing to meet needs (including the provision of affordable housing) in a sustainable location that is consistent with the strategy of the Plan to focus development at Urban Service Centres.</p> <p>The size of the site is sufficient to create a sustainable, high quality development, with appropriate levels of recreational and other open space.</p> <p>A planned framework for development can utilise the areas within the site where development may not take place because of the presence of water mains for recreational and amenity space.</p> <p>The local highway network can support</p>	The site would make a significant contribution towards meeting housing needs in a sustainable location.

	<p>development on the site.</p> <p>Utilities are available to ensure the delivery of housing on the site.</p>	
<p>8. Value, conserve and enhance the plan area's rural landscapes and urban townscapes (SEA Topics: landscape)</p>	<p>The site does not have any particular landscape quality assets and it does not fall within a Special Landscape Area (as identified in the Review of Special Landscape Areas undertaken as part of the preparation of the JLDP).</p> <p>The maintenance of existing hedgerow habitats is a constraint.</p> <p>There is the opportunity to secure an enhancement to the urban edge.</p>	<p>Whilst the site is "greenfield", it is not a sensitive in terms of environmental impact other than the presence of hedgerow.</p>
<p>9. Use land and mineral assets efficiently and promote mechanisms for waste minimisation, re-use and recycling (SEA Topic: material assets, soil)</p>	<p>Available information on agricultural land classification indicates that the site is not the best and most versatile agricultural land.</p> <p>There is no potential for conflict with other land uses.</p>	<p>Whilst the site is presently in agricultural use it is not high quality.</p>
<p>10. Promote and enhance good transport links to support the community and the economy (SEA Topic: population, human health)</p>	<p>The site is well located in relation to the built up area of Llangefni. It is about 1km from Llangefni town centre.</p> <p>The B5109 and B4422 which are adjacent to the site are main bus routes and link the site to Llangefni town centre, Holyhead, Rhosneigr and Bangor. Existing bus stops are located adjacent to the existing agricultural access to the land off the B4422 and there are stops adjacent to the eastern and western corners of the site on the B5109. The development will support existing services.</p> <p>Minor highway works will be required to service the development. However, there is no overriding highway constraint to inhibit the site being developed.</p>	<p>The site would deliver a sustainable development. It is located on main bus routes with existing bus stops capable of serving the site.</p> <p>There is no impediment to creating an appropriate site access and the local highway network is suitable to accommodate the development.</p>
<p>11. Safeguard water quality, manage water resources sustainability and minimise flood risk (SEA Topic: water, biodiversity)</p>	<p>The site is not in an area at risk of flooding. Is it also not susceptible to surface water flooding.</p>	<p>The site is not liable to flood.</p>



	 <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	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.

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 <i>(please specify)</i>	TAI14
Paragraph number <i>(please specify)</i>	
Proposals/ Inset Map <i>(please specify ref no.)</i>	4
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.
<p>Llangefni has been categorised as an Urban Service Centre under Policy TAI14.</p> <p>Six sites have been allocated for housing within the centre of Llangefni to accommodate 485 units with 136 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 Llangefni.</p> <p>We wish to propose an extension to the allocated site (T20) land adjacent to Ty'n Coed to be included within the development boundary of Llangefni for allocation of housing to ensure that the level of housing is maintained over the plan period.</p> <p>It is considered that the extension to the allocated site would form a logical and reasonable addition with well-defined boundaries. The inclusion of this land for housing allocation would allow for more comprehensive and sustainable development.</p> <p>Access to the site is afforded via Ty'n Coed Estate providing a safe means of accessing the site and to serve the residential development that is proposed.</p> <p>With the site being located within close proximity to the town centre of Llangefni, its location is considered to be highly suitable for housing development. Llangefni 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 reiterates the town's suitability for residential development. The wide range of both public and private sector employment sites in Llangefni are located within close proximity to the site in question, reinforcing the sites accessibility and sustainability in terms of locating housing developments close to employment sites.</p> <p style="text-align: right;"><i>Please use additional sheet if necessary. Please state how many additional sheets have been used...1</i></p>

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 Llangefni. We wish to propose an extension to the allocated site (T20) land adjacent to Ty'n Coed to be included within the development boundary for allocation of housing to ensure that the level of housing is maintained over the plan period. It is considered that the extension to the allocated site would form a logical and reasonable addition with well-defined boundaries allowing for more comprehensive and sustainable development.

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 Llangefni 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 the allocated T20 should be included within the development boundary of Llangefni and allocated for housing.

2dd. Is the Deposit Plan sound?

Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
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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 Llangefni and for the exclusion of the site 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: 31.03.15

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 – planning.policy@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.

The continuation of section 2c

The site is readily available to be developed. It is considered that extending the allocated site known as T20 to include the land outlined in red on the attached plan would provide a logical and reasonable addition ensuring that the level of housing is maintained over the plan period. The inclusion of this land for housing allocation would allow for more comprehensive and sustainable development. The site therefore conforms with national planning policy which states that new developments should be located in accessible and sustainable locations.

1) Manylion Cyswllt / Contact Details

Eich Manylion: Your Details:

*Manylion Asiant (os yn berthnasol): *Agent Details (if applicable):

Enw: Name:	<input type="text"/>	<input type="text"/>
Mudiad (os yn berthnasol): Organisation (if applicable):	<input type="text" value="Aporis Trading LLP"/>	<input type="text" value="Cadnant Planning Ltd"/>
Cyfeiriad: Address:	<input type="text"/>	<input type="text"/>
Côd Post: Post Code:	<input type="text"/>	<input type="text"/>
Cyfeiriad E-bost: E-mail Address:	<input type="text"/>	<input type="text"/>
Rhif Ffôn: Telephone Number:	<input type="text"/>	<input type="text"/>

*Nodyn: Fe gaiff gwybodaeth ei yrru i'r asiant os enwir un yma

**Note: Correspondence will be sent to the agent if these details are included*

Sut hoffwch i ni gysylltu efo chi yn y dyfodol ac ym mha iaith?

What is your preferred method of communication in the future and in which language?

Cymraeg / Welsh: ☐ E-bost / Email: ☒
 Saesneg / English: ☒ Llythyr / Letter: ☒

2) Manylion y Safle / Site Details

Enw'r Safle: Site Name: Land adjacent to Ty'n Coed

Cyfeiriad y Safle: Site Address: Llangefni Ynys Môn

Côd Post: Post Code: LL77 8YX

Cyfeirnod Grid OS: OS Grid Reference: 464 762

Arwynebedd y Safle (ha): 1.15ha
 Site Area (ha)

A ydych wedi amgau map AO yn amlinellu'r safle mewn **COCH**? Do: ☒
 Have you included an OS map outlining the site in **RED** with the submission? Yes: ☒

3) Perchnogaeth / Ownership

3.1	<p>Ai'r cynigydd yw'r unig berchennog? Is the proposer the sole owner of the site?</p> <p>Ydy / Yes: <input checked="" type="checkbox"/> Nac Ydy / No: <input type="checkbox"/></p>
3.2	<p>Os nac ydy, a yw'r perchenogion eraill i gyd yn ymwybodol o'r cynnig? If not, are all other land owners aware of this submission?</p> <p>Ydy / Yes: <input type="checkbox"/> Nac Ydy / No: <input type="checkbox"/></p>

3.3	<p>Nodwch, os gwelwch yn dda, manylion cyswllt y perchenog(wyr) eraill os yr ydych yn eu gwybod: <i>Please provide contact details of other landowner(s) if known:</i></p>
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3.4	<p>A oes gan y cynnigydd unrhyw diroedd yn ei berchnogaeth o amgylch y safle? <i>Does the proposer own any additional land surrounding the site? Ydy / Yes:</i></p> <p style="text-align: center;"><input type="checkbox"/> Nac Ydy / No: <input checked="" type="checkbox"/></p> <p>Os oes, amlinellwch y tir mewn GLAS ar y Map AO. <i>If so, please outline the land in BLUE on the OS map.</i></p>
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4) Defnydd Tir / Land Use

