

|   |  |  |
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|  |  <p>CYNGOR SIR<br/>YNYS MÔN<br/>ISLE OF ANGLESEY<br/>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> |
|---|--|--|

**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             | [REDACTED]                          |                               |
| Address          | WELSH WATER<br>[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](http://www.gwynedd.gov.uk/ldp) or [www.anglesey.gov.uk/ldp](http://www.anglesey.gov.uk/ldp)

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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>                | TAI IS HOUSING IN LOCAL SERVICE |
| Paragraph number <i>(please specify)</i>             | CENTRES .                       |
| Proposals/ Inset Map <i>(please specify ref no.)</i> |                                 |
| Constraints Map                                      |                                 |
| Appendices <i>(please specify)</i>                   |                                 |

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

|           |                          |            |                          |
|-----------|--------------------------|------------|--------------------------|
| Objecting | <input type="checkbox"/> | Supporting | <input type="checkbox"/> |
|-----------|--------------------------|------------|--------------------------|

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

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

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

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

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

|     |                          |    |                          |
|-----|--------------------------|----|--------------------------|
| Yes | <input type="checkbox"/> | No | <input type="checkbox"/> |
|-----|--------------------------|----|--------------------------|

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

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

### Part 3: What Happens Next?

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

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

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



I want to speak at a hearing session.



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

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

Submission of documents and evidence to the examination



Publish Inspector's report



Plan's adoption



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

Signed:

[Redacted Signature]

Dated:

31/3/15

**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.  |
| 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.

## **TAI15 HOUSING IN LOCAL SERVICE CENTRES**

### **(i) ALLOCATIONS**

#### **T32 Casita, Beaumaris**

- This site has planning permission as such we have no further comment to make.

#### **T33 Adjoining Wendon, Benllech**

- A water supply can be provided to serve this site.
- Potential developers need to be aware that the site is crossed by a sewer and protection measures in the form of easement widths or a diversion of the pipe would be required, which may impact upon the housing density achievable on site.
- Benllech Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed growth figure allocated for this catchment area.

#### **T34 Land near Llwyn Angharad, Bodedern**

- A water supply can be provided to serve this site.
- The public sewerage network can accept the potential foul flows from the proposed development site.
- Bodedern Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed growth figure allocated for this catchment area.

#### **T35 Land to rear of Holyhead Road, Cemaes**

- A water supply can be provided to serve this site.
- The public sewerage network can accept the potential foul flows from the proposed development site.
- The proposed growth being promoted for this settlement may require improvements at Cemaes Wastewater Treatment Works (WwTW) which would need to be funded through our Asset Management Plan or potentially earlier through developer contributions.

#### **T36 Land near Bryn Eira, Llanfairpwll**

- Potential developers need to be aware that this site is crossed by a water main and protection measures in the form of easement widths or a diversion of the pipe would be required, which may impact upon the density achievable on site.
- Off-site sewers would be required to connect to the public sewerage network. These can be provided through the sewer requisition scheme under Sections 98-101 of the Water Industry Act 1991
- Llanfairpwll Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed growth figure allocated for this catchment area.

#### **T37 Land near Penmynydd Road, Llanfairpwll**

- This site has planning permission as such we have no further comment to make.

#### **T38 Ty Mawr, Porthaethwy**

- This site has planning permission as such we have no further comment to make.

#### **T39 Tyddyn Mostyn, Porthaethwy**

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

|  |                                 |
|--|---------------------------------|
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| Constraints Map                                      |                                 |
| Appendices <i>(please specify)</i>                   |                                 |

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

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

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

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

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

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

Yes ☐ No ☐

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

| Procedural |                          |    |                          | Consistency |                          |    |                          |    |                          |    |                          | Coherence & Effectiveness |                          |      |                          |      |                          |      |                          |
|------------|--------------------------|----|--------------------------|-------------|--------------------------|----|--------------------------|----|--------------------------|----|--------------------------|---------------------------|--------------------------|------|--------------------------|------|--------------------------|------|--------------------------|
| P1         | <input type="checkbox"/> | P2 | <input type="checkbox"/> | C1          | <input type="checkbox"/> | C2 | <input 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"/> |

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Publish Inspector's report



Plan's adoption



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Signed:

[Redacted Signature]

Dated:

31/3/15

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## Test of Soundness

| Test | Procedural Tests   |
|------|--|
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#### **T40 Land near Lon Gamfa, Porthaethwy**

- A water supply can be provided to serve this site.





CYNGOR SIR  
YNYS MON  
ISLE OF ANGLESEY  
COUNTY COUNCIL

For office use only:

Representor No.

Date received:

Date acknowledged:

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Representation Form**

**Data Protection**

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

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**PART 1: Contact details**

|                  | Your details/ Your client's details | Agent's details (if relevant)        |
|------------------|-------------------------------------|--------------------------------------|
| Name             | Mr T.C. Roberts                     | ERWCONSULTING<br>CHARTERED SURVEYORS |
|                  | c/o Agents                          |                                      |
| Postcode         |                                     |                                      |
| Telephone Number |                                     |                                      |
| Email address    |                                     |                                      |



### Guidance Note.

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

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

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

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

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

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

|   |           |
|---|-----------|
| Policy number (please specify)                |           |
| Paragraph number (please specify)             |           |
| Proposals/ Inset Map (please specify ref no.) | T36 (T36) |
| Constraints Map                               |           |
| Appendices (please specify)                   |           |

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

|           |                                     |            |                          |
|-----------|-------------------------------------|------------|--------------------------|
| Objecting | <input checked="" type="checkbox"/> | Supporting | <input type="checkbox"/> |
|-----------|-------------------------------------|------------|--------------------------|

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

Site T36 is not the optimum housing site for the settlement of Llanfairpwll, because –

1. In locational terms it is not the most sustainable
2. In locational terms it is not the most accessible
3. The Alternative Site now available and proposed at 2d, was not proposed as a Candidate Site
4. The Deposit Plan is unsound if it does not consider and accept the Alternative Site.



