

		<p>CYNGOR SIR YNYS MÔN ISLE OF ANGLESEY COUNTY COUNCIL</p>	<p>Defnydd swyddfa yn unig:</p>
			<p>Rhif Cynrychiolydd:</p>
			<p>Dyddiad derbyn: 31/3/19</p>
			<p>Dyddiad cydnabod:</p>

**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 llawn. 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/cdll](http://www.gwynedd.gov.uk/cdll) neu [www.ynysmon.gov.uk/cdll](http://www.ynysmon.gov.uk/cdll). 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 llwr lwytho o wefan y Cyngor yn: [www.gwynedd.gov.uk/cdll](http://www.gwynedd.gov.uk/cdll) neu [www.ynysmon.gov.uk/cdll](http://www.ynysmon.gov.uk/cdll) 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	Alun Foulkes	
Cyfeiriad	Clerc Cyngor Cymdeithas	
Cod Post		
Rhif Ffôn		
Cyfeiriad e-bost		

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

<b>2a. Ar ba ran o'r Cynllun Adnau yr ydych chi'n gwneud sylwadau?</b>	
Polisi rhif ( <i>nodwch</i> )	
Paragraff rhif ( <i>nodwch</i> )	
Cynigion/ Map Mewnrosod ( <i>nodwch y rhif cyfeirnod</i> )	Map Rhif 13 Gaerwen
Map Cyfyngiadau	
Atodiadau ( <i>nodwch</i> )	

<b>2b. A ydych yn gwrthwynebu neu gefnogi?</b>			
Gwrthwynebu	<input checked="" type="checkbox"/> Gwrthwynebu	Cefnogi	<input type="checkbox"/>

<b>2c. Rhowch fanylion eich sylwadau ar y Cynllun Adnau.</b>	
<ol style="list-style-type: none"> <li>1</li> <li>2</li> <li>3</li> <li>4</li> </ol>	<p>Prydheron ynghlyn a gorddatblygu pentref Gaerwen wrth ganiatau gormod o dai yn y pentref, enwedig lle mae na dai gwag yn y pentref yn barod.</p> <p>Mae yn bwysig fod tai sydd yn cael ei adeiladu yn addas i'r lleoliad ac fod na nifer o dai fforddiadwy yn cael ei adeiladu.</p> <p>Prydheron ynghlyn a gorddatblygu y stad ddiwidiannol bresenol ar effaith fydd hyn yn gael ar bethau fel trafndiaeth, dwr gwyneb, carffosiaeth a.y.y.b.</p> <p>Mae creu safle cyflogaeth (C38) yn hollol anaddas yn y pentref am nifer o rhesymau fel, effaith ar dranfidaeth, dwr gwyneb, carffosiaeth ac effaith weledol. Mae na safle gyflogaeth enfawr yn Gaerwen yn barod sydd dros hanner maint y pentref hefo nifer o undeau/safleoedd yn wag.</p>
<p><i>Defnyddiwch dudalennau ychwanegol os bydd angen. Nodwch faint o dudalennau ychwanegol rydych wedi'u defnyddio.....</i></p>	

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).

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

2dd. Ydi'r Cynllun yn gadarn?

Ydi  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								Cydluniad ac Effeithiolrwydd							
P1	<input type="checkbox"/>	P2	<input type="checkbox"/>	C1	<input type="checkbox"/>	C2	<input type="checkbox"/>	C3	<input type="checkbox"/>	C4	<input type="checkbox"/>	CE 1	<input type="checkbox"/>	CE 2	<input type="checkbox"/>	CE 3	<input type="checkbox"/>	CE 4	<input type="checkbox"/>

**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.	<input checked="" type="checkbox"/>
Hoffwn siarad mewn sesiwn gwrandawriad.	<input type="checkbox"/>

**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	<input checked="" type="checkbox"/>
Cyhoeddi adroddiad yr Arolygydd	<input checked="" type="checkbox"/>
Mabwysiadu'r Cynllun	<input checked="" type="checkbox"/>

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

Llofnod: <span style="background-color: black; color: black;">[REDACTED]</span>	Dyddiedig: 31 - 3 - 2015
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**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](http://www.gwynedd.gov.uk/cdli) neu [www.ynysmon.gov.uk/cdli](http://www.ynysmon.gov.uk/cdli)

**DRWY E-BOST** - [polisicynllunio@gwynedd.gov.uk](mailto: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

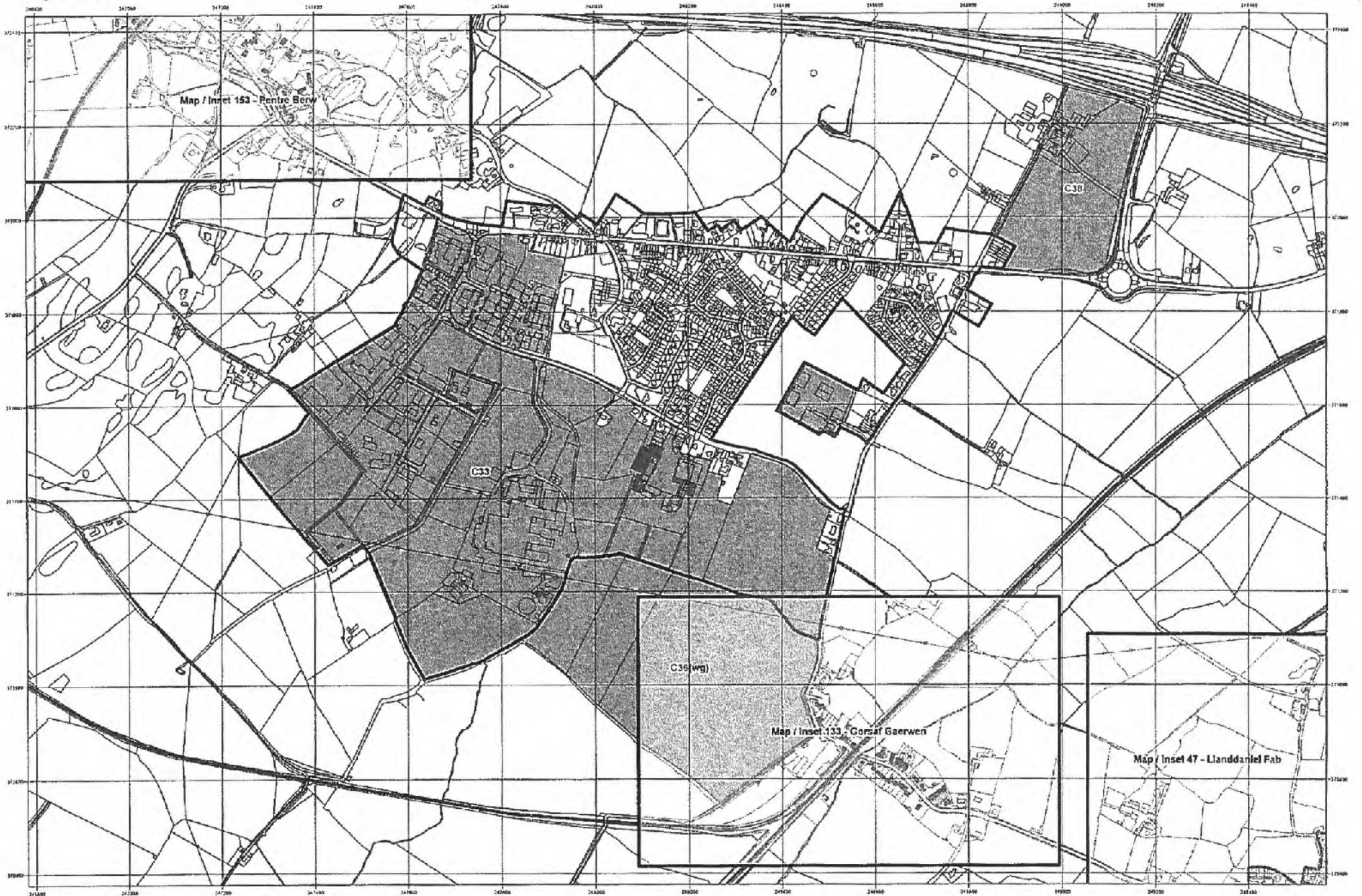
**DYLECH DDYCHWELYD Y FFURFLENNI SYLWADAU DDIM HWYRACH NA 5.00yh ar 31 Mawrth 2015  
NI FYDD SYLWADAU A DDERBYNNIR WEDI'R AMSER A'R DYDDIAD YMA YN CAEL EU HYSTYRIED**