4.1	<p>Nodwch, os gwelwch yn dda, defnydd presennol y tir: <i>Please specify the existing use of the land:</i></p> <p>Agricultural land</p>
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4.2	<p>Pa ddefnydd yr ydych yn ei gynnig i'r safle? <i>What use are you proposing for the site?</i></p> <p>Housing</p>
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4.3	<p>Os ydych eisiau gwarchod y safle rhag ddatblygiad nodwch y rhesymau: <i>If you wish to propose that the site is protected from development please state the reason(s):</i></p> <p>N/A</p>
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4.4	<p>Os hoffwch weld y safle'n cael ei ddefnyddio fel safle tai , yn eich barn chi, faint o unedau sydd yn addas i'r safle ac ar ba sail: <i>If the proposed use of the site is residential, please specify how many units you think the site can accommodate and on what basis:</i></p>
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4.5	<p>Pa ddefnyddiau tir sy'n ffinio'r safle a gynigir? What land uses adjoin the proposed site?</p> <p>The site is adjoined by agricultural land to the north of the site, with Ty'n Coed Estate located to the West and T20 allocated land to the south and east.</p>
4.6	<p>A oes adeiladau ar y safle? Are there existing buildings on the site?</p> <p>Oes / Yes: <input type="checkbox"/> Nac Oes / No: <input checked="" type="checkbox"/></p> <p>Os oes, wnewch chi roi manylion a nodwch, os gwelwch yn dda, os ydynt yn cael eu defnyddio neu beidio: <i>If yes, please give details and whether they are currently in use or redundant:</i></p>
4.7	<p>A oes unrhyw cyfamod rhwystrol ar y tir? Are there any restrictive covenants on the land?</p> <p>Oes / Yes: <input type="checkbox"/> Nac Oes / No: <input checked="" type="checkbox"/></p> <p>Os oes, rhowch fanylion, os gwelwch yn dda: <i>If yes, please provide details :</i></p>
4.8	<p>A gafodd y safle ei ddynodi mewn Cynllun Datblygu blaenorol? Has the site been allocated in a previous Development Plan?</p> <p>Ydy / Yes: <input type="checkbox"/> Nac Ydy / No: <input checked="" type="checkbox"/></p> <p>Oes ydy, allwch chi roi manylion, os gwelwch yn dda: <i>If yes, please give details:</i></p>
4.9	<p>A yw'r safle wedi bod yn destun ceisiadau cynllunio ac oes yna ganiatâd cynllunio cyfredol ar y safle sydd ddim wedi cael ei weithredu? Has the proposed site been subject to previous planning applications and are there any valid permissions on the site which have yet to be implemented?</p> <p>Oes / Yes: <input type="checkbox"/> Nac Oes / No: <input checked="" type="checkbox"/></p> <p>Os oes, rhowch y manylion, os gwelwch yn dda: <i>If so please give details:</i></p>

5) Cyfyngiadau Ffisegol ac Amgylcheddol / Physical and Environmental Constraints

5.1	<p>A yw'r safle yn agos i gwrs dŵr? Is the site near a watercourse?</p> <p>Ydy / Yes: <input checked="" type="checkbox"/> Nac Ydy / No: <input type="checkbox"/> Dim yn Gwybod / Don't Know: <input type="checkbox"/></p> <p>Os ydy, pa mor agos ydy o (mewn medrau)? If so, how close is it (in meters)?</p> <p>Approximately 110m</p>
5.2	<p>A oes hanes llifogydd ar y safle (yn cynnwys llifogydd arwyneb tir ac/neu draeniad gwael)? Has the site ever been subject to flooding (including surface water flooding and/or poor drainage)?</p> <p>Ydy / Yes: <input type="checkbox"/> Nac Ydy / No: <input checked="" type="checkbox"/> Dim yn Gwybod / Don't Know: <input type="checkbox"/></p> <p>Os oes, rhowch fanylion, os gwelwch yn dda: If so please give details:</p>
5.3	<p>A yw'r safle o fewn ardal bygythiad llifogydd? Is the site within an area of floodrisk?</p> <p>Nac ydy / No: <input checked="" type="checkbox"/> C1: <input type="checkbox"/> C2: <input type="checkbox"/> B1: <input type="checkbox"/> Dim yn Gwybod / Don't Know: <input type="checkbox"/></p>
5.4	<p>A oes dynodiadau tirwedd, bywyd gwyllt, hanesyddol neu archeolegol ar y safle (neu ran o'r safle)? Are there any landscape, wildlife, historic or archaeological designation on the site (or part of the site)?</p> <p>Oes / Yes: <input type="checkbox"/> Nac Oes / No: <input checked="" type="checkbox"/> Dim yn Gwybod / Don't Know: <input type="checkbox"/></p> <p>Os oes, allwch chi roi manylion am y dynodiad(au) a dweud pa ran o'r safle mae'n effeithio: If yes, please identify the designation(s) and state which part(s) of the site are affected:</p>
5.5	<p>A oes dynodiadau tirwedd, bywyd gwyllt, hanesyddol neu archeolegol ar y tir sy'n ffinio'r safle? Are there any landscape, wildlife, historic or archaeological designation on the land that adjoins the site?</p> <p>Oes / Yes: <input type="checkbox"/> Nac Oes / No: <input checked="" type="checkbox"/> Dim yn Gwybod / Don't Know: <input type="checkbox"/></p> <p>Os oes, allwch chi ddweud pa ddynodiad(au) ydynt: If yes, please identify the designation(s):</p>

5.6	A fyddai datblygu'r safle yn golygu colli tir amaethyddol Graddfa 1, 2 neu 3a? Would development of the site lead to the loss of Grade 1, 2 or 3a agricultural land?
	1: <input type="checkbox"/> 2: <input type="checkbox"/> 3a: <input type="checkbox"/> Na Fydd / No: <input checked="" type="checkbox"/> Dim yn Gwybod / Don't Know: <input type="checkbox"/>

5.7	A fyddai datblygu'r safle yn golygu colli coed ac/neu gwrychoedd? Would development of the site lead to the removal of any trees and/or hedgerows?
	Bydd / Yes: <input type="checkbox"/> Na Fydd / No: <input checked="" type="checkbox"/>

5.8	Oes llwybrau cyhoeddus yn croesi'r safle? Do any public rights of way cross the site?
	Oes / Yes: <input type="checkbox"/> Nac Oes / No: <input checked="" type="checkbox"/> Dim yn Gwybod / Don't Know: <input type="checkbox"/>

5.9	Beth ydy topograffi'r safle (fflat/ar osgo/serth) ac yr agwedd (gwynebu tua'r gogledd/de)? What is the topography of the site (flat/sloping/steep) and aspect (north/south facing)?
	<p>The site topography consists of land which is fairly flat but slopes slightly in a westernly direction.</p>

6) Isadeiledd / Infrastructure and Utilities

6.1	A yw'r safle yn hygyrch o ffordd gyhoeddus? Is the site accessible from a public highway?
	Ydy / Yes: <input type="checkbox"/> Nac Ydy / No: <input checked="" type="checkbox"/>
	Os na, allch chi ddangos ar y map sut bydd mynediad yn cael ei gyflawni. If not, please provide information (on the map) of how access could be achieved.
	<p>Either through the allocated site T20 or through the Ty'n Coed Estate</p>

6.2	A yw'r safle o fewn pellter cerdded rhesymol (800m neu llai) o wasanaeth trafndiaeth cyhoeddus sydd ar gael yn gyson rhwng 7yb a 7yh? Is the site within reasonable walking distance (800m or less) of a public transport service that operates consistently between 7am and 7pm?
	Ydy / Yes: <input checked="" type="checkbox"/> Nac Ydy / No: <input type="checkbox"/> Dim yn Gwybod / Don't Know: <input type="checkbox"/>

6.3	<p>Nodwch, os gwelwch yn dda, y pellter i'r gwasanaeth agosaf: Please state the distance to the nearest utility connection:</p> <p>Trydan / Electricity: Within 100m Nwy / Gas: Within 100m Dŵr / Water: Within 100m Carffosiaeth / Sewerage: Within 100m Telathrebu / Telecommunications: Within 100m</p>
-----	--

7) Agosrwydd i Wasanaethau Lleol / Proximity to Local Services

O ran y safle posib, nodwch, os gwelwch yn dda, yn lle mae'r gwasanaethau canlynol i'w cael ac yn fras pa mor bell i ffwrdd oddi ar y safle mae nhw: *In Relation to the proposed site, please state in which settlement the following services are found within and the approximate distance to them from the site:*

Gwasanaeth / Service	Enw'r Anheddle / Settlement Name	Pellter o'r safle (km) / Distance from Site (km)
Swyddfa Bost / Post Office	Llangefni	0.8km
Siop Cyfleustra / Convenience Store	Llangefni	0.8km
Ysgol Gynradd / Primary School	Ysgol Y Graig Llangefni	1.5km
Ysgol Uwchradd / Secondary School	Ysgol Gyfun Llangefni	1.5km
Archfarchnad / Supermarket	Llangefni	0.8km
Meddygfa / Doctor's Surgery	Llangefni	0.8km
Deintydd / Dentist	Llangefni	1km
Fferylfa / Pharmacy	Llangefni	1km
Lle Chwarae / Play Area	Llangefni	0.5km
Arall (nodwch os gwelwch yn dda): / Other (please specify): i) ii) iii) iv)		

8) Gwybodaeth Pellach / Further Information

Nodwch, os gwelwch yn dda, unrhyw fater arall sydd yn berthnasol i'ch cynnig (gall cydnabyddiaeth cynnar o unrhyw faterion helpu'r cynigydd, y Cyngorau a'r ymgynghorydd statudol i leddfu unrhyw broblem):

Please provide details of any other matters considered relevant to this submission (early identification of any issues may help the proposer, the LPA and statutory consultees to mitigate any problems):

Please refer to section 2c of the Anglesey and Gwynedd Deposit Joint Local Development Plan 2011-2026 Representation Form

(Defnyddiwch dudalen arall os oes angen – ticiwch os ydych wedi defnyddio tudalen arall ☐)

(Please continue on a separate sheet of paper if necessary – tick if you have used a separate sheet ☒)

9) Datganiad / Declaration

Yr ydwyf yn cadarnhau hyd y gwn i fod y gwybodaeth a ddarparwyd yn gywir. I
confirm that the information provided is correct to the best of my knowledge.

Arwyddwyd/ Signed.....

Dyddiad/ Date.....

**DIOLCH YN FAWR AM GWBLHAU'R
FFURFLEN SAFLEOEDD POSIBL**

Dylid gyrru ffurflenni wedi eu cwblhau i'r
cyfeiriad sydd ar ddechrau'r ffurflen neu
drwy'r e-bost.