**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.**

Site T3<sup>6</sup> should be OMITTED in favour of the Alternative Site now available and proposed at –

Land at Lon Refail

Llanfairpwll

LL61 5YY

OS GRID REF. SH 53536 72021

**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



P2



C1



C2



C3



C4



CE



CE



CE



CE



1



2



3



4



### Part 3: What Happens Next?

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

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

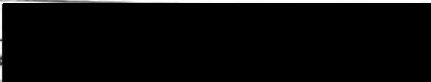
I do not want to speak at a hearing session and am happy for my written comments to be considered by the Inspector.



I want to speak at a hearing session.



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

|   |                                     |
|---|-------------------------------------|
| <b>3c. Would you like to be informed about the following</b> (Please tick the relevant boxes)         |                                     |
| Submission of documents and evidence to the examination   | <input checked="" type="checkbox"/> |
| Publish Inspector's report  | <input checked="" type="checkbox"/> |
| Plan's adoption   | <input checked="" type="checkbox"/> |
| <b>If additional documents have been provided to support your representations, please list below:</b> |                                     |
| Location Plan of Alternative Site at Lon Refail, Llanfairpwll, LL61 5YY                               |                                     |
|   |                                     |
|   |                                     |
| <b>Signed:</b>       | <b>Dated:</b> March 23, 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.



| Number of hauls | <i>P. setiferus</i> (%) | <i>P. setiferus</i> + <i>P. setiferus</i> + <i>P. setiferus</i> (%) | <i>P. setiferus</i> + <i>P. setiferus</i> + <i>P. setiferus</i> (%) |
|-----------------|-------------------------|---|---|
| 1               | ~10                     | ~10   | ~10   |
| 2               | ~25                     | ~25   | ~25   |
| 3               | ~45                     | ~45   | ~45   |
| 4               | ~60                     | ~60   | ~60   |
| 5               | ~70                     | ~70   | ~70   |
| 6               | ~75                     | ~75   | ~75   |
| 7               | ~78                     | ~78   | ~78   |
| 8               | ~80                     | ~80   | ~80   |
| 9               | ~82                     | ~82   | ~82   |
| 10              | ~83                     | ~83   | ~83   |



LDP ALTERNATIVE SITE PROPOSAL  
by ERWCONSULTING | CHARTERED SURVEYORS. July 2013



## Appendix 1: Sustainability Appraisal Objectives

## Appendix 2: Example Sustainability Appraisal Matrix

### 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   |     |   |

### Sustainability Appraisal Matrix

Site Name:

**LAND AT LON REFAIL, LLANFAIRPWLL, YNYS MON, LL61 5YY. OS GRID REF. SH 535 720**

Site Area: Up to 2ha (or part thereof)

| SA Objective   | Assessment | Summary   |
|--|------------|---|
| 1. Maintain and enhance biodiversity interests and connectivity ( <i>SEA Topics: biodiversity, fauna, flora, soil</i> )  | +          | There are no biodiversity or connectivity or sustainability constraints, and development is acceptable.   |
| 2. Promote community viability, cohesion, health and well being ( <i>SEA Topics: human health, population</i> )  | ++         | Greater choice and smaller type of housing is deliverable, including AH, on a larger site area than allocation T36.   |
| 3. Manage and reduce the impacts of climate change by promoting and supporting mitigation and adaptation measures ( <i>SEA Topics: climatic factors, air</i> ) | 0          | Neutral   |
| 4. Conserve, promote and enhance the Welsh language ( <i>SEA Topic: cultural heritage</i> )  | ++         | The availability of smaller more affordable housing will support the retention of young people within their local community, thus support and sustain the Welsh language and local community character. |
| 5. Conserve, promote and enhance cultural resources and historic heritage assets ( <i>SEA Topic: cultural heritage</i> )                                       | 0          | Neutral   |

|  |    |  |
|--|----|--|
| 6. Support economic growth and facilitate a vibrant, diversified economy providing local employment opportunities ( <i>SEA Topic: Population</i> )         | 0  | Neutral  |
| 7. Provide good quality housing, including affordable housing that meets local needs ( <i>SEA Topic: population, human health</i> )                        | ++ | As 2 above : greater choice and smaller type of housing including AH will facilitate local needs, than site allocation T36 |
| 8. Value, conserve and enhance the plan area's rural landscapes and urban townscapes ( <i>SEA Topics: landscape</i> )                                      | 0  | Neutral  |
| 9. Use land and mineral assets efficiently and promote mechanisms for waste minimisation, re-use and recycling ( <i>SEA Topic: material assets, soil</i> ) | 0  | Neutral  |
| 10. Promote and enhance good transport links to support the community and the economy ( <i>SEA Topic: population, human health</i> )                       | ++ | The site is directly adjacent to J of the A55 expressway.  |
| 11. Safeguard water quality, manage water resources sustainability and minimise flood risk ( <i>SEA Topic: water, biodiversity</i> )                       | 0  | Neutral  |

---

## ALTERNATIVE SITE PROPOSAL

---

Site –

LAND AT LON REFAIL  
LLANFAIR PG  
ANGLESEY  
LL61 5YY  
OS GRID REF. 535 720

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 (or any part thereof), in the Local Service Centre of Llanfairpwll, is offered as an Alternative Site for Housing, in preference to allocation T36 of the Deposit JLDP.**

**2. THE LAND OWNER**

Mr T.C. Roberts  
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 NE edge of the settlement of Llanfairpwll.
3. It is served by a good road network.
4. It directly adjoins established residential estates.
5. It is slightly sloping in topography.
6. It directly backs on to the westbound A55 Expressway.
7. The area in total is approx. 2ha.
8. It is offered as a whole, or in phased part(s).