### 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.
	<b>Profion Cysondeb</b>
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.
	<b>Profion Cydlyniant ac Effeithiolrwydd</b>
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.

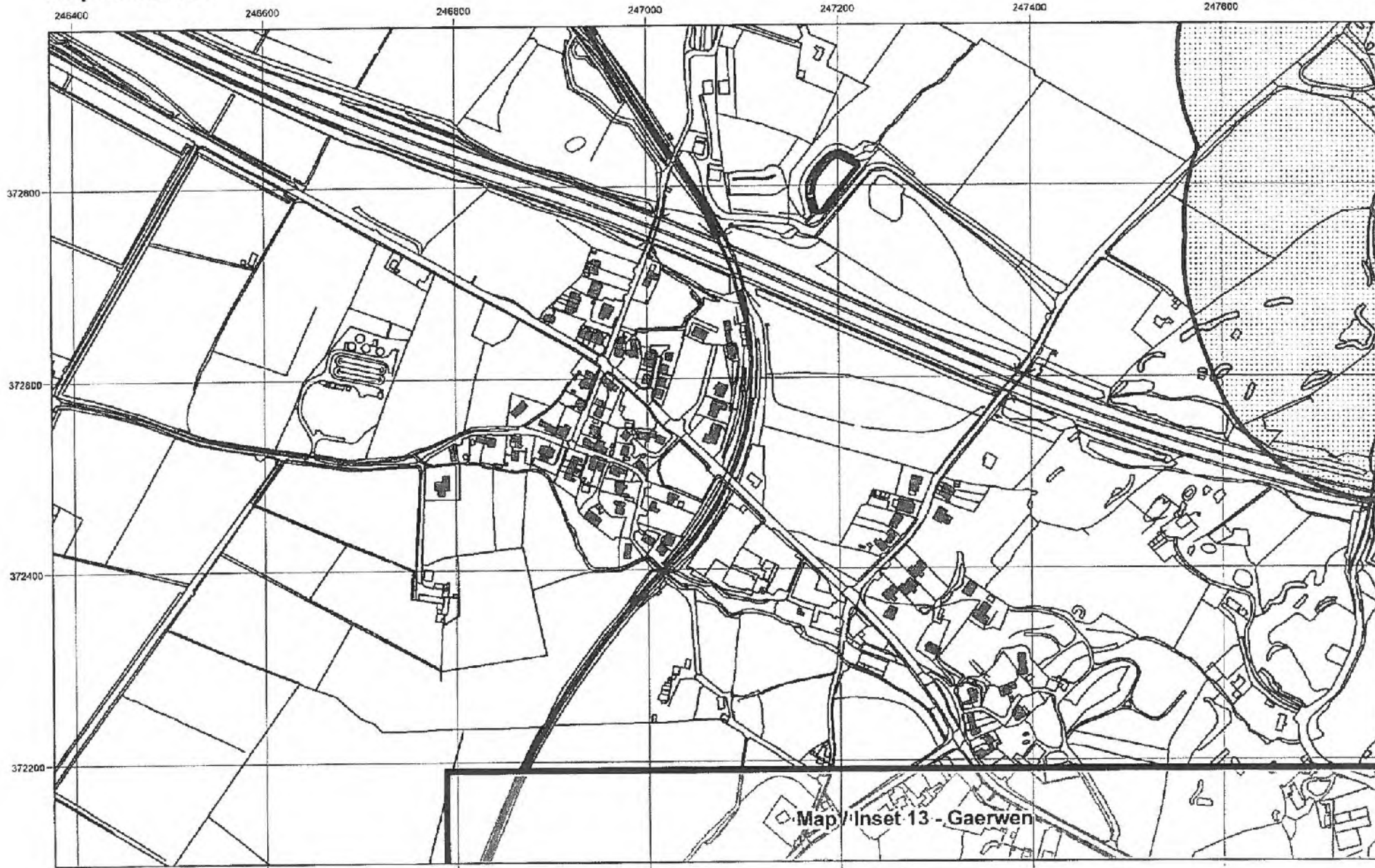
Noda Deddf Cynllunio a Phrynu Gorfodol 2004 mai pwrpas ymchwiliad i Gynllun Datblygu Lleol (y Cynllun) yw ystyried a yw'n "gadarn". Golyga hyn y dylai unrhyw un sydd am roi sylwadau ar y Cynllun Adnau neu wrthwynebu iddo geisio dweud pam nad yw'n gadarn a beth sydd ei angen er mwyn ei wneud yn gadarn. 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/broffion 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 'Cydlyniant 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 'cydlyniant ac effeithiolrwydd'.