**COFIWCH AMGAU FAP AO SY'N
DANGOS Y SAFLE MEWN COCH AC
UNRHYW TIR CYFAGOS SYDD YN
BERCHENOGAETH YR YMGEISYDD
MEWN GLAS**

**THANK YOU FOR COMPLETING
THE CANDIDATE SITE SUBMISSION
FORM**

**ADDITIONAL ADJACENT LAND IN
THE SAME OWNERSHIP IN BLUE**

*Completed forms should be returned to
the address on the front page or via email.*

**PLEASE REMEMBER TO ENCLOSE
AN OS MAP WITH THE SITE
OUTLINED IN RED AND ANY**

After it is adopted the Plan will set out a development strategy and policies to guide the development and use of land in the Plan area until 2026. The statutory consultation on the Deposit Plan includes the opportunity to delete sites, suggest different sites or changes to boundaries to those included in the Deposit Plan. These 'alternative sites' will be subject to a separate consultation as soon as possible after the consultation about the Deposit Plan. An independent Planning Inspector will eventually decide whether they are included in the final Plan. To enable the appointed Inspector to consider your alternative site(s) you must provide all the necessary information and material (including a Sustainability Appraisal incorporating Strategic Environmental Assessment).

An 'alternative site' can be any piece of land which has not been included within the Deposit Plan either as an allocation or within a settlement boundary, which you wish to see considered as an alternative to sites allocated in the Plan. This can include either land previously assessed by the Councils as a Candidate Site or suggesting a different use for a site that has been allocated in the Deposit Plan. It can also include a site allocated in the Deposit Plan which you wish to see deleted or amended.

The Councils will publicise site allocation representations on an 'Alternative Sites Register' to provide an opportunity for comment by environmental consultation bodies, stakeholders and the public on the site(s) and all accompanying information (including the Sustainability Appraisal incorporating Strategic Environmental Assessment).

How do I submit an alternative site?

- You must submit your 'alternative site' as part of an objection to the Plan using the online consultation portal or the Deposit Plan Response Form (available from each Council's website from the 16 February 2015, or by contacting the Joint Planning Policy Unit – details below).
- You must submit any 'alternative site' representation during the Deposit Plan consultation period (16 February to 5pm 31 March 2015).
- You must submit a plan of the site you wish to be considered with your online representation or attach it to your Response Form. This must be an Ordnance Survey type map, of minimum scale 1:2500, outlining the land for consideration in RED. If it is a new site, points of access should be clearly marked.
- If it is a new site or an alternative use to an allocated site, you must demonstrate in your submission that the site accords with the Plan's strategy and that the Plan would be sound if the site is included in the final Plan.
- You must test the sustainability effects of new sites. This is called Sustainability Appraisal (SA) and incorporates Strategic Environmental Assessment (see below for more information).
- If you wish to delete a site allocated in the Deposit Plan or amend its boundaries, you must demonstrate in your submission how its inclusion makes the Plan unsound, referring to the Plan's strategy, the Sustainability Appraisal, the Sites Assessment Report (Topic Paper 1A) or any other Topic Paper, as appropriate.
- You must include sufficient information with your submission for the Council to carry out a Habitats Regulations Appraisal if inclusion of the alternative site in the Plan is likely to change the Plan significantly. If necessary, Habitats Regulations Appraisal will be carried out by the Council to ensure no significant effects on any European site of nature conservation importance (see below for more information).

What is a Sustainability Appraisal?

Sustainability Appraisal is a process that considers the likely social, economic and environmental impacts of a proposal, including alternative development sites, against local sustainability objectives. The Councils' Sustainability Appraisal incorporates the regulatory requirements of the Strategic Environmental Assessment. The Sustainability Appraisal should include evidence regarding:

- 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.

The alternative site may have already been assessed as part of the Council's earlier assessment of sites (see the Deposit Plan SA Report; and the Site Assessment Report). You may object to the outcome of the Council's assessment and seek to have that site included or have the site excluded.

Alternative site representations will be dealt with at the Examination as objections to the soundness of the Plan. It is essential for you to demonstrate why you do not consider the Council's assessment to be sound (i.e. based on good evidence).

How do I undertake a Sustainability Appraisal (SA)?

It is important that your assessment of the site is consistent 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. Please note also that the Welsh Language Impact Assessment has informed the conclusions of the Sustainability Appraisal.

All assessments should be undertaken using the Sustainability Objectives established in the SA Scoping Report and used in the Deposit SA Report. These objectives are listed below in Appendix 1. The full SA report is available in public local libraries in Gwynedd and Anglesey, Siop Gwynedd in Caernarfon, Dolgellau and Pwllheli and the Planning Service's Reception, Rôvacabin, Llangefni. The report and the Welsh Language Impact Assessment report are available on each Council's website: www.gwynedd.gov.uk/ldp or www.anglesey.gov.uk/ldp. This paper details the sustainability baseline, issues and objectives which you may find useful in undertaking your assessment. If a new or alternative site has not been subject to Sustainability Appraisal it is unlikely that the Inspector will be able to recommend its inclusion in the Plan. In the absence of essential evidence the Inspector would be unable to conclude that the Plan would be sound with that change.

What information is needed for the Habitats Regulations Appraisal?

If your development proposal for the new or alternative site is likely to cause the Plan to change significantly and may have a likely significant effect on any European site of nature conservation importance you will need to ensure that sufficient information is provided for the Council to

undertake a Habitats Regulations Appraisal. This includes detailed information on the site's physical, environmental and geological condition and the proposed use of the site. Much of this information would be included in the environmental information provided with your Sustainability Appraisal of your site. European nature conservation sites are identified on the Deposit Plan Constraints Maps. Natural Resources Wales can provide more information on specific European sites of nature conservation importance (see web link below).

Where can I find more information on how to prepare the necessary appraisals?

For more information on undertaking your appraisal the following websites may be of assistance:
CCW Guidance on Strategic Environmental Assessment (SEA): <http://www.ccw.gov.uk/landscape-wildlife/managing-land-and-sea/environmental-assessment/strategic-environmental-assess.aspx?lang=en>

NRW information on European sites:

<http://naturalresourceswales.gov.uk/conservation-biodiversity-and-wildlife/european-protectedspecies/information-on-european-protected-species/?lang=en> SEA Directive:

<http://www.opsi.gov.uk/legislation/wales/wsi2004/20041656e.htm> DCLG Guidance on SEA:

<http://www.communities.gov.uk/publications/planningandbuilding/practicalguides/sea>

Welsh Government Technical Advice Note 5: Nature Conservation and Planning (see Annex 6 – Habitats Regulations Appraisal of Plans, page 75):

<http://wales.gov.uk/topics/planning/policy/tans/tan5/?lang=en>

Welsh Government Technical Advice Note 20: Planning and the Welsh Language

<http://wales.gov.uk/topics/planning/policy/tans/planning-and-the-welsh-language/?lang=en>

Welsh Government Practice guidance on planning and the Welsh language

<http://wales.gov.uk/topics/planning/policy/guidanceandleaflets/8855237/?lang=en>

The Anglesey and Gwynedd Deposit Joint Local Development Plan is available to view at the Joint Planning Policy Unit's offices, 1st Floor Bangor City Council Offices, Ffordd Gwynedd, Bangor, in Anglesey and Gwynedd public libraries, the Planning Service Reception, Rôvacabin, Llangefni and Siop Gwynedd in Caernarfon, Dolgellau and Pwllheli and on the Councils' websites, with copies available on CD on request.

Further information on the Deposit Plan and this process is available on the Council website www.gwynedd.gov.uk/ldp or www.anglesey.gov.uk/ldp or from:

The Joint Planning Policy Unit.

1st Floor Bangor City Council Offices,

Ffordd Gwynedd,

Bangor LL57 1DT

Email: planningpolicy@gwynedd.gov.uk

Telephone: 01766 771000 or 01286 685003

Website: www.gwynedd.gov.uk/ldp or www.anglesey.gov.uk/ldp

Appendix 1: Sustainability Appraisal Objectives

1. Maintain and enhance biodiversity interests and connectivity
(SEA Topics: biodiversity, fauna, flora, soil)








7. Provide good quality housing, including affordable housing that meets local needs (SEA Topic: population, human health)

- | | |
|--|---|
| <p>2. Promote community viability, cohesion, health and well being
(SEA Topics: human health, population)</p> <p>3. Manage and reduce the impacts of climate change by promoting and supporting mitigation and adaptation measures
(SEA Topics: climatic factors, air)</p> <p>4. Conserve, promote and enhance the Welsh language
(SEA Topic: cultural heritage)</p> <p>5. Conserve, promote and enhance cultural resources and historic heritage assets
(SEA Topic: cultural heritage)</p> <p>6. Support economic growth and facilitate a vibrant, diversified economy providing local employment opportunities
(SEA Topic: Population)</p> | <p>8. Value, conserve and enhance the plan area's rural landscapes and urban townscape
(SEA Topics: landscape)</p> <p>9. Use land and mineral assets efficiently and promote mechanisms for waste minimisation, re-use and recycling
(SEA Topic: material assets, soil)</p> <p>10. Promote and enhance good transport links to support the community and the economy
(SEA Topic: population, human health)</p> <p>11. Safeguard water quality, manage water resources sustainability and minimise flood risk
(SEA Topic: water, biodiversity)</p> |
|--|---|

Appendix 2: Example Sustainability Appraisal Matrix

The matrix below was used to assess the allocated sites within the LDP Deposit. The following symbols in the key (shown below) are inserted in the 'Assessment' column. The symbols in this column indicate whether the site contributes to meeting the SA Objective positively; is compatible with the SA Objective; whether the site has a neutral impact on the SA Objective; or whether the site is an obstacle to meeting the SA Objective. The 'Summary' column needs to provide a commentary of the assessment.