**4. EXISTING / PROPOSED LAND USE**

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



## **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, other than for road access and visibility lines.
8. No public or private rights of way affect the site.
9. The topography is slightly sloping within manageable development constraints, from SE down to NW, and from SW down to NE.
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 Refail.
2. It is within 100m of the public transport system.
3. The nearest utility connections are estimated at –

Electricity 10m  
Gas 20m  
Water 10m  
Sewerage 20m  
Telecoms 10m

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

## **7. PROXIMITY TO LOCAL SERVICES**

1. The following are estimated distances –

Post Office 500m  
Convenience Store 500m



Ysgol Gynradd 500m  
Secondary School, at Porthaethwy, 1km  
Supermarket, at Porthaethwy 1.5km  
GP Surgery 600m  
Dentist 600m  
Pharmacy 600m  
Play Area 600m  
Public Houses 600m

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 A55 expressway.

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

5. It is demonstrably more sustainable and accessible than other allocated sites in Llanfairpwll, proposed to date.

6. The site is offered as a whole, or in phased parts.

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

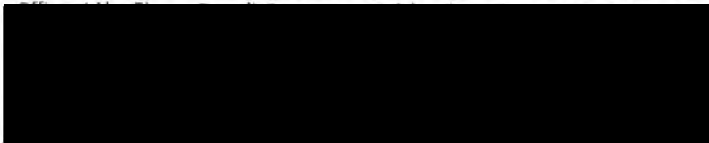
8. It may be developed for low-medium value housing at minimum 30dph, including affordable housing (AH), and a higher percentage of AH and thus greater choice than that which allocation T36 by its site area is capable of delivering.

## 9. CRITIQUE OF ALLOCATED SITE T36

The pattern and developer-preference of existing development in the T36 location is higher-end dwellings, which are substantially higher priced than the local affordability level, so there is less choice of housing. Those in housing need on lower incomes will be excluded if T36 succeeds. The Deposit JLDP appears not to have considered this fact so, in this context, is unsound for potential ineffectiveness.

Proposed by -

**ERWCONSULTING | CHARTERED SURVEYORS | DEVELOPMENT CONSULTANTS**



## Checklist for Comments on Deposit plan

Person ID: 3081

Representation Number: 723

Date Received: 31/3/15

### 1) Inputting Comments

Has the comment and appendices (including a copy of the original representation) been inputted onto the JDi system? Y/N N

Date: 20/4/15 Officer: AL

Is there a need for a summary? Y/N N

Is the summary correct? Y/N Y (need to ensure the summary includes any changes to the plan being sought)

Date letter for revised summary sent: .....

Date response received .....

Date any amendment to the summary in light of comments received .....

### 2) Translation

Date sent to the Translation Unit: 24/4/15

Date translation received: .....

Has the translation be inputted onto the JDi system? Y/N Date: .....

### 3) Acknowledgement

Has the comment been acknowledged on JDi system? Y/N Date: .....

Notes:

REP NO:

ID:

|   |  |   |
|---|--|---|
|  |  <p>CYNGOR SIR<br/>YNYS MÔN<br/>ISLE OF ANGLESEY<br/>COUNTY COUNCIL</p> <p>NEED TO SCAN</p> | <p>For office use only:</p> <p>Representor No.</p> <p>Date received: 31/3/15<br/>ebon</p> <p>Date acknowledged:</p> |
|---|--|---|

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

**Data Protection**

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**PART 1: Contact details**

|                  | Your details/ Your client's details | Agent's details (if relevant) |
|------------------|-------------------------------------|-------------------------------|
| Name             | Mr J Brooke & Mrs D Brooke          | Cadnant Planning Ltd          |
| Address          |                                     |                               |
| Postcode         |                                     |                               |
| Telephone Number |                                     |                               |
| Email address    |                                     |                               |



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**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>                | TAI15 |
| Paragraph number <i>(please specify)</i>             |       |
| Proposals/ Inset Map <i>(please specify ref no.)</i> | 14    |
| Constraints Map                                      |       |
| Appendices <i>(please specify)</i>                   |       |

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

|           |                          |            |                                     |
|-----------|--------------------------|------------|-------------------------------------|
| Objecting | <input type="checkbox"/> | Supporting | <input checked="" type="checkbox"/> |
|-----------|--------------------------|------------|-------------------------------------|

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

It is considered that the land allocated for housing within the Local Service Centre of Llanfairpwll should remain within the Local Development Plan.

The site adjoins the current UDP boundary along its northern boundary along its northern boundary and also adjoins the settlement's built form in terms of the residential properties of Y Wern estate. The site forms a logical and sustainable extension to the settlement with the A55 creating a physical boundary preventing intrusion into the open countryside.

The land is well screened from the A55 by a significant landscaped bund. This ensures that a physical buffer is retained between the edge of proposed built development and the A55 as recommended by the UDP Inspector in his consideration of various sites on the fringe of Llanfairpwll. This bund also acts as a noise buffer to ensure that any proposed housing would have acceptable amenity levels.

Allocating this land for housing would not result in an undesirable intrusion to the countryside; development on this parcel of land would not have a detrimental effect on the local amenity either physically or in terms of the social infrastructure of Llanfairpwll. It would allow the settlement to grow in a manner which reflects previous growth both in terms of housing numbers and the location of growth.

Llanfairpwll has good transport links to both Bangor and Holyhead. The village also benefits from direct rail services using the network that links the settlement with larger centres such as Holyhead, Bangor, Llandudno and Chester promoting economic growth.

Therefore, allocating the site for housing complements the clear aims of the Wales Spatial Plan in ensuring that land is available to provide both open market and affordable housing in the Menai area.