Map / Inset 153

Pentre Berw



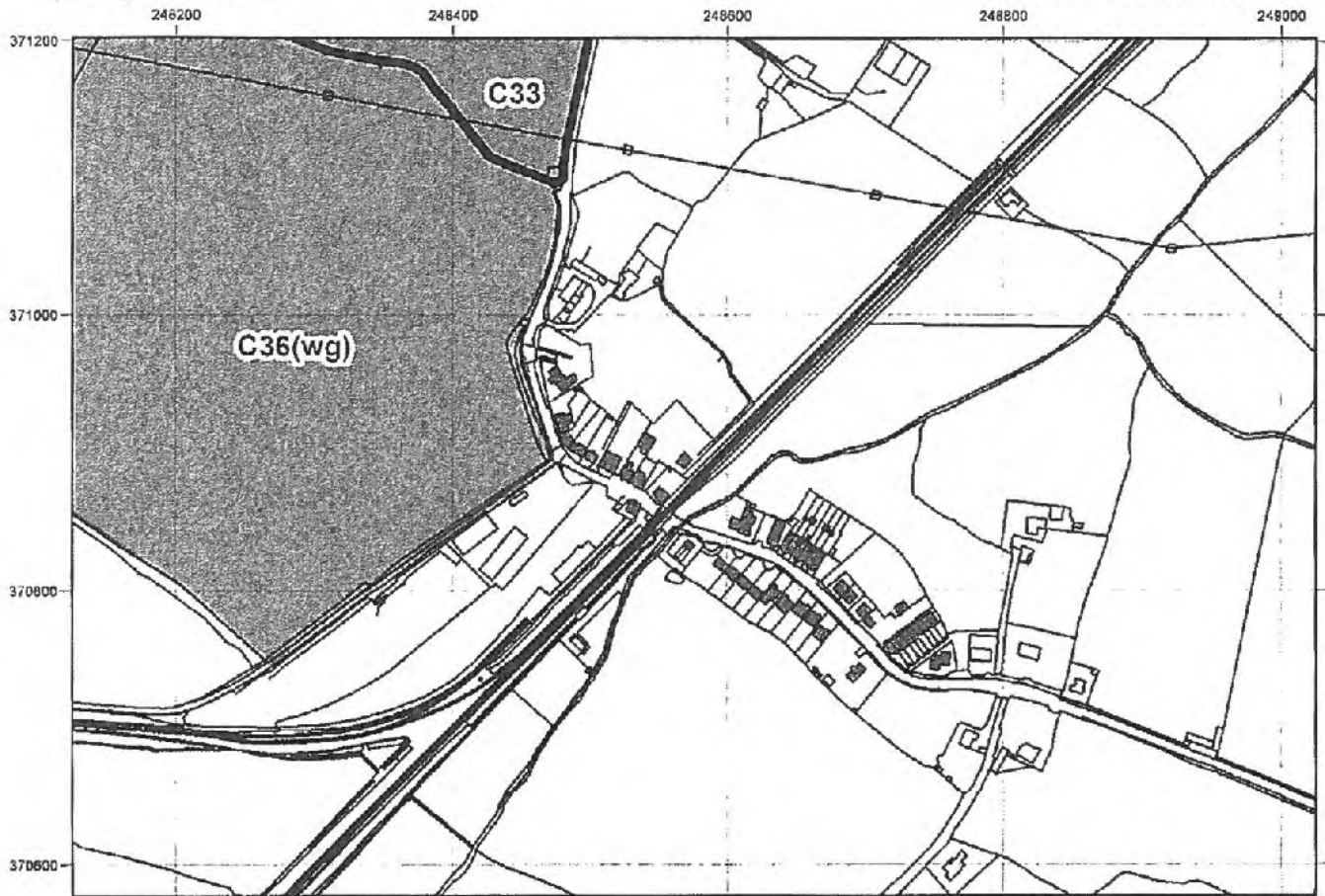
Cynllun Adnau / Deposit Plan 2015

G/N  
1:5000

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Map / Inset 133

Gorsaf Gaerwen



Map / Inset 134

Hebron



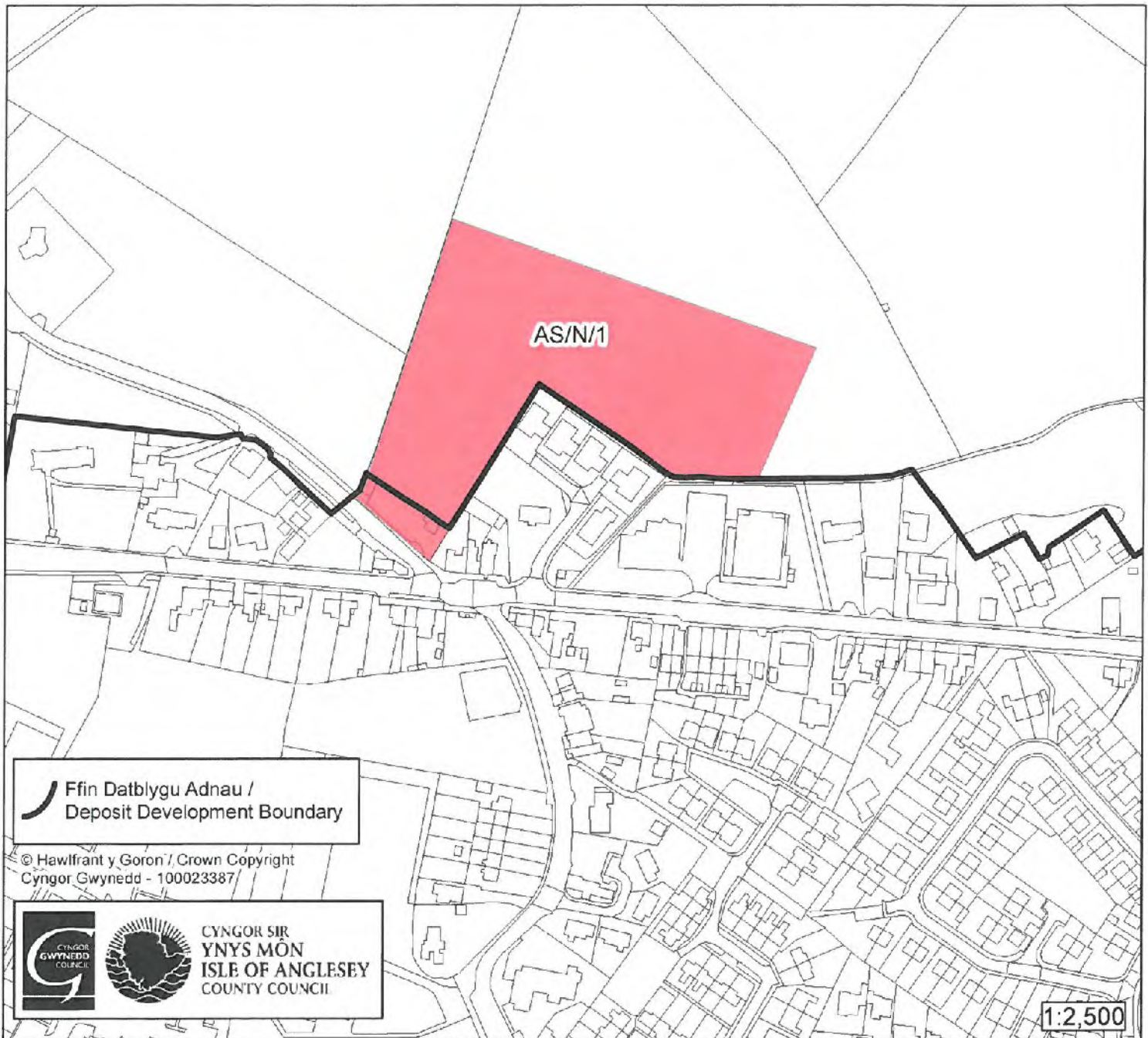


## Nodiant / Key

-  Ffin Datblygu / Development Boundary
-  Dynodiad Tai gyda Ganiatâd Cynllunio / Housing Allocation with Planning Permission
-  Dynodiad Tai heb Ganiatâd Cynllunio / Housing Allocation without Planning Permission
-  Safle Cyflogaeth / Employment Site
-  Clwstwr / Cluster
-  Canol Tref / Town Centre
-  Prif Ardal Siopa / Primary Shopping Area
-  Llecynnau Agored a Caeau Chwarae wedi'u Gwarchod / Protected Open Spaces and Play Areas
-  Parth Chwilio ar gyfer Llety Myfyrwyr Pwrpasol / Purpose Built Student Accommodation Search Zone
-  Terfynfeydd a Glanfeydd i'w Gwarchod / Protected Railhead and Wharf
-  Safle Gwastraff / Waste Site
-  Cylchfa Parth Mwynau / Mineral Buffer Zone
-  Hoff Ardal Chwilio Tywod a Graean / Sand and Gravel Preferred Search Areas
-  Hoff Ardal Chwilio Cerrig Mâl / Crushed Rock Preferred Search Area
-  Safle Sipsiwn a Theithwyr i'w Gwarchod / Protected Gypsy and Traveller Site
-  Safle Sipsiwn a Theithwyr Arfaethedig Newydd / Proposed New Gypsy and Traveller Site
-  Llwybr Ffordd Newydd i'w Warchod / Protected New Route Corridor
-  Ardaloedd Gwelliannau A5025 / A5025 Improvement Areas
-  Awdurdodau Cynllunio Lleol Cyfagos / Adjoining Local Planning Authorities

**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/1**

**Enw'r Safle / Site Name: Tir yn / Land at Lôn Groes**

**Lleoliad / Location: Gaerwen**

**Cyngor Cymuned / Community Council: Llanfihangel Esgeifiog**

**Maint (ha) / Size (ha): 1.51**

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

AS/N/I

	 <p>CYNGOR SIR YNYS MÔN ISLE OF ANGLESEY COUNTY COUNCIL</p>	<p><i>For office use only:</i></p> <p><i>Representor No.</i></p> <p><i>Date received:</i></p> <p><i>Date acknowledged:</i></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](http://www.gwynedd.gov.uk/ldp) or [www.anglesey.gov.uk/ldp](http://www.anglesey.gov.uk/ldp) Separate forms should be completed for each comment that you wish to make.