Key

	Development actively encouraged as it would resolve an existing sustainability problem		Potential sustainability issues; mitigation and / or negotiation possible
	No sustainability constraints and development acceptable		Problematical and improbable because of known sustainability issues; mitigation or negotiation difficult and / or expensive
	Neutral		Absolute sustainability constraints
	Unknown/uncertain effect		

Sustainability Appraisal Matrix

Site Name: Land adjacent to Ty'n Coed, Llangefni Site Area: 1.15ha		
SA Objective	Assessment	Summary
1. Maintain and enhance biodiversity interests and connectivity (<i>SEA Topics: biodiversity, fauna, flora, soil</i>)	+	The development of this site will not lead to the loss of an important habitat, protected species, trees and hedgerows or lead to fragmentation of green corridor and there are potential opportunities to enhance biodiversity.
2. Promote community viability, cohesion, health and well being (<i>SEA Topics: human health, population</i>)	++	The site is well within all the distance thresholds to community services and facilities.
	+	Development at all of the sites has the potential for indirect long-term positive effects on health through the provision of housing or employment by meeting the future needs of the Plan area.
3. Manage and reduce the impacts of climate change by promoting and supporting mitigation and adaptation measures (<i>SEA Topics: climatic factors, air</i>)	+	Development has the potential to reduce levels of traffic. Potential for a minor positive effect.
4. Conserve, promote and enhance the Welsh language (<i>SEA Topic: cultural heritage</i>)	0	All site options are considered to have a neutral effect against this SA Objective.
5. Conserve, promote and enhance cultural resources and historic heritage assets (<i>SEA Topic: cultural heritage</i>)	0	Development will have a neutral effect as there are no heritage assess within the influence of proposed development.
6. Support economic growth and facilitate a vibrant, diversified economy providing local employment opportunities (<i>SEA Topic: Population</i>)	0	Only residential development is being proposed. However housing developers are important economic drivers within the rural economy as they generate growth and jobs by providing work to help people out of poverty.
7. Provide good quality housing, including affordable housing that meets local needs (<i>SEA Topic: population, human health</i>)	++	Predominantly residential development being proposed. Potential for a major positive effect against this SA Objective.
8. Value, conserve and enhance the plan area's rural landscapes and urban townscapes (<i>SEA Topics: landscape</i>)	?	Element of uncertainty for all site options until lower level assessments have been carried out.

9. Use land and mineral assets efficiently and promote mechanisms for waste minimisation, re-use and recycling (<i>SEA Topic: material assets, soil</i>)	?	There is some uncertainty with regard to land type and/or agricultural land grade.
10. Promote and enhance good transport links to support the community and the economy (<i>SEA Topic: population, human health</i>)	++	The site meets the majority of thresholds for distance to sustainable modes of transport and is of a distance to the main service centres and areas of employment that development is likely to reduce the need to travel.
11. Safeguard water quality, manage water resources sustainability and minimise flood risk (<i>SEA Topic: water, biodiversity</i>)	0	The site is not within a flood risk area and not within a groundwater or surface water protection area.

Appendix 2

Candidate Site Timetable

[illegible]

Appendix 3 Candidate Site
Submission Form

**UNED POLISI CYNLLUNIO AR
Y CYD (UPCC)**

**JOINT PLANNING POLICY
UNIT (JPPU)**

**CYNLLUN DATBLYGU LLEOL
(CDLI) AR Y CYD**

**JOINT LOCAL DEVELOPMENT
PLAN (JLDP)**

**Gwahoddiad ar gyfer cynnig
Safleoedd Posib**

**Invitation for Submission of
Candidate Sites**

Mae'r UPCC, ar ran Cyngor Sir Ynys Môn a Chyngor Gwynedd eisiau cael gwybod am unrhyw safleoedd o fewn ardal CDLI â photensial i'w datblygu neu eu hamddiffyn. Felly gwahoddir cynigion gan ddatblygwyr, perchenogion tir a'r cyhoedd am safleoedd gyda photensial i'w cynnwys yn y cynllun.

The JPPU, on behalf of the Isle of Anglesey County Council and Gwynedd Council, want to know about potential sites for development and protection within the JLDP area and therefore invite the submission of Candidate Sites from developers, landowners and the public for potential inclusion within the plan.

**MAE ARDAL UPCC YN CYNWYS
ARDALOEDD AWDURDODAU CYNLLUNIO
LLEOL YNYS MÔN A GWYNEDD AC NID
ARDAL PARC CENEDLAETHOL ERYRI.**

**THE JLDP AREA COVERS THE ANGLESEY
AND GWYNEDD LOCAL PLANNING
AUTHORITY AREAS AND DOES NOT
INCLUDE THE SNOWDONIA NATIONAL
PARK AREA.**

I gofrestru safle â photensial i'w cynnwys yn y proses CDLI, fydd **RHAID** cwblhau ffurflen Cynnig Safle Posib.

To register a site for potential inclusion in the JLDP process, the following Candidate Site Submission form **MUST** be completed.

Mae angen cwblhau un ffurflen am bob safle a gynigir. Amgawch fap Arolwg Ordnans yn amlinellu'r tir â chynigydd mewn coch.

Please complete one form for each site proposed. The form must be accompanied by an Ordnance Survey based map which clearly identifies the land in question highlighted in red.

Mae'r ffurflen yma ar gael ar y we hefyd.

This form is also available online.

**NODWCH OS GWELWCH YN DDA, NAD
YW'R BROSES SAFLEOEDD POSIB YN
CYNRYCHIOLI YMRWYMIAD AR RAN Y
CYNGOR I GARIO'R SAFLEOEDD YMLAEN
I'R CDLI AR Y CYD.**

**PLEASE NOTE THAT THE CANDIDATE SITES
PROCESS DOES NOT REPRESENT A
COMMITMENT ON THE PART OF THE
COUNCILS TO TAKE SITES FORWARD TO
THE JLDP.**

**FYDD SYLWADAU AR GAEL AR GYFER
YMCHWILIAD CYHOEDDUS.**

**ALL COMMENTS SUBMITTED WILL BE
MADE AVAILABLE FOR PUBLIC INSPECTION**

Os ydych angen cymorth i gwblhau ffurflen Cynnig Safle Posib, peidiwch ag oedi i gysylltu'r UPCC ar rif ffôn (01766) 771000 neu drwy e-bost i polisicynllunio@gwynedd.gov.uk

Should you require assistance with completing the Candidate Site Submission Form please do not hesitate to contact the JPPU on 01766 771000 or via email to

Swyddfa yn unig :	Safle wedi' ei ddigideiddio :	Rhif Cyfeirnod:	Cydnabyddiaeth wedi'i yrru:
Office use only :	digitised :	Reference No:	Acknowledgement sent:

I) Manylion Cyswllt / Contact Details

Eich Manylion:
Your Details:

***Manylion Asiant (os yn berthnasol):**
***Agent Details (if applicable):**

Enw:
Name:

Mudiad (os yn berthnasol):
Organisation (if applicable):

Cyfeiriad:
Address:

Côd Post:
Post Code:

Cyfeiriad E-bost:
E-mail Address:

Rhif Ffôn:
Telephone Number:

**Nodyn: Fe gaiff gwybodaeth ei yrru i'r asiant os enwir un yma*

**Note: Correspondence will be sent to the agent if these details are included*

Sut hoffwch i ni gysylltu efo chi yn y dyfodol ac ym mha iaith?

What is your preferred method of communication in the future and in which language?

Cymraeg / Welsh: ☐ E-bost / Email: ☒
 Saesneg / English: ☒ Llythyr / Letter: ☒

2) Manylion y Safle / Site Details

Enw'r Safle: Site Name: Land adjacent to Ty'n Coed

Cyfeiriad y Safle: Site Address: Llangefni
Ynys Môn

Côd Post: Post Code: LL77 8YX

Cyfeirnod Grid OS: OS Grid Reference: 464 762

Arwynebedd y Safle (ha): 1.15ha
Site Area (ha)

A ydych wedi amgau map AO yn amlinellu'r safle mewn **COCH**? Do: ☒
 Have you included an OS map outlining the site in **RED** with the submission? Yes: ☒

3) Perchnogaeth / Ownership

3.1 Ai'r cynigydd yw'r unig berchennog? Is the proposer the sole owner of the site?

Ydy / Yes: ☒ Nac Ydy / No: ☐

3.2 Os nac ydy, a yw'r perchenogion eraill i gyd yn ymwybodol o'r cynnig? If not, are all other land owners aware of this submission?