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



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

It is considered that the land allocated for housing within the Local Service Centre of Llanfairpwll should remain within the Local Development Plan. The site adjoins the current UDP boundary along its northern boundary along its northern boundary and also adjoins the settlement's built form in terms of the residential properties of Y Wern estate. The site forms a logical and sustainable extension to the settlement with the A55 creating a physical boundary preventing intrusion into the open countryside.

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

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

Yes ☐ No ☐

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

| Procedural |                          |    |                          | Consistency |                          |    |                          |    |                          |    |                          | Coherence & Effectiveness |                          |      |                          |      |                          |      |                          |
|------------|--------------------------|----|--------------------------|-------------|--------------------------|----|--------------------------|----|--------------------------|----|--------------------------|---------------------------|--------------------------|------|--------------------------|------|--------------------------|------|--------------------------|
| P1         | <input type="checkbox"/> | P2 | <input type="checkbox"/> | C1          | <input type="checkbox"/> | C2 | <input 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"/> |

### Part 3: What Happens Next?

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

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

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



I want to speak at a hearing session.



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

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

Submission of documents and evidence to the examination



Publish Inspector's report



Plan's adoption



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

**Signed:**



**Dated:** 31.03.15

**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.  |
| 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.

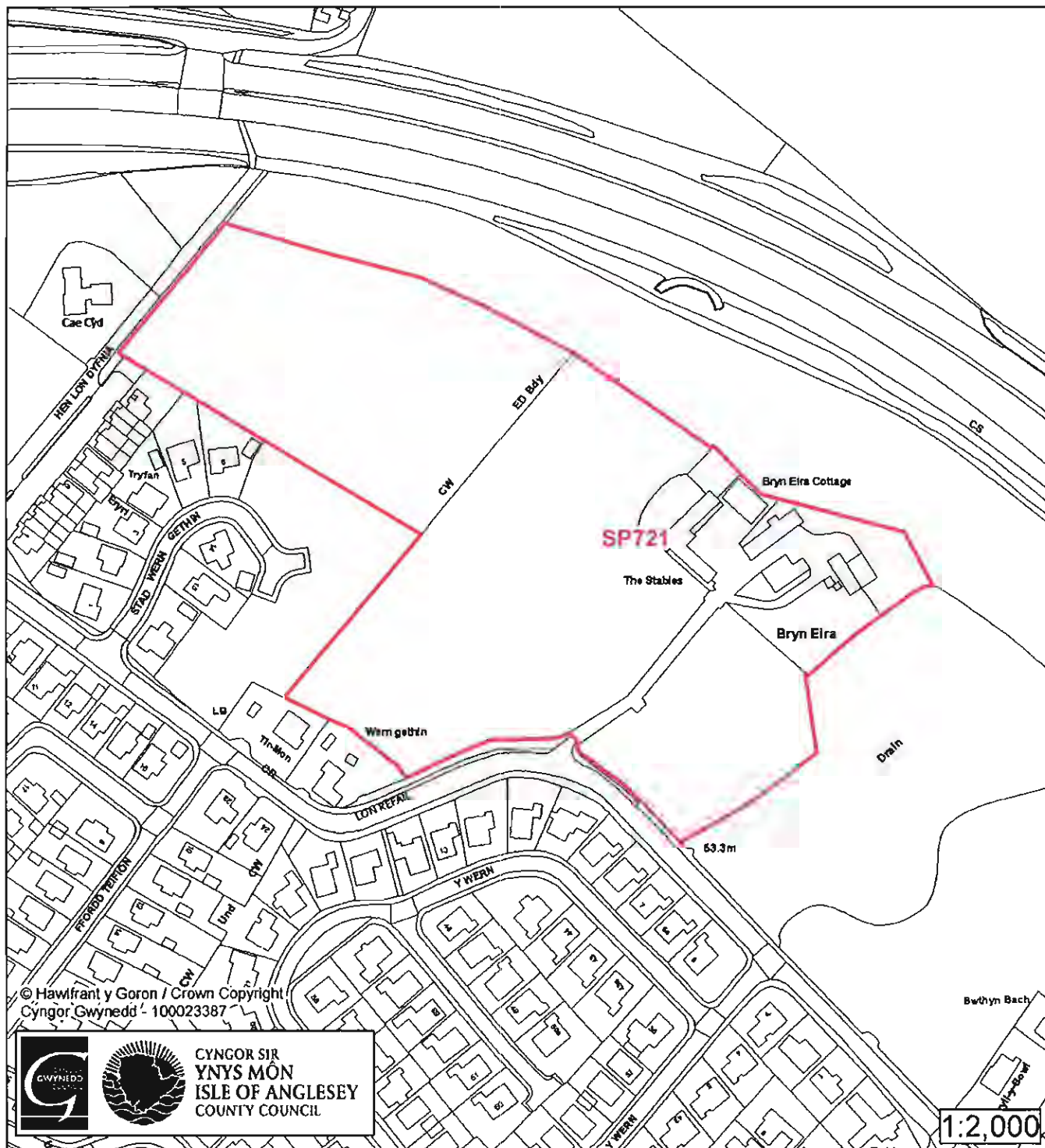
Where you propose a change to the Deposit Plan you should therefore make clear which test(s) of soundness you believe the Deposit Plan fails. The tests are in 3 groups - ‘Procedural’ (2 tests); ‘Conformity’ (4 tests); and ‘Coherence and Effectiveness’ (4 tests). If you wish to comment on the way in which 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.