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

	<b>Your details/ Your client's details</b>	<b>Agent's details (if relevant)</b>
<b>Name</b>	Mrs Sioned Jones	ERWCONSULTING CHARTERED SURVEYORS
<b>Address</b>	c/o Agents	[REDACTED]
<b>Postcode</b>		
<b>Telephone Number</b>		
<b>Email address</b>		

### Guidance Note.

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

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

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

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

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

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

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

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

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

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

<b>2a. Which part of the Deposit Plan are you commenting on?</b>	
Policy number (please specify)	
Paragraph number (please specify)	
Proposals/ Inset Map (please specify ref no.)	Gaerwen. Inset 13
Constraints Map	
Appendices (please specify)	

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

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

The Deposit JLDP allocates no land for Housing in Gaerwen, which is classed as a Local Service Village. It is a settlement of some growing size and population.

There is a growing market housing need here, and an even greater affordable housing need. Such needs are not recognised in the Plan.

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

n/a

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

According to the need, Gaerwen should be allocated a Housing site.  
 An (Alternative) Site for Housing is proposed, at Lon Graig, Gaerwen..  
 Please refer to the Supplementary Information document on the proposed site, dated March 20, 2015, as attached.

**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"/>

**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.**

<b>3c. Would you like to be informed about the following (Please tick the relevant boxes)</b>	
Submission of documents and evidence to the examination	<input checked="" type="checkbox"/>
Publish Inspector's report	<input checked="" type="checkbox"/>
Plan's adoption	<input checked="" type="checkbox"/>
<b>If additional documents have been provided to support your representations, please list below:</b>	
Supplementary Information : Alternative Site Proposal. Lon Graig, Gaerwen. March 20 2015	

<b>Signed:</b> 	<b>Dated:</b> March 20, 2015
--	------------------------------


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

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

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

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

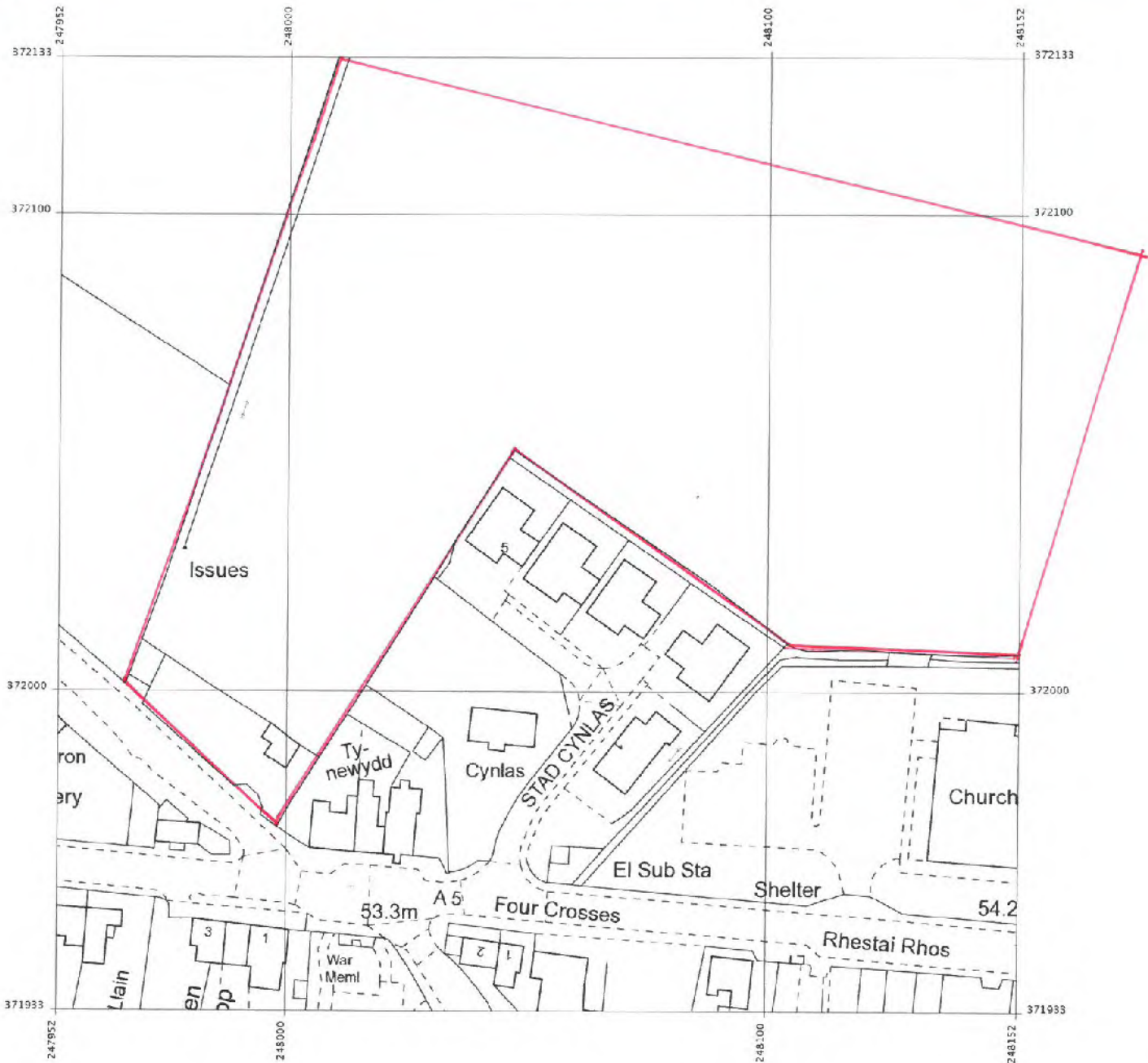
## Test of Soundness

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

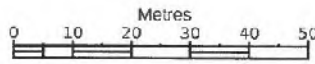
The Planning and Compulsory Purchase Act 2004 states that the purpose of the examination of a Local Development Plan (the Plan) is to consider whether it is "sound". This means that anyone who wants to comment on or object to the Deposit Plan should seek to say how it is unsound and what is needed to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

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





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1:1250



Hen Siop, Gaerwen  
LL60 6HP

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Centre coordinates: 248052 372033

The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

## ALTERNATIVE SITE PROPOSAL

### Sustainability Appraisal Matrix

Please refer to the Supplementary Information attached.