Ydy / Yes: ☐ Nac Ydy / No: ☐

3.3	<p>Nodwch, os gwelwch yn dda, manylion cyswllt y perchenog(wyr) eraill os yr ydych yn eu gwybod: <i>Please provide contact details of other landowner(s) if known:</i></p>
-----	--

3.4	<p>A oes gan y cynnigydd unrhyw diroedd yn ei berchnogaeth o amgylch y safle? <i>Does the proposer own any additional land surrounding the site?</i> Ydy / Yes:</p> <p><input type="checkbox"/> Nac Ydy / No: <input checked="" type="checkbox"/></p> <p>Os oes, amlinellwch y tir mewn GLAS ar y Map AO. <i>If so, please outline the land in BLUE on the OS map.</i></p>
-----	--

4) Defnydd Tir / Land Use

4.1	<p>Nodwch, os gwelwch yn dda, defnydd presennol y tir: <i>Please specify the existing use of the land:</i></p> <p>Agricultural land</p>
-----	--

4.2	<p>Pa ddefnydd yr ydych yn ei gynnig i'r safle? <i>What use are you proposing for the site?</i></p> <p>Housing</p>
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4.3	<p>Os ydych eisiau gwarchod y safle rhag ddatblygiad nodwch y rhesymau: <i>If you wish to propose that the site is protected from development please state the reason(s):</i></p> <p>N/A</p>
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4.4	<p>Os hoffwch weld y safle'n cael ei ddefnyddio fel safle tai , yn eich barn chi, faint o unedau sydd yn addas i'r safle ac ar ba sail: <i>If the proposed use of the site is residential, please specify how many units you think the site can accommodate and on what basis:</i></p>
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4.5	<p>Pa ddefnyddiau tir sy'n ffinio'r safle a gynigir? What land uses adjoin the proposed site?</p> <p>The site is adjoined by agricultural land to the north of the site, with Ty'n Coed Estate located to the West and T20 allocated land to the south and east.</p>
4.6	<p>A oes adeiladau ar y safle? Are there existing buildings on the site?</p> <p>Oes / Yes: <input type="checkbox"/> Nac Oes / No: <input checked="" type="checkbox"/></p> <p>Os oes, wnewch chi roi manylion a nodwch, os gwelwch yn dda, os ydynt yn cael eu defnyddio neu beidio: If yes, please give details and whether they are currently in use or redundant:</p>
4.7	<p>A oes unrhyw cyfamod rhwystrol ar y tir? Are there any restrictive covenants on the land?</p> <p>Oes / Yes: <input type="checkbox"/> Nac Oes / No: <input checked="" type="checkbox"/></p> <p>Os oes, rhowch fanylion, os gwelwch yn dda: If yes, please provide details :</p>
4.8	<p>A gafodd y safle ei ddynodi mewn Cynllun Datblygu blaenorol? Has the site been allocated in a previous Development Plan?</p> <p>Ydy / Yes: <input type="checkbox"/> Nac Ydy / No: <input checked="" type="checkbox"/></p> <p>Oes ydy, allwch chi roi manylion, os gwelwch yn dda: If yes, please give details:</p>
4.9	<p>A yw'r safle wedi bod yn destun ceisiadau cynllunio ac oes yna ganiatâd cynllunio cyfredol ar y safle sydd ddim wedi cael ei weithredu? Has the proposed site been subject to previous planning applications and are there any valid permissions on the site which have yet to be implemented?</p> <p>Oes / Yes: <input type="checkbox"/> Nac Oes / No: <input checked="" type="checkbox"/></p> <p>Os oes, rhowch y manylion, os gwelwch yn dda: If so please give details:</p>

5) Cyfyngiadau Ffisegol ac Amgylcheddol / Physical and Environmental Constraints

5.1	<p>A yw'r safle yn agos i gwrs dŵr? <i>Is the site near a watercourse?</i></p> <p>Ydy / Yes: <input checked="" type="checkbox"/> Nac Ydy / No: <input type="checkbox"/> Dim yn Gwybod / Don't Know: <input type="checkbox"/></p> <p>Os ydy, pa mor agos ydy o (mewn medrau)? <i>If so, how close is it (in meters)?</i></p> <p>Approximately 110m</p>
5.2	<p>A oes hanes llifogydd ar y safle (yn cynnwys llifogydd arwyneb tir ac/neu draeniad gwael)? <i>Has the site ever been subject to flooding (including surface water flooding and/or poor drainage)?</i></p> <p>Ydy / Yes: <input type="checkbox"/> Nac Ydy / No: <input checked="" type="checkbox"/> Dim yn Gwybod / Don't Know: <input type="checkbox"/></p> <p>Os oes, rhowch fanylion, os gwelwch yn dda: If so please give details:</p>
5.3	<p>A yw'r safle o fewn ardal bygythiad llifogydd? Is the site within an area of floodrisk?</p> <p>Nac ydy / No: <input checked="" type="checkbox"/> C1: <input type="checkbox"/> C2: <input type="checkbox"/> B1: <input type="checkbox"/> Dim yn Gwybod / Don't Know: <input type="checkbox"/></p>
5.4	<p>A oes dynodiadau tirwedd, bywyd gwyllt, hanesyddol neu archeolegol ar y safle (neu rhan o'r safle)? <i>Are there any landscape, wildlife, historic or archaeological designation on the site (or part of the site)?</i></p> <p>Oes / Yes: <input type="checkbox"/> Nac Oes / No: <input checked="" type="checkbox"/> Dim yn Gwybod / Don't Know: <input type="checkbox"/></p>
	<p>Os oes, allwch chi roi manylion am y dynodiad(au) a dweud pa ran o'r safle mae'n effeithio: <i>If yes, please identify the designation(s) and state which part(s) of the site are affected:</i></p>
5.5	<p>A oes dynodiadau tirwedd, bywyd gwyllt, hanesyddol neu archeolegol ar y tir sy'n ffinio'r safle? <i>Are there any landscape, wildlife, historic or archaeological designation on the land that adjoins the site?</i></p> <p>Oes / Yes: <input type="checkbox"/> Nac Oes / No: <input checked="" type="checkbox"/> Dim yn Gwybod / Don't Know: <input type="checkbox"/></p> <p>Os oes, allwch chi ddweud pa ddynodiad(au) ydynt: If yes, please identify the designation(s):</p>

5.6	<p>A fyddai datblygu'r safle yn golygu colli tir amaethyddol Graddfa 1, 2 neu 3a? Would development of the site lead to the loss of Grade 1, 2 or 3a agricultural land?</p> <p>I: <input type="checkbox"/> 2: <input type="checkbox"/> 3a: <input type="checkbox"/> Na Fydd / No: <input checked="" type="checkbox"/> Dim yn Gwybod / Don't Know: <input type="checkbox"/></p>
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5.7	<p>A fyddai datblygu'r safle yn golygu colli coed ac/neu gwrychoedd? Would development of the site lead to the removal of any trees and/or hedgerows?</p> <p>Bydd / Yes: <input type="checkbox"/> Na Fydd / No: <input checked="" type="checkbox"/></p>
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5.8	<p>Oes llwybrau cyhoeddus yn croesi'r safle? Do any public rights of way cross the site?</p> <p>Oes / Yes: <input type="checkbox"/> Nac Oes / No: <input checked="" type="checkbox"/> Dim yn Gwybod / Don't Know: <input type="checkbox"/></p>
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5.9	<p>Beth ydy topograffi'r safle (fflat/ar osgo/serth) ac yr agwedd (gwynebu tua'r gogledd/de)? What is the topography of the site (flat/sloping/steep) and aspect (north/south facing)?</p> <p>The site topography consists of land which is fairly flat but slopes slightly in a westernly direction.</p>
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6) Isadeiledd / Infrastructure and Utilities

6.1	<p>A yw'r safle yn hygyrch o ffordd gyhoeddus? Is the site accessible from a public highway?</p> <p>Ydy / Yes: <input type="checkbox"/> Nac Ydy / No: <input checked="" type="checkbox"/></p> <p>Os na, allch chi ddangos ar y map sut bydd mynediad yn cael ei gyflawni. If not, please provide information (on the map) of how access could be achieved.</p> <p>Either through the allocated site T20 or through the Ty'n Coed Estate</p>
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6.2	<p>A yw'r safle o fewn pellter cerdded rhesymol (800m neu llai) o wasanaeth trafndiaeth cyhoeddus sydd ar gael yn gyson rhwng 7yb a 7yh? Is the site within reasonable walking distance (800m or less) of a public transport service that operates consistently between 7am and 7pm?</p> <p>Ydy / Yes: <input checked="" type="checkbox"/> Nac Ydy / No: <input type="checkbox"/> Dim yn Gwybod / Don't Know: <input type="checkbox"/></p>
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6.3	<p>Nodwch, os gwelwch yn dda, y pellter i'r gwasanaeth agosaf: Please state the distance to the nearest utility connection:</p> <p>Trydan / Electricity: Within 100m Nwy / Gas: Within 100m Dŵr / Water: Within 100m Carffosiaeth / Sewerage: Within 100m Telathrebu / Telecommunications: Within 100m</p>
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7) Agosrwydd i Wasanaethau Lleol / Proximity to Local Services

O ran y safle posib, nodwch, os gwelwch yn dda, yn lle mae'r gwasanaethau canlynol i'w cael ac yn fras pa mor bell i ffwrdd oddi ar y safle mae nhw: *In Relation to the proposed site, please state in which settlement the following services are found within and the approximate distance to them from the site:*