# Cynllun Datblygu Lleol ar y Cyd

## Joint Local Development Plan

### Cofrestr Safle Posib / Candidate Site Register



|                                    |                                |
|------------------------------------|--------------------------------|
| Cyfeirnod/ Reference               | : SP721                        |
| Enw'r Safle / Site Name            | : Tir Ger / Land Adj Bryn Eira |
| Lleoliad / Location                | : Llanfairpwll                 |
| Cyfeirnod Grid / Grid Reference    | : 533 721                      |
| Maint (ha) / Size (ha)             | : 3.20                         |
| Defnydd â Awgrymir / Suggested Use | : Tai / Housing                |





CYNGOR SIR  
YNYS MÔN  
ISLE OF ANGLESEY  
COUNTY COUNCIL

For office use only:

Representor No.

Date received: 31/3/15  
(ebon)

Date acknowledged:

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

### Data Protection

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

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

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             | Mr J Brooke & Mrs D Brooke          | 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](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)*

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

|  |       |
|--|-------|
| Policy number <i>(please specify)</i>                | TAI15 |
| Paragraph number <i>(please specify)</i>             |       |
| Proposals/ Inset Map <i>(please specify ref no.)</i> | 14    |
| Constraints Map                                      |       |
| Appendices <i>(please specify)</i>                   |       |

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

|           |  |            |  |
|-----------|--|------------|--|
| Objecting |  | Supporting |  |
|-----------|--|------------|--|

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

Llanfairpwll 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."

Two sites have been allocated for housing within the centre of Llanfairpwll to accommodate 40 units with 35 units to be located on windfall sites. 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 to accommodate the identified windfall need within the centre of Llanfairpwll.

We wish to propose an extension to the allocated site on land adjacent to Bryn Eira for housing and full details are included within the attached Candidate Site assessment methodology and the Sustainability Appraisal framework. Part of the site has been allocated for housing within the centre of Llanfairpwll to accommodate 30 units. It is considered that extending the allocated site to include fields to the east would ensure that the level of housing is maintained over the plan period and would ensure that there is sufficient land within the boundary to accommodate for the identified housing need.

The site is located in the north east of Llanfairpwll and would form a logical extension to the current settlement. The land at present is agricultural grazing land, historically it was part of a larger farm but since the construction of the A55 expressway the land outlines in red as part of this submission no longer has any direct access to the remainder of the retained farmland. The land is therefore of little practical use in agricultural terms and is currently only used for grazing or for keeping horses.

The parcel of land under consideration is in line with an already extended boundary that the UDP inspector recommended to be included within the development boundary of Llanfairpwll. This land now has the benefit of planning permission and has been partially developed. It is therefore evidently a popular and sustainable location for housing.

*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 propose an extension to the allocated site on land adjacent to Bryn Eira for housing. Part of the site has been allocated for housing within the centre of Llanfairpwll to accommodate 30 units. It is considered that extending the allocated site to include fields to the east would ensure that the level of housing is maintained over the plan period and would ensure that there is sufficient land within the boundary to accommodate for the identified housing need.

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

We wish to propose an extension to the allocated site on land adjacent to Bryn Eira for housing. Part of the site has been allocated for housing within the centre of Llanfairpwll to accommodate 30 units. It is considered that extending the allocated site to include fields to the east would ensure that the level of housing is maintained over the plan period and would ensure that there is sufficient land within the boundary to accommodate for the identified housing need.

**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         |  | P2 |  | C1          |  | C2 |  | C3 |  | C4 |  | CE                        | ✓ | CE | ✓ | CE |  | CE | ✓ |
|            |  |    |  |             |  |    |  |    |  |    |  | 1                         |   | 2  |   | 3  |  | 4  |   |



### Part 3: What Happens Next?

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

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

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



I want to speak at a hearing session.



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

We wish to test the Council's reasoning for the exclusion of part 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:**

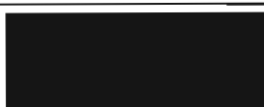
The continuation of section 2c

Location Plan

Candidate Site assessment methodology

Sustainability Appraisal framework

**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.*

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## Test of Soundness

| Test | Procedural Tests   |
|------|--|
| P1   | It has not been prepared in accordance with the Delivery Agreement including the Community Involvement Scheme.   |
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|      | <b>Consistency Tests</b>   |
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| 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.  |
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| 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.**

Since the completion of the A55 expressway, Llanfairpwll has become a well defined settlement with clear boundaries formed by the A55 to the north, east and west and by the mainline railway line to the south.

The land is well screened from the A55 by a significant landscaped bund. This would ensure that a physical buffer is retained between the edge of proposed built development and the A55 as recommended by the UDP Inspector in his consideration of various sites on the fringe of Llanfairpwll. This bund will also act as a noise buffer to ensure that any proposed housing would have acceptable amenity levels.

Allocating this land for housing would not result in an undesirable intrusion to the countryside; development on this parcel of land would not have a detrimental effect on the local amenity either physically or in terms of the social infrastructure of Llanfairpwll. It would allow the settlement to grow in a manner which reflects previous growth both in terms of housing numbers and the location of growth.

Llanfairpwll has good transport links to both Bangor and Holyhead. The village also benefits from direct rail services using the network that links the settlement with larger centres such as Holyhead, Bangor, Llandudno and Chester promoting economic growth.

It is considered that the development boundary should be extended to reflect the need in the area. Allocating the site for housing would complement the clear aims of the Wales Spatial Plan in ensuring that land is available to provide both open market and affordable housing in the Menai area.

Historically site allocations in the Menai area have constrained development and it is now vital that adequate land is released to allow for the economic strategy set out in the Wales Spatial Plan. Llanfairpwll is a settlement with good local services, community facilities and is close to the key employment centres of Bangor and Menai Bridge. As such it is a sustainable location for new housing.

The scale of development that could be accommodated on this Candidate Site is commensurate with the size and character of the existing settlement and would ensure that the level of housing is maintained over the plan period. It will provide community benefits in the form of affordable housing management of the important biodiversity resource in the form of the adjoining woodland and provide a long-term noise and landscape buffer between the village and the A55 expressway.