Site Name: LAND AT LON GRAIG, GAERWEN, LL60 6HP, OS GRID REF. SH 479 720		
Site Area: 1ha		
SA Objective	Assessment	Summary
1. Maintain and enhance biodiversity interests and connectivity (SEA Topics: biodiversity, fauna, flora, soil)	+	The site is open pasture and there are no biodiversity or connectivity or sustainability constraints and development is acceptable.
2. Promote community viability, cohesion, health and wellbeing (SEA Topics: human health, population)	++	The site can deliver choice and more locally appropriate smaller type housing, including AH, for local persons. Its development will contribute to greater social cohesion, retention of young people in their native community, and generally enhance local wellbeing.
3. Manage and reduce the impacts of climate change by promoting and supporting mitigation and adaptation measures (SEA Topics: climatic factors, air)	0	Neutral
4. Conserve, promote and enhance the Welsh language (SEA Topic: cultural heritage)	++	Gaerwen is popular with in-migrants, arguably to the detriment of the Welsh language and local culture and character. The development of the site proposed by being likely to retain young people in their native area is more likely to conserve and enhance the language.
5. Conserve, promote and enhance cultural resources and historic heritage assets (SEA Topic: cultural heritage)	0	Neutral
6. Support economic growth and facilitate a vibrant, diversified economy providing local employment opportunities (SEA Topic: Population)	0	Neutral
7. Provide good quality housing, including affordable housing that meets local needs (SEA Topic: population, human health)	++	As 2 above – greater choice, more locally-appropriate type of housing and density, including AH, will more facilitate local needs.
8. Value, conserve and enhance the plan area's rural landscapes and urban townscapes (SEA Topics: landscape)	0	Neutral

9. Use land and mineral assets efficiently and promote mechanisms for waste minimisation, re-use and recycling (SEA Topic: material assets, soil)	0	Neutral
10. Promote and enhance good transport links to support the community and the economy (SEA Topic: population, human health)	++	With its frontage just off the A5 road, the site is directly accessible to the principal road network, facilitating access to the A55 and larger centres of population and essential public services.
11. Safeguard water quality, manage water resources sustainability and minimise flood risk (SEA Topic: water, biodiversity)	0	Neutral

## 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
0	Neutral	--	Absolute sustainability constraints
?	Unknown/uncertain effect		

## **SUPPLEMENTARY INFORMATION**

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### **ALTERNATIVE SITE PROPOSAL**

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**Site –**

**LAND AT LON GRAIG  
GAERWEN  
ANGLESEY  
LL60 6HP  
OS GRID REF. 47991 72009**

**MARCH 20, 2015**

**ERWCONSULTING | CHARTERED SURVEYORS | DEVELOPMENT CONSULTANTS**

**1. PREAMBLE**

**Following the publication of the Anglesey-Gwynedd Deposit JLDP the site described in this document, in the Local Service Centre of Gaerwen, is offered as an (Alternative) Site for Housing.**

**2. THE LAND OWNER**

Mrs Sioned Jones  
c/o Agents  
ERWCONSULTING | CHARTERED SURVEYORS

**3. THE PROPOSED SITE**

1. It is shown edged RED on the attached plan.
2. It lies on the NW edge of the settlement of Gaerwen.
3. It is served by a good road network.
4. It directly adjoins the established built environment and is an obvious infill.
5. It is level in topography.
6. The area in total is approx. 1ha.
7. It is offered as a whole.

**4. EXISTING / PROPOSED LAND USE**

1. It is a green-field site used for long term pasture.
2. It is not part of any agricultural holding.
3. The proposal is for HOUSING at minimum density of 30 per hectare.
4. There are no existing buildings on the site.
5. There are no restrictive covenants.
6. There are no extant planning permissions.
7. It has an adequate road access.

**5. PHYSICAL / ENVIRONMENTAL CONSTRAINTS**

1. The site is not near a watercourse.
2. It has never been subject to flooding, or is likely to in the future.
3. It is not within or close to an area of flood risk.
4. There are no designations affecting the site.
5. There are no landscape, wildlife, habitats, historic or archaeological issues.
6. Development would not lead to the loss of Grade 1, 2 or 3 agricultural land.
7. Development would not lead to the removal of trees or hedge banks.
8. No public or private rights of way affect the site.
9. The topography is level, with no development constraints.
10. So, there are no physical or environmental constraints.

**6. INFRASTRUCTURE / UTILITIES**

1. The site is directly accessible from the public highway, which is Lon Felin.
2. It is within 10m of the public transport system.
3. The nearest utility connections are estimated at distances of –

Electricity 5m  
Gas 0m  
Water 5m  
Sewerage 5m  
Telecoms 5m

4. So, connectivity to infrastructure and utilities is favourable.

**7. PROXIMITY TO LOCAL SERVICES**

1. The following are estimated distances –

Post Office at Llanfairpwll 2km or Llangefni 4km  
Convenience Store 200m  
Ysgol Gynradd 300m  
Secondary School at Llangefni 2km or Porthaethwy, 3km  
Supermarket at Llangefni 2km or Porthaethwy 4km

GP Surgery 300m  
Dentist Llangefni 4km  
Pharmacy Llangefni 4km  
Play Area 300m  
Public Houses 1km

2. There are established pedestrian footways to all such services.

3. So, access to local services is favourable.

## **8. JUSTIFICATION**

1. The site directly adjoins the existing settlement boundary

2. It is not subject to any negative development constraints.

3. It is a highly sustainable and accessible location, just off the A5 road.

4. It is ripe for medium-high density housing development

6. The site is offered as a whole.

7. Its development would be a logical and sustainable *rounding-off* of the settlement in this location.

8. It may be developed for low-medium value housing at minimum 30dph, including affordable housing (AH), and a higher percentage of AH and thus greater choice.

## **9. CRITIQUE OF DEPOSIT JLDP**

1. In respect of Gaerwen, which is classed as a Local Service Village, the Deposit JLDP makes no allocation for housing, which is a major failing.

2. The JLDP evidence base demonstrates there is a housing need in the settlement, which will only grow over the next 5 years.

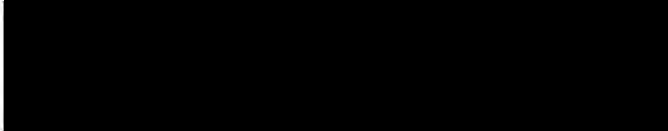
3. There is a particular Affordable Housing Need here.

4. If there are extant planning permissions for housing, they are not specified in the Deposit JLDP, and there is no evidence they are deliverable to meet housing need, within 5 years.

4. The Deposit JLDP in respect of housing in Gaerwen may therefore be criticised for ineffectiveness, so may be deemed unsound in this context.