Gwasanaeth / Service	Enw'r Anheddle / Settlement Name	Pellter o'r safle (km) / Distance from Site (km)
Swyddfa Bost / Post Office	Llangefni	0.8km
Siop Cyfleustra / Convenience Store	Llangefni	0.8km
Ysgol Gynradd / Primary School	Ysgol Y Graig Llangefni	1.5km
Ysgol Uwchradd / Secondary School	Ysgol Gyfun Llangefni	1.5km
Archfarchnad / Supermarket	Llangefni	0.8km
Meddygfa / Doctor's Surgery	Llangefni	0.8km
Deintydd / Dentist	Llangefni	1km
Fferyllfa / Pharmacy	Llangefni	1km
Lle Chwarae / Play Area	Llangefni	0.5km
Arall (nodwch os gwelwch yn dda): / Other (please specify): i) ii) iii) iv)		

8) Gwybodaeth Pellach / Further Information

Nodwch, os gwelwch yn dda, unrhyw fater arall sydd yn berthnasol i'ch cynnig (gall cydnabyddiaeth cynnar o unrhyw faterion helpu'r cynigydd, y Cynghorau a'r ymgynghorydd statudol i leddfu unrhyw broblem):

Please provide details of any other matters considered relevant to this submission (early identification of any issues may help the proposer, the LPA and statutory consultees to mitigate any problems):

Please refer to section 2c of the Anglesey and Gwynedd Deposit Joint Local Development Plan 2011-2026 Representation Form

(Defnyddiwch dudalen arall os oes angen – ticiwch os ydych wedi defnyddio tudalen arall ☐)

(Please continue on a separate sheet of paper if necessary – tick if you have used a separate sheet ☒)

9) Datganiad / Declaration

Yr ydwyf yn cadarnhau hyd y gwn i fod y gwybodaeth a ddarparwyd yn gywir. /
confirm that the information provided is correct to the best of my knowledge.

Arwyddwyd/ Signed.....

Dyddiad/ Date.....

**DIOLCH YN FAWR AM GWBLHAU'R
FFURFLEN SAFLEOEDD POSIBL**

Dylid gyrru ffurflenni wedi eu cwblhau i'r
cyfeiriad sydd ar ddechrau'r ffurflen neu
drwy'r e-bost.

**COFIWCH AMGAU FAP AO SY'N
DANGOS Y SAFLE MEWN COCH AC
UNRHYW TIR CYFAGOS SYDD YN
BERCHENOGAETH YR YMGEISYDD
MEWN GLAS**

**THANK YOU FOR COMPLETING
THE CANDIDATE SITE SUBMISSION
FORM**

**ADDITIONAL ADJACENT LAND IN
THE SAME OWNERSHIP IN BLUE**

*Completed forms should be returned to
the address on the front page or via email.*

**PLEASE REMEMBER TO ENCLOSE
AN OS MAP WITH THE SITE
OUTLINED IN RED AND ANY**

After it is adopted the Plan will set out a development strategy and policies to guide the development and use of land in the Plan area until 2026. The statutory consultation on the Deposit Plan includes the opportunity to delete sites, suggest different sites or changes to boundaries to those included in the Deposit Plan. These 'alternative sites' will be subject to a separate consultation as soon as possible after the consultation about the Deposit Plan. An independent Planning Inspector will eventually decide whether they are included in the final Plan. To enable the appointed Inspector to consider your alternative site(s) you must provide all the necessary information and material (including a Sustainability Appraisal incorporating Strategic Environmental Assessment).

An 'alternative site' can be any piece of land which has not been included within the Deposit Plan either as an allocation or within a settlement boundary, which you wish to see considered as an alternative to sites allocated in the Plan. This can include either land previously assessed by the Councils as a Candidate Site or suggesting a different use for a site that has been allocated in the Deposit Plan. It can also include a site allocated in the Deposit Plan which you wish to see deleted or amended.

The Councils will publicise site allocation representations on an 'Alternative Sites Register' to provide an opportunity for comment by environmental consultation bodies, stakeholders and the public on the site(s) and all accompanying information (including the Sustainability Appraisal incorporating Strategic Environmental Assessment).

How do I submit an alternative site?

- You must submit your 'alternative site' as part of an objection to the Plan using the online consultation portal or the Deposit Plan Response Form (available from each Council's website from the 16 February 2015, or by contacting the Joint Planning Policy Unit – details below).
- You must submit any 'alternative site' representation during the Deposit Plan consultation period (16 February to 5pm 31 March 2015).
- You must submit a plan of the site you wish to be considered with your online representation or attach it to your Response Form. This must be an Ordnance Survey type map, of minimum scale 1:2500, outlining the land for consideration in RED. If it is a new site, points of access should be clearly marked.
- If it is a new site or an alternative use to an allocated site, you must demonstrate in your submission that the site accords with the Plan's strategy and that the Plan would be sound if the site is included in the final Plan.
- You must test the sustainability effects of new sites. This is called Sustainability Appraisal (SA) and incorporates Strategic Environmental Assessment (see below for more information).
- If you wish to delete a site allocated in the Deposit Plan or amend its boundaries, you must demonstrate in your submission how its inclusion makes the Plan unsound, referring to the Plan's strategy, the Sustainability Appraisal, the Sites Assessment Report (Topic Paper 1A) or any other Topic Paper, as appropriate.
- You must include sufficient information with your submission for the Council to carry out a Habitats Regulations Appraisal if inclusion of the alternative site in the Plan is likely to change the Plan significantly. If necessary, Habitats Regulations Appraisal will be carried out by the Council to ensure no significant effects on any European site of nature conservation importance (see below for more information).

What is a Sustainability Appraisal?

Sustainability Appraisal is a process that considers the likely social, economic and environmental impacts of a proposal, including alternative development sites, against local sustainability objectives. The Councils' Sustainability Appraisal incorporates the regulatory requirements of the Strategic Environmental Assessment. The Sustainability Appraisal should include evidence regarding:

- 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.

The alternative site may have already been assessed as part of the Council's earlier assessment of sites (see the Deposit Plan SA Report; and the Site Assessment Report). You may object to the outcome of the Council's assessment and seek to have that site included or have the site excluded.

Alternative site representations will be dealt with at the Examination as objections to the soundness of the Plan. It is essential for you to demonstrate why you do not consider the Council's assessment to be sound (i.e. based on good evidence).

How do I undertake a Sustainability Appraisal (SA)?

It is important that your assessment of the site is consistent 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. Please note also that the Welsh Language Impact Assessment has informed the conclusions of the Sustainability Appraisal.

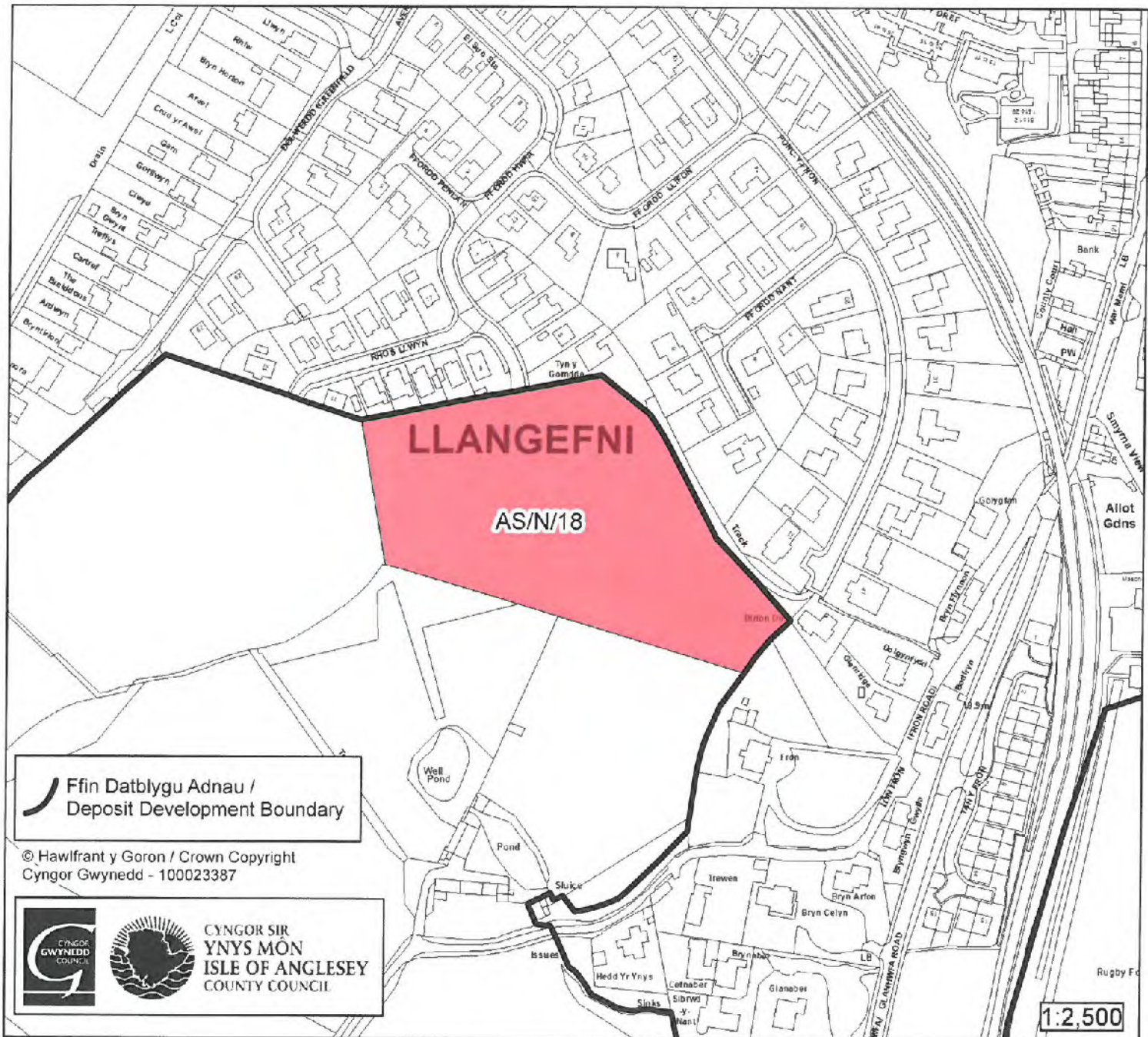
All assessments should be undertaken using the Sustainability Objectives established in the SA Scoping Report and used in the Deposit SA Report. These objectives are listed below in Appendix 1. The full SA report is available in public local libraries in Gwynedd and Anglesey, Siop Gwynedd in Caernarfon, Dolgellau and Pwllheli and the Planning Service's Reception, Rôvacabin, Llangefni. The report and the Welsh Language Impact Assessment report are available on each Council's website: www.gwynedd.gov.uk/ldp or www.anglesey.gov.uk/ldp. This paper details the sustainability baseline, issues and objectives which you may find useful in undertaking your assessment. If a new or alternative site has not been subject to Sustainability Appraisal it is unlikely that the Inspector will be able to recommend its inclusion in the Plan. In the absence of essential evidence the Inspector would be unable to conclude that the Plan would be sound with that change.