Extending the allocated site to the east would fulfil the housing need of Llanfairpwll and would ensure that the level of housing is maintained over the plan period. Therefore, increasing the social and economic prosperity for Llanfairpwll.

## **Anglesey and Gwynedd Deposit Joint Local Development Plan 2011-2026**

### **Land adjacent to High Gate, Llanerchymedd**

#### **Introduction**

With reference to the Anglesey and Gwynedd Joint Deposit Local Development Plan we would be grateful if you could register the site shown edged red on the enclosed plan as part of your Candidate Site Register for the allocation of housing. The site is located in the north east of Llanfairpwll and would form a logical extension to the current settlement. The site area extends to 3.21 hectares and is in the family ownership of Mr John and Pat Brooke, and Diana Brooke. Another family member owns and is developing adjoining land for housing. There are therefore no ownership constraints that would restrict the deliverability of the site as part of the LDP process.

The land at present is agricultural grazing land, historically it was part of a larger farm but since the construction of the A55 expressway the land outlined in red as part of this submission no longer has any direct access to the remainder of the retained farmland. The land is therefore of little practical use in agricultural terms and is currently only used for grazing or for keeping horses.

The parcel of land under consideration is in line with an already extended boundary that the UDP inspector recommended to be included within the development boundary of Llanfairpwll. This land now has the benefit of planning permission and



has been partially developed. It is therefore evidently a popular and sustainable location for housing.

The land would form a logical and sustainable extension to the settlement. It would be in line with the extended settlement boundary as recommended by the Anglesey UDP Inspector. In his report to Anglesey CC the UDP Inspector recommended that O.S enclosures 1426, 1930 and 2431 should fall within the development boundary of Llanfairpwll. Following this recommendation the Council have subsequently resolved to grant outline planning permission for residential development of this land.

Since the completion of the A55 expressway, Llanfairpwll has become a well defined settlement with clear boundaries formed by the A55 to the north, east and west and by the mainline railway line to the south.

The land is well screened from the A55 by a significant landscaped bund. This would ensure that a physical buffer is retained between the edge of proposed built development and the A55 as recommended by the UDP Inspector in his consideration of various sites on the fringe of Llanfairpwll. This bund will also act as a noise buffer to ensure that any proposed housing would have acceptable amenity levels.

Allocating this land for housing would not result in an undesirable intrusion to the countryside; development on this parcel of land would not have a detrimental effect on the local amenity either physically or in terms of the social infrastructure of Llanfairpwll. It would allow the settlement to grow in a manner which reflects previous growth both in terms of housing numbers and the location of growth.

Llanfairpwll has good transport links to both Bangor and Holyhead. The village also benefits from direct rail services using the network that links the settlement with larger centres such as Holyhead, Bangor, Llandudno and Chester promoting economic growth.

### **Alternative sites in the same area**

Following the sequential approach to the site selection as advocated in Planning Policy Wales we have considered the availability of brownfield sites in Llanfairpwll. There are no significant brownfield sites that are likely to come forward during the LDP period. The only significant brownfield sites are the station car park, Tyn Lon Garage and the Co-Operative supermarket site and car park and none of those sites are likely to come forward for housing development as they are still in operational use.

Any housing allocation in Llanfairpwll would therefore need to be Greenfield land, but in accordance with PPW that land should be within or on the edge of the existing settlement. Other than this candidate site Greenfield land on the edge of the settlement is limited to a strip of land between the A55 and the edge of the built development to the west of the settlement boundary. However, part of this land is utilised as playing fields with the remainder forming an important buffer between the A55 and existing housing.

### **Means of access**

Access to the site could be afforded by either from Hen Lon Dyfnia (Option 1) or using the existing access which serves Bryn Eira (Option 2).

Option 1 would be to enter the site from Hen Lon Dyfnia, Llanfairpwll. This option potentially could be the preferred option as a recently approved application on land at OS 1426 submitted a highway improvement plan as part of the application. This improvement will additional modification to the road will reduce any apprehensions that the highway department may have, with regard to road safety. Road work improvement has also taken place as part of the development for 18 dwellings at Cae Gethin on Hen Lon Dyfnia.

Option 2 that could be taken into consideration is from an existing access that serves Bryn Eira and the Stables, Llanfairpwll. The access could be modified to highway requirements to serve the development. As the access is located on the outside of the bend adequate visibility can be achieved in both directions.

Both options are viable options and will incorporate a pedestrian footway and parking arrangement. The proposal would not pose any detriment to road safety. Option 1 has already undertaken some highway improvement works along Hen Lon Dyfnia, therefore the road network leading to the site can cater for additional development.

### **Means of drainage**

The means of drainage for the proposal would be dealt with through a soakaway for the surface water, details of which would be agreed in detail further along the Local Development Plan process, and the disposal of foul drainage would be via sewers.

There are no other infrastructure problems for the site.

### **Planning Policy Position**

- **People, Places, Futures - The Wales Spatial Plan (WSP) 2008 Update**

North West Wales – Eryri and Môn

North West Wales has a strong sense of identity linked to the Welsh Language and the landscape and coastline. The plan identifies the outward migration of the younger generation, and the significant pockets of deprivation. The Wales Spatial Plan aims to promote these areas and promote a closer working relationship

between towns along the Menai Strait. The long term strategy offers great potential to social and economic prosperity that could extend to Llangefni.

The plan aims to promote sustainable developments in terms of social and leisure as well as housing in the hope to retain the young people in the area. It is felt that allocating this land for development would be one step closer to making the plan work. As stated above, Llanfairpwll has strong transport links. The plan also states that integrated transport system will be important to help spread prosperity.