Proposed by -

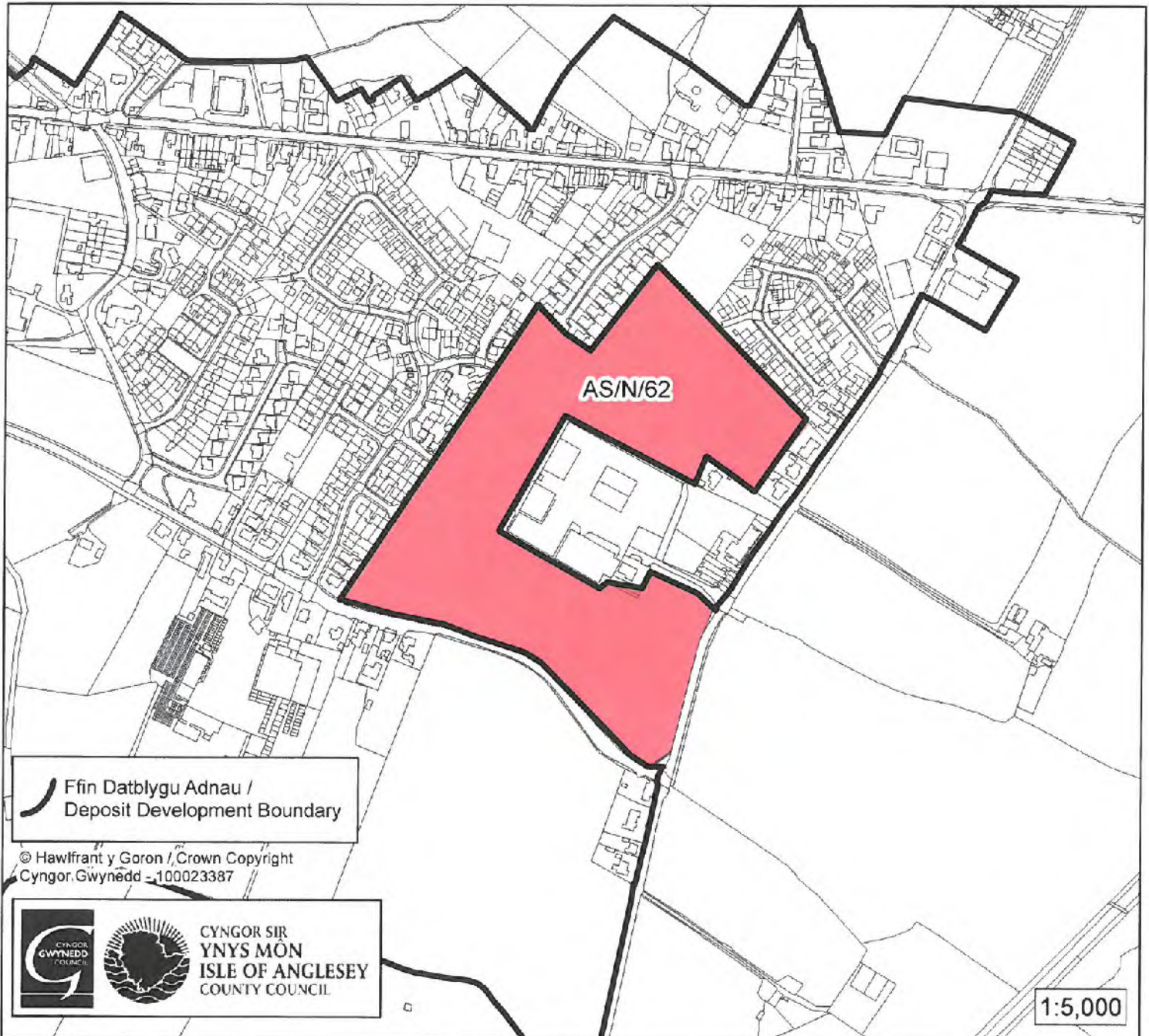
**ERWCONSULTING | CHARTERED SURVEYORS | DEVELOPMENT CONSULTANTS**





**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/62**

**Enw'r Safle / Site Name: Tir ger / Land adj Gaerwen Uchaf Farm**

**Lleoliad / Location: Gaerwen**

**Cyngor Cymuned / Community Council: Llanfihangel Esceifiog**

**Maint (ha) / Size (ha): 7.1**

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

ASIN/62

	 <p>CYNGOR SIR YNYS MÔN ISLE OF ANGLESEY COUNTY COUNCIL.</p>	<p>For office use only:</p> <p>Representor No.</p> <p>Date received: 31 (3/15/2015) (date)</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](http://www.gwynedd.gov.uk/ldp) or [www.anglesey.gov.uk/ldp](http://www.anglesey.gov.uk/ldp) Separate forms should be completed for each comment that you wish to make.

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](http://www.gwynedd.gov.uk/ldp) or [www.anglesey.gov.uk/ldp](http://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	Christine Webster	Cadnant Planning
Address		[REDACTED]
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](http://www.gwynedd.gov.uk/ldp) or [www.anglesey.gov.uk/ldp](http://www.anglesey.gov.uk/ldp)

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

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

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

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

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

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

<b>2a. Which part of the Deposit Plan are you commenting on?</b>	
Policy number (please specify)	TAI15
Paragraph number (please specify)	
Proposals/ Inset Map (please specify ref no.)	13
Constraints Map	
Appendices (please specify)	

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

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

Gaerwen has been categorised as a Local Service Centre under Policy TAI15 in the Anglesey and Gwynedd Deposit Joint Local Development Plan 2011-2026. The function of Local Service Centres is identified as follows “These are recognized as centres for facilities and services meeting the need of their own populations and their direct catchment areas. They have some employment and retail opportunities and very good links with either an Urban Service Centre or the Sub-Regional Centre, whichever is nearest.”

It is identified within Strategic Policy PS15: Settlement Strategy that “At least 20% of the Plan’s Growth located within:  
(iii) Local Service Centres – This will be through commitments and new allocations including allocating key housing sites (open market housing with a proportion of affordable provision). In addition windfall sites within the development boundary can be permitted.”

However, no land has been allocated within the Local Service Centre of Gaerwen for housing. It is considered that there is an over-reliance on windfall sites within the Local Development Plan. 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 of Gaerwen to accommodate the identified housing need.

Also it is identified that a significant amount of land has been allocated within the Local Service Centre of Gaerwen for employment including the Gaerwen Industrial Estate, Gaerwen Uchaf Business Park and the proposed science park. However, as no land has been allocated for housing in the Deposit Local Development Plan it is considered that there is an imbalance between employment and housing development.

We wish to object to the lack of allocation of housing within the Local Service Centre of Gaerwen and to the exclusion of the site which surrounds Gaerwen Uchaf Business Park (as identified in red on the attached plan) from the development boundary of Gaerwen. We wish to propose that the site surrounding Gaerwen Uchaf Business Park is to be included within the development boundary of Gaerwen and allocated for mixed use development comprising of housing, public open space and community facilities in order to equalise the imbalance between employment and housing/open space/community facilities development within the settlement. The site surrounds the Gaerwen Uchaf Business Park which has been allocated for employment. The site is currently included within the development boundary of the Stopped Unitary Development Plan.

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

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

We wish to object to the lack of allocation of housing within the Local Service Centre of Gaerwen and to the exclusion of the site which surrounds Gaerwen Uchaf Business Park (as identified in red on the attached plan) from the development boundary of Gaerwen. We wish to propose that the site surrounding Gaerwen Uchaf Business Park is to be included within the development boundary of Gaerwen and allocated for mixed use development comprising of housing, public open space and community facilities in order to equalise the imbalance between employment and housing/open space/community facilities development within the settlement.

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

We wish to seek the following changes:

1. Land should be allocated within the Local Service Centre of Gaerwen for housing to accommodate the identified housing need to ensure that the level of housing is maintained over the plan period and to equalise the imbalance between employment and housing development within the settlement.
2. That the site surrounding Gaerwen Uchaf Business Park should be included within the development boundary of Gaerwen and allocated for mixed use development to allow for housing, public open space and community facilities to be located within walking distance of employment sites reducing the need to travel and equalising the imbalance between employment and housing development in accordance with the sustainability principles of National Planning Policy.