What information is needed for the Habitats Regulations Appraisal?

If your development proposal for the new or alternative site is likely to cause the Plan to change significantly and may have a likely significant effect on any European site of nature conservation importance you will need to ensure that sufficient information is provided for the Council to

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/18

Enw'r Safle / Site Name: Tir ger / Land adj Fron Farm

Lleoliad / Location: Llangefni

Cyngor Cymuned / Community Council: Llangefni

Maint (ha) / Size (ha): 1.50

Defnydd Amgen â Awgrymir / Suggested Alternative 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:

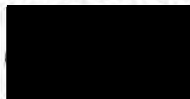
- The site's compatibility with the Plan's strategy;
 - Any substantial physical, ecological, environmental and geological constraints to development of the site and the potential for mitigation measures to overcome or reduce these;
 - The sustainability of the site in relation to availability and accessibility 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

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

AS/N/18

Appendix D:

Site Name:	Land adj. Fron Farm, Llangefni
Site Reference:	SP635
Size:	1.5ha
Current Use:	Greenfield
Proposed Use:	Residential Uses

Site Portfolio



Site Reference:	SP635		
Site Name:	Land adjacent Fferm Fron Farm		
Neighbourhood:	Llangefni	Size:	1.5 Ha
Current Use:	Greenfield		
Proposed Use:	Housing		

Site Details:

Site SP635 includes land adjacent to Fferm Fron Farm, Llangefni 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 adjoins the settlement of Llangefni and is located within close proximity (approximately 150/ 200 metres) to the commercial focus of Llangefni town centre. The site represents a logical extension to the urban boundary, being surrounded on three sides by housing that includes: Rhos Llwyn, Fford Hwfa and Fford Penlan to the north/ north-west; Fford Nant and Parc-Y-Fron to the north east; Llangefni estate to the south east.

The site is greenfield and is not protected by any environmental designations. The site has moderate environmental value and has minimal vulnerability to the effects of climate change, including issues of flooding or drainage. The site is not at risk of flooding with only isolated incidents of historic flooding which are capable of mitigation. Any development would incorporate renewable energy sources or energy conservation measures.

Accessibility

Vehicular access to the site already exists via the B5109, Ponc-Y-Fron and Fford Hwfa. Although concerns about highway safety and the free flow of traffic were raised during an appeal at the site on 2 February 1994 (following the non-determination of Planning Ref. 34C300, for the erection of seven dwellings), neither the Gwynedd County Council Director of Highways or the Council shared this view.

The junction of the B5109 which leads on to the estate roads of Ponc-Y-Fron and Fford Hwfa is considered to be adequate in terms of design and layout for the level of traffic that would be generated by the development of the site. The estate roads themselves are of a standard and width that is typical throughout the area. It is therefore considered that there would be minimal impact upon highway safety or the free flow of traffic in what is an existing residential area of relatively low density.

The site is located within close proximity to Llangefni High Street (approximately 200 metres) and 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

There are no topographical characteristics to the site which represent an obstacle to development. The site is relatively flat and slightly raised in relation to adjacent residential uses. There would be

limited impact on views/ vistas looking northwards across rolling lowland towards the settlement. The site is located within close proximity to existing infrastructure.

CCW's LANDMAP confirms that there is only moderate possibility of best and most versatile agricultural land with 87% of the area consisting of improved grassland which is of low ecological value.

Relationship with Existing Settlements

Development of the site would provide a natural continuity and "square off" this part of the settlement, which would enclose and respect adjacent land uses. The site is in a highly sustainable location, being located within walking distance (less than 200 metres) of the commercial focus of Llangefni 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. Llangefni 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 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 Llangefni.

Deliverability

The proposed site adjoins the settlement of Llangefni, in a location that is recognised as being suitable for housing. The site scores well in the sustainability appraisal. The site is available, deliverable (the landowner is keen to bring the site forward for development) and developable (there are no physical constraints to development). There is more than reasonable prospect that the site would be delivered in the short to medium term.

Summary of Issues Identified by Consultees and Response to those Issues

The site does not have an adverse impact upon an SAC or SPA and the reasons given for non-inclusion are either unjustified or can be overcome, as is illustrated below.

Issue	Consultee	Comments	Response
Land Classification	WG (Agri)	Moderate probability of BMVL	There is only moderate possibility of BMVL with 87% of the area comprising of improved grassland which is of low ecological value.
Highways	Highways	Historical planning refusal due to poor access through a number of estates.	The historical planning refusal for the site relates to an appeal that was decided in 1994 following non-determination by the LPA.
	Planning	Located adjacent to Rhos Llwyn Estate, access to this site would have to be through Rhos Llwyn or Ponc y Fron. Both options are not supported by the Highways Dept.	During this appeal, concerns were raised about highway safety and the free flow of traffic to the site. This view however was not shared by the Gwynedd County Council Director of Highways or the Council. Access to the site, via the junction of the B5109 and the estate roads of Ponc Y Fron and Fford Hwfa is deemed to be acceptable and would be subject to a detailed

			<p>transport assessment at the planning application stage.</p> <p>The area is of low residential density and given the size and scale of the development potential of the site (i.e. the previous planning application was for only seven dwellings) it is considered that additional traffic could be accommodated without having any adverse impacts on traffic flow or highway safety.</p>
Flooding/ Drainage	DCWW	Isolated incidents of flooding in the public sewerage system will need to be overcome if this site is to proceed.	Flooding/ drainage matters would be investigated by our specialist consultants at the planning application stage. Where mitigation is necessary, appropriate measures would be put in place.

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

The above information, which is supplemented by a comprehensive sustainability appraisal of the site, 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 central location in Llangefni, 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 (Llangefni)	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 (1.5ha)	
IF3	Is the site in whole or part vulnerable to fluvial/ tidal flooding?	No known risk. Limited risk of surface water flooding (capable of mitigation)	
	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 and there are only isolated incidents of flooding. These are capable of mitigation.
2.	Would development of the site lead to a loss of agricultural land?	Loss of agricultural land. Moderate possibility of BMVL	The site is not within a designated area and any sustainability issues are capable of mitigation and/ or negotiation. The proximity of the site, which adjoins the built up area of the settlement, makes it logical and suitable for development.
3.	Is the site (or parts of the site) protected by landscape, ecological or cultural designations?	No designation	
4.	Would development of the site lead to the loss of an important habitat or lead to fragmentation of green corridor?	Development would impact on a small part of an important habitat. Fragmentation of the green corridor would be limited and could be mitigated.	
5.	Does the site constitute Brownfield land?	Greenfield adjoining settlement	
6.	Does the site have any value as an open space or recreational importance?	Site has 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	There are no issues with ground contamination.
8.	Would development of the site lead to a loss of trees and/ or hedgerows?		Some loss of trees/ hedgerows which would be mitigated through new planting/ landscaping.	There is some loss of trees/ hedgerows which could be mitigated by comprehensive planting and landscaping.
9.	Would development of the site present an opportunity to remove an eyesore?		No eyesore	
10.	LANDMAP evaluation		(See below)	The site has characteristics of local importance which will not be unduly affected by development that would seek to preserve and enhance the landscape quality of the area.
10.	a	Visual and Sensory	Moderate	
10.	b	Geological	High	
10.	c	Landscape and Habitats	Moderate	
10.	d	Historical	High	
10.	e	Cultural	High	
11.	Is the site located within walking distance of a public transport terminal?		(See below)	The site scores very well in terms of its proximity to local services. The site is very sustainable with all services (with the exception of distance to a railway station) being located within approximately 400 metres.
11.	a	Distance to railway station	3000m+	
11.	b	Distance to nearest bus stop	Under 400m	
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?		Very minor obstacles capable of being overcome (access via B5109 and estate roads)	Primary and secondary schools are located within approximately 800 metres of the site. Development on 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	Under 200m	
14.	b	Distance to supermarket	201m to 400m	
14.	c	Distance to convenience store	Under 200m	
14.	d	Distance to Post Office	201m to 400m	
14.	e	Distance to Primary School	401m to 800m	