The propositions of the Wales Spatial Plan are set out below:

*'The Eryri a Môn Spatial Plan Area has many positive characteristics which can be built upon to promote a sustainable economy.'*

*In realising the vision, the Wales Spatial Plan recognises the importance of the cluster of larger towns located either side of the Menai Strait (referred to as the Menai hub) as a strong focal point for economic activity.*

*A critical priority for North West Wales is to ensure that its two principal hubs of Menai and Llandudno, are functioning to the best of their potential.*

*Capitalising on the region's outstanding environment, including the coast, ecological and historical heritage, and strong cultural identity to promote and develop healthier communities and build higher-value sustainable tourism.*

*The Menai hub is made up of the region's largest centres of population, Bangor and Caernarfon in Gwynedd and Llangefni in Anglesey. Together they form a strong network of complementary functions, which hold the potential for driving forward the region's growth.*



*Holyhead Port and Anglesey Airport developments have further potential to enhance the region's status as an international gateway and communications corridor.'*

The Spatial Plan goes on to state that working with partners in the areas to agree the roles and functions of places and should be reflected in LDP's.

**- Planning Policy Wales (Edition 7, 2014)**

Planning Policy Wales advises that development and use of land should embody sustainability principles and that, in planning for housing proposals should benefit the rural economy and local communities while maintaining and enhancing the environment. It is within this context that the proposal to allocate the land in question for housing purposes should be considered as part of the JLDP process.

The Assembly Government's vision for housing is for everyone in Wales to have the opportunity to live in good quality affordable housing. Paragraph 9.1.2 promotes the development of sustainable residential environments and notes that Local Planning Authorities should make appropriate provision for affordable housing and should promote:

- *'mixed tenure communities;*
- *development that is easily accessible by public transport, cycling and walking, although in rural areas required development might not be able to achieve all accessibility criteria in all circumstances;*
- *mixed use development so communities have good access to employment, retail and other services;*
- *attractive landscapes around dwellings, with usable open space and regard for biodiversity, nature conservation and flood risk;*
- *greater emphasis on quality, good design and the creation of places to live that are safe and attractive;*

- *the most efficient use of land;*
- *well designed living environments, where appropriate at increased densities;*
- *construction of housing with low environmental impact by using nationally prescribed sustainable building standards (see Section 4.11); reducing the carbon emissions generated by maximising energy efficiency and minimising the use of energy from fossil fuel sources, using local renewable and low carbon energy sources where appropriate; and*
- *'barrier free' housing developments, for example built to Lifetime Homes standards'*

The proposed development to provide housing including open market and affordable housing on land adjacent to Bryn Eira to the north east of Llanfairpwll complies with the guidance provided within paragraph 9.1.2 of the PPW.

Paragraph 9.2.8 of PPW provides advice on identifying sites to be allocated for housing and states that;

*'In identifying sites to be allocated for housing in development plans, local planning authorities should follow a search sequence, starting with the re-use of previously developed land and buildings within settlements, then settlement extensions and then new development around settlements with good public transport links'.*

It is our considered opinion that the land the North easterly of Llanfairpwll can be promoted without over stretching the existing infrastructure of Llanfairpwll.

- *the location of potential development sites and their accessibility to jobs, shops and services by modes other than the car, and the potential for improving such accessibility;*
- *the capacity of existing and potential infrastructure, including public transport, water and sewerage, other utilities and social infrastructure (such as schools*

*and hospitals), to absorb further development, and the cost of adding further infrastructure;*

## **Conclusion**

To conclude we feel that the development boundary should be extended to reflect the need in the area.

Allocating the site for housing would complement the clear aims of the Wales Spatial Plan in ensuring that land is available to provide both open market and affordable housing in the Menai area.

Historically site allocations in the Menai area have constrained development and it is now vital that adequate land is released to allow for the economic strategy set out in the Wales Spatial Plan. Llanfairpwll is a settlement with good local services, community facilities and is close to the key employment centres of Bangor and Menai Bridge. As such it is a sustainable location for new housing.

The scale of development that could be accommodated on this Candidate Site is commensurate with the size and character of the existing settlement. It will provide community benefits in the form of affordable housing management of the important biodiversity resource in the form of the adjoining woodland and provide a long-term noise and landscape buffer between the village and the A55 expressway.

Extending the allocated site to the east would fulfil the housing need of Llanfairpwll and would ensure that the level of housing is maintained over the plan period. Therefore, increasing the social and economic prosperity for Llanfairpwll.