**2dd. Is the Deposit Plan sound?**

Yes  No

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

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

**Part 3: What Happens Next?**

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

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

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



I want to speak at a hearing session.



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

We wish to test the Council's reasoning for the lack of housing allocation within Gaerwen and the exclusion of the site surrounding Gaerwen Uchaf Business Park from the 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

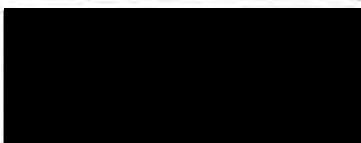


**If additional documents have been provided to support your representations, please list below:**

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

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

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

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

## Test of Soundness

Test	Procedural Tests
P1	It has not been prepared in accordance with the Delivery Agreement including the Community Involvement Scheme.
P2	The plan and its policies have not been subjected to Sustainability Appraisal including Strategic Environmental Assessment.
	<b>Consistency Tests</b>
C1	It is a land use plan which does not have regard to other relevant plans, policies and strategies relating to the area or to adjoining areas.
C2	It does not have regard to national policy.
C3	It does not have regard to the Wales Spatial Plan.
C4	It does not have regard to the relevant community strategy.
	<b>Coherence and Effectiveness Tests</b>
CE1	The plan does not set out a coherent strategy from which its policies and allocations logically flow and/or, where cross boundary issues are relevant, it is not compatible with the development plans prepared by neighbouring authorities.
CE2	The strategy, policies and allocations are not realistic and appropriate having considered the relevant alternatives and/or are not founded on a robust and credible evidence base.
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## The continuation of section 2c

It is identified within Paragraph 4.7.2 of Planning Policy Wales that;

“Development plans need to provide a framework to stimulate, guide and manage change towards sustainability. They should secure a sustainable settlement pattern which meets the needs of the economy, the environment and health, while respecting local diversity and protecting the character and cultural identity of communities. In their land allocation policies and proposals, local planning authorities should:

- Promote sustainable patterns of development, identifying previously developed land and buildings, and indicating locations for higher density development at hubs and interchanges and close to route corridors where accessibility on foot and bicycle and public transport is good;
- Maintain and improve the vitality, attractiveness and viability of town, district, local and village centres;
- Foster development approaches that recognise the mutual dependence between town and country, thus improving linkages between urban areas and their rural surroundings;
- Locate development so that it can be well serviced by existing infrastructure;
- Ensure that development encourages opportunities for commercial and residential uses to derive environmental benefit from co-location;
- Locate development in settlements that are resilient to the effects of climate change, by avoiding areas where environmental consequences and impacts cannot be sustainably managed. Where development takes place in areas of known risks, ensure that the development is designed for resilience over its whole lifetime;
- Ensure that tackling the causes and consequences of climate change is taken into account in locating new development.

Paragraph 4.7.4 goes on to identify that

“Local planning authorities should assess the extent to which their development plan settlement strategies and new development are consistent with minimising the need to travel and increasing accessibility by modes other than the private car. A broad balance between housing and employment opportunities in both urban and rural areas should be promoted to minimise the need for long distance commuting. Local authorities should adopt policies to locate major generators of travel demand such as housing, employment, retailing, leisure and recreation, and community facilities including libraries, schools and hospitals within existing urban areas or in other locations which are, or can be, well served by public transport, or can be reached by walking or cycling.”

It is considered that including the land surrounding the Gaerwen Uchaf Business Park within the development boundary of Gaerwen would provide a logical and reasonable extension to the centre. As previously identified the site is included within the development boundary of the Stopped Unitary Development Plan. Allocating the site for mixed use development would allow for housing, public open space and community facilities to be located within walking distance of employment sites reducing the need to travel in accordance with the sustainability principles of National Planning Policy. Also, this would equalise the imbalance between employment and housing/open space/community facilities development within the settlement.



## The continuation of section 2c

It is identified within Paragraph 4.7.2 of Planning Policy Wales that;

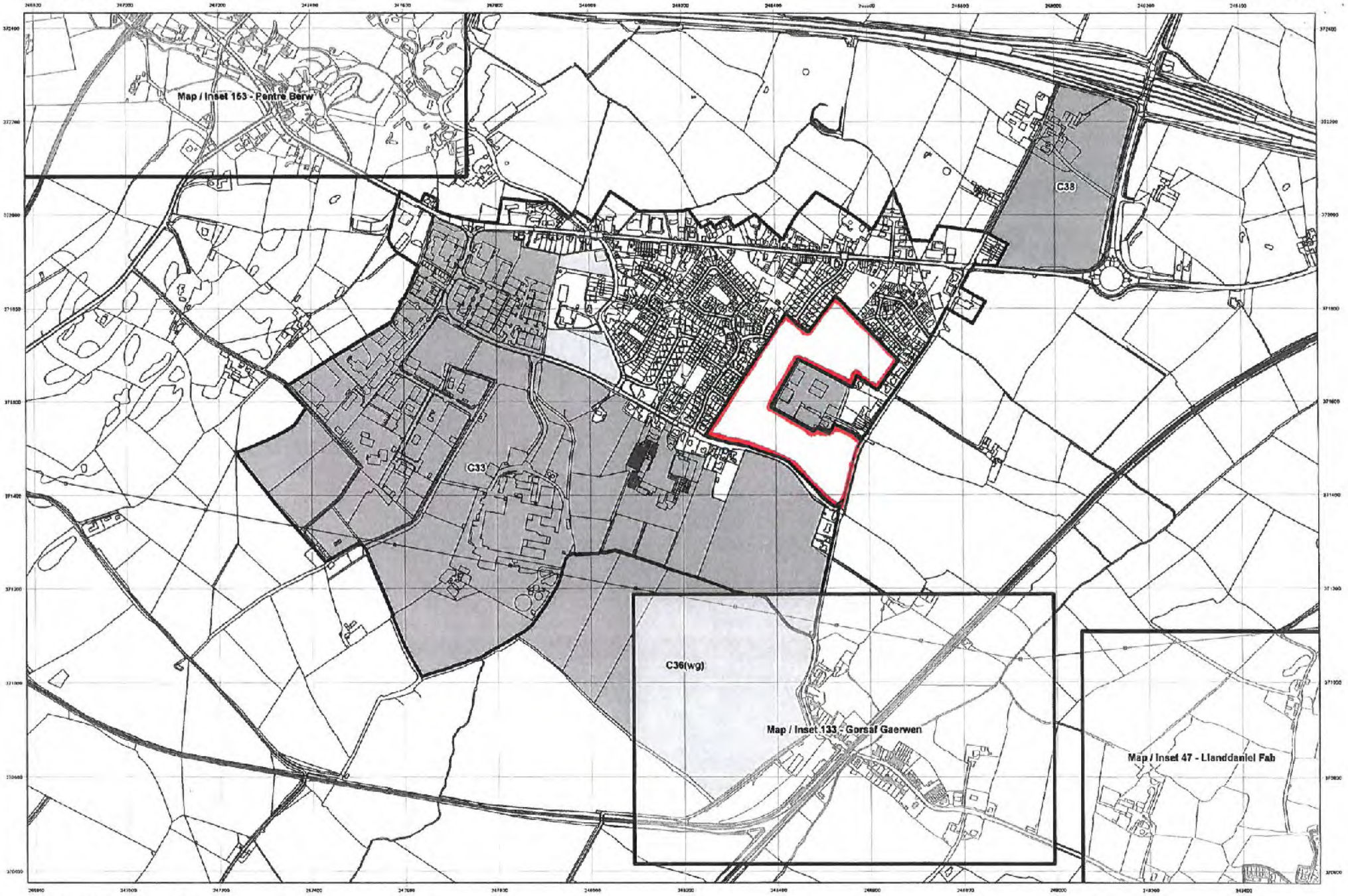
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- Ensure that tackling the causes and consequences of climate change is taken into account in locating new development.