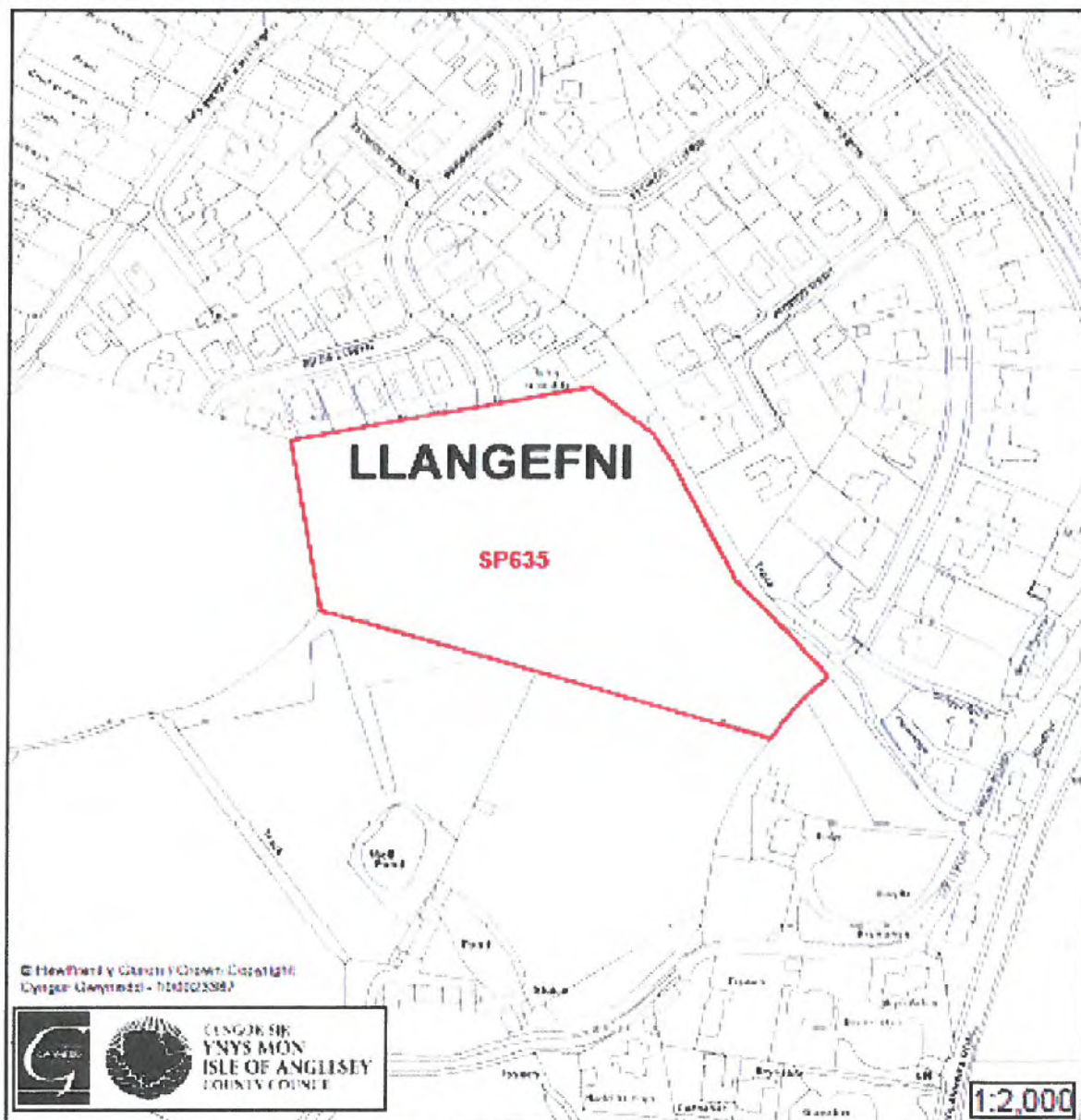
14.	f	Distance to Secondary School	401m to 800m	The site has good access to open space and recreational facilities and scores very well in relation to access to healthcare.
14.	g	Distance to GP surgery	201m to 400m	
14.	h	Distance to NHS hospital	201m to 400m	
14.	i	Distance to Pharmacy	201m to 400m	
14.	j	Distance to Dentist	Under 200m	
14.	k	Distance to open space/ park	201m to 400m	
14.	l	Distance to employment site	201m to 400m	
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?		Vast majority of the site is level with some potential for rocky outcrops	There are only minor constraints which are capable of mitigation.
17.	Would development on the site have an impact upon important views/ vistas?		Level of impact minor	Extension of the settlement in this location is deemed to be acceptable and there would be minimal impact on the character of the area and surrounding land uses.
18.	Would development of the site have a detrimental impact on the character of the settlement?		No impact	
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 immediately adjoining settlement – minor extension with clear rounding off of settlement	
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 highly 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 highly 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 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.

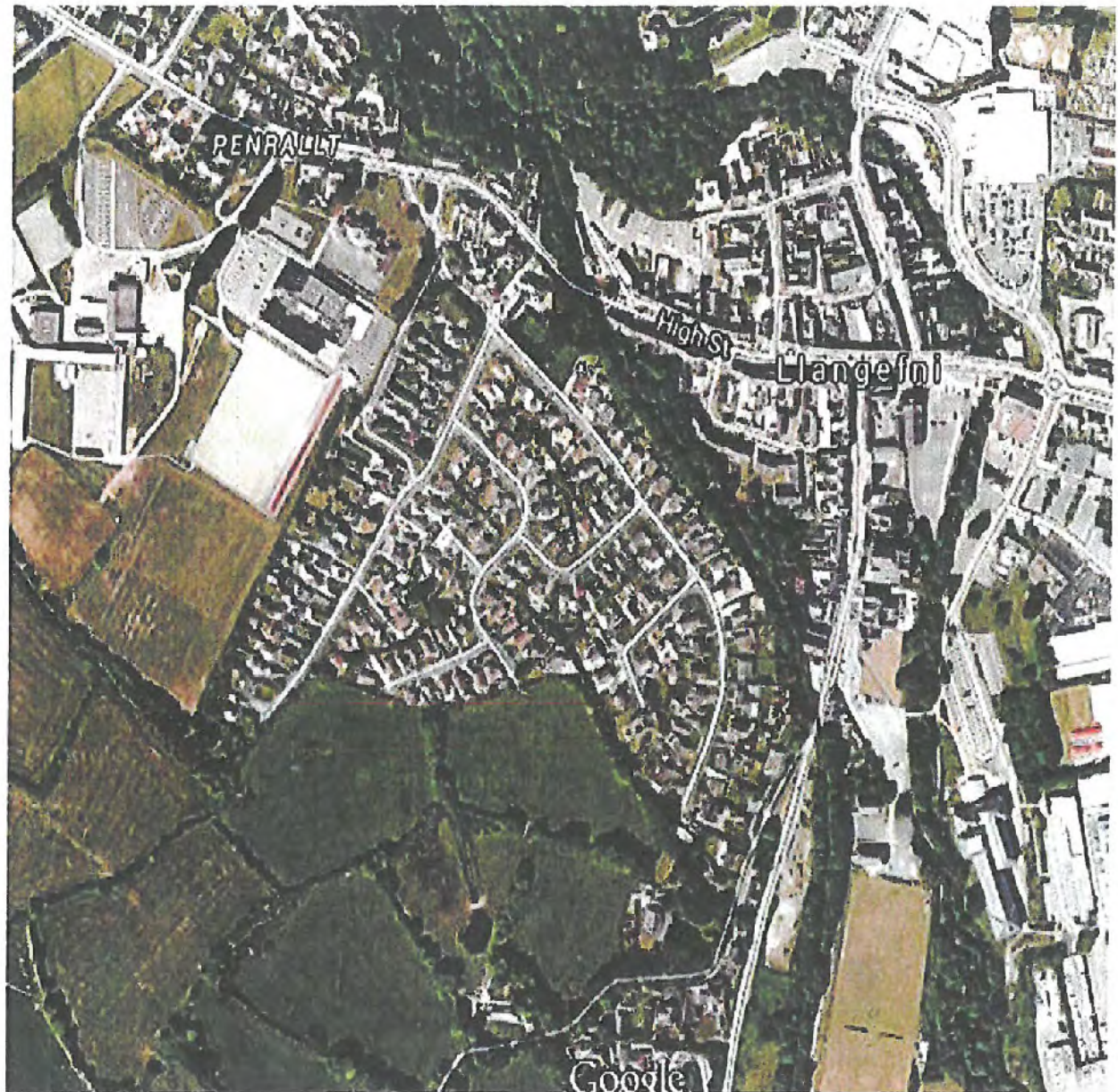
Map/ Plan of Site

Cynllun Datblygu Lleol ar y Cyd
Joint Local Development Plan
Cofrestr Safle Posib / Candidate Site Register



Cyfeirnod / Reference	: SP635
Enw'r Safle / Site Name	: Tir ger / Land adj Fferm Fron Farm
Lleoliad / Location	: Llangefni
Cyfeirnod Grid / Grid Reference	: 456 754
Maint (ha) / Size (ha)	: 1.5
Defnydd â Awgrym / Suggested Use	: Tai / Housing

Aerial Photograph



Other Photographs