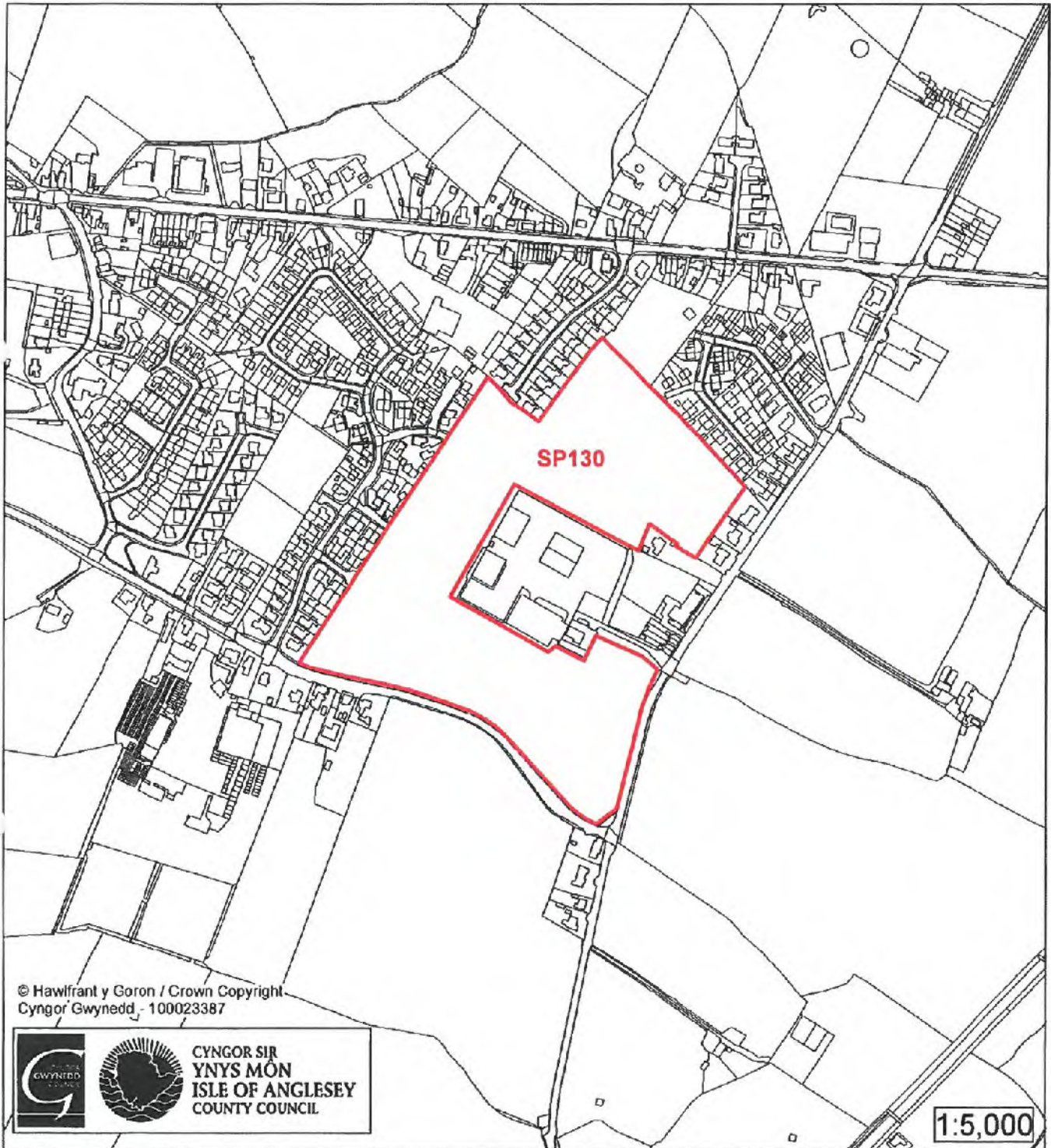
Paragraph 4.7.4 goes on to identify that

“Local planning authorities should assess the extent to which their development plan settlement strategies and new development are consistent with minimising the need to travel and increasing accessibility by modes other than the private car. A broad balance between housing and employment opportunities in both urban and rural areas should be promoted to minimise the need for long distance commuting. Local authorities should adopt policies to locate major generators of travel demand such as housing, employment, retailing, leisure and recreation, and community facilities including libraries, schools and hospitals within existing urban areas or in other locations which are, or can be, well served by public transport, or can be reached by walking or cycling.”

It is considered that including the land surrounding the Gaerwen Uchaf Business Park within the development boundary of Gaerwen would provide a logical and reasonable extension to the centre. As previously identified the site is included within the development boundary of the Stopped Unitary Development Plan. Allocating the site for mixed use development would allow for housing, public open space and community facilities to be located within walking distance of employment sites reducing the need to travel in accordance with the sustainability principles of National Planning Policy. Also, this would equalise the imbalance between employment and housing/open space/community facilities development within the settlement.



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



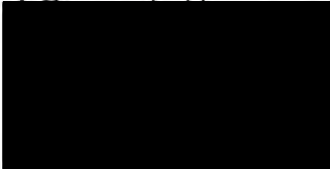
Cyfeirnod/ Reference	: <b>SP130</b>
Enw'r Safle / Site Name	: <b>Tir ger / Land adj Gaerwen Uchaf Farm</b>
Lleoliad / Location	: <b>Gaerwen</b>
Cyfeirnod Grid / Grid Reference	: <b>484 717</b>
Maint (ha) / Size (ha)	: <b>7.13</b>
Defnydd â Awgrymir / Suggested Use	: <b>Tai / Housing</b>



CYNGOR SIR  
YNYS MÔN  
ISLE OF ANGLESEY  
COUNTY COUNCIL

Uned Polisi Cynllunio ar y Cyd Gwynedd a Môn  
Joint Planning Policy Unit Anglesey & Gwynedd

Christine Webster  
c/o Cadnant Planning Ltd



Uned Polisi Cynllunio ar y Cyd Gwynedd a Môn  
Joint Planning Policy Unit Anglesey & Gwynedd  
Swyddfeydd Cyngor Dinas Bangor City Council Offices  
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🌐 [www.gwynedd.gov.uk](http://www.gwynedd.gov.uk)

Gofynnwch am / Ask for: Linda Lee

☎ (01286) 685002

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

Ein Cyf / Our Ref:

Eich Cyf / Your Ref:

Dyddiad / Date: 21-04-2015

Annwyl Syr/Madam

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

**Enw'r a Lleoliad y Safle:  
Tir ger Fferm Gaerwen Uchaf**

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

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

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

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

Peidiwch ag oedi rhag cysylltu efo'r Uned

Dear Sir/Madam

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

**Site Name and Location:  
Land adj Gaerwen Uchaf Farm**

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

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

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

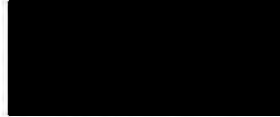
To allow us to process your representation I would be grateful if this information could be provided within 14 days of the date of this letter.

Please do not hesitate to contact the Joint

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

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

Yn gywir / Yours faithfully



**LINDA LEE**

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