CYNGOR SIR  
YNYS MÔN  
ISLE OF ANGLESEY  
COUNTY COUNCIL

**Joint Planning Policy Unit (JPPU)**

**Joint Local Development Plan (JLDP)**

**Candidate Sites Process and Methodology**

**September 2011**



## Contents

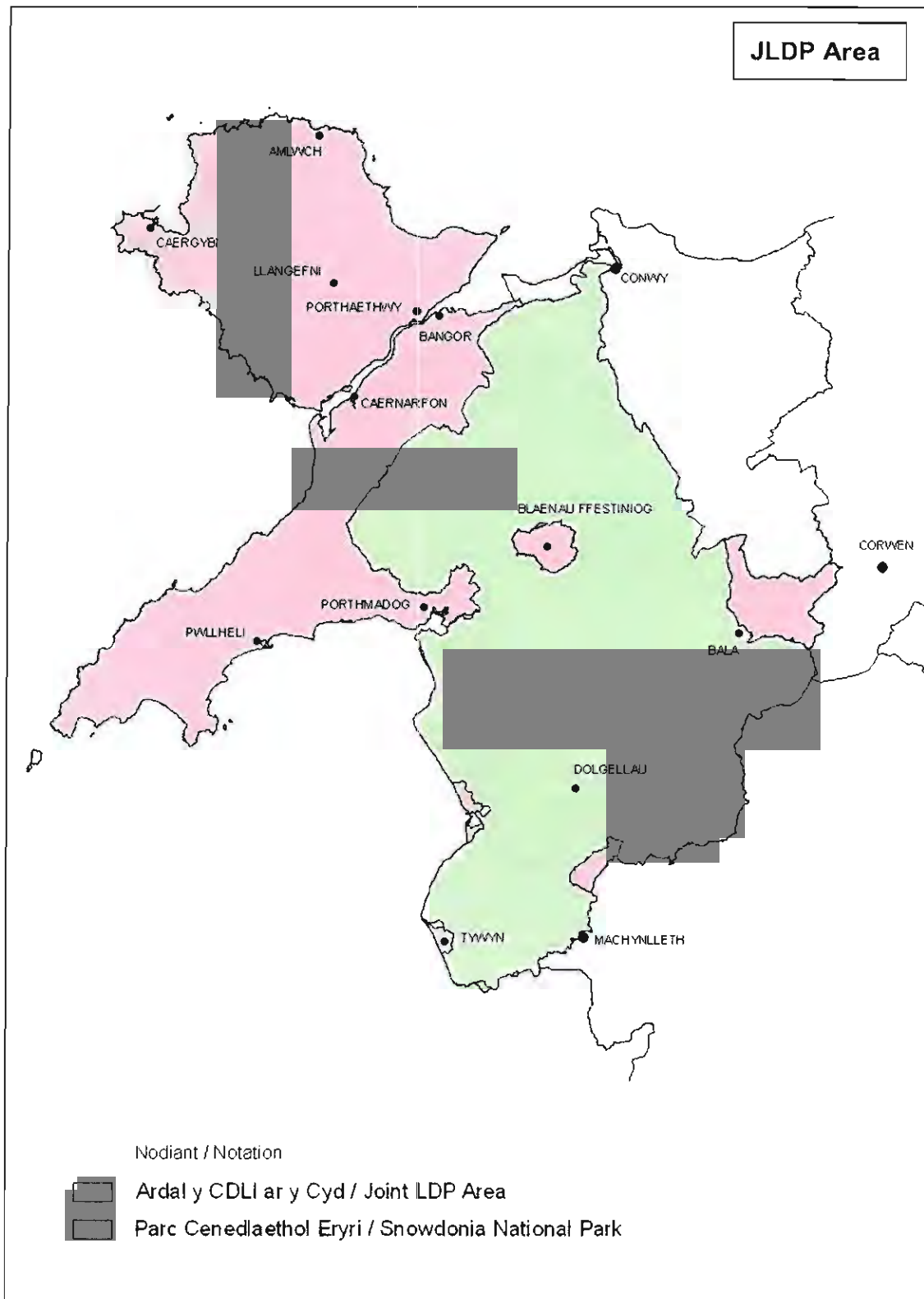
|                  |   |    |
|------------------|---|----|
| 1.0              | Introduction.....   | 3  |
| 2.0              | The Candidate Site Process.....                               | 5  |
| 3.0              | Stage 1: Agreeing a Suitable Assessment Methodology.....      | 5  |
| 4.0              | Stage 2: Opening the Register – The Call for Sites.....       | 5  |
| 5.0              | Stage 3: Assessing the Candidate Sites.....                   | 6  |
| 6.0              | Stage 4: Deposit JLDP Consultation and Alternative Sites..... | 9  |
| 7.0              | How to participate in this consultation .....                 | 10 |
| Appendix 1 ..... |   | 11 |
| Appendix 2 ..... |   | 12 |
| Appendix 3 ..... |   | 13 |
| Appendix 4 ..... |   | 21 |
| Appendix 5 ..... |   | 27 |

## 1.0 Introduction

- 1.1 A key element in developing the Joint Local Development Plan's (JLDP) evidence base will be the identification of potential sites, known as Candidate Sites, for new housing, employment and other uses such as community and recreation. In order to ascertain what land is available to meet Anglesey and Gwynedd's development needs a Candidate Site Register (CSR) will be opened where developers, landowners and the public can submit land for potential inclusion within the plan either as sites for future development or change of use, or sites that need protecting for their special landscape, open space or conservation value.
- 1.2 The JLDP, through the Candidate Site process, will identify land to meet Anglesey and Gwynedd's development needs for various land uses, which could include:
- Residential
  - Employment
  - Retail
  - Tourism
  - Amenity and Open Space
  - Recreation
  - Minerals
  - Waste
  - Gypsy and Traveller
- 1.3 The CSR process does not represent a commitment on the part of the Councils to take sites forward into the JLDP. Also as the JLDP is a new development plan, land included in the current development plan framework does not automatically get put forward for the JLDP. The current development plan framework includes the following:
- Gwynedd: Unitary Development Plan (2009)
  - Isle of Anglesey: Ynys Môn Local Plan (1996), Stopped Unitary Development Plan (2005)

Local Development Plans Wales (2005) states that *"the identification of sites should be founded on a robust and credible assessment of the suitability and availability of land for particular uses or a mix of uses and the probability that it will be developed"*.

- 1.4 Undeveloped residential, employment or other commercial allocations in the previous development plans will be reassessed to ascertain whether they can be carried forward into the JLDP.
- 1.5 The Isle of Anglesey County Council opened its original CSR in January 2007 and by the closing date had received information about over 400 sites. Sites submitted during the previous CSR period will need to be re-assessed against the new set criteria and filtering mechanisms included in the proposed candidate sites assessment methodology for the JLDP outlined in this document.
- 1.6 The JLDP area covers the Anglesey and Gwynedd Local Planning Authority areas and does NOT include the Snowdonia National Park Area as shown in the map below.



## 2.0 The Candidate Site Process

- 2.1 The CSR is an important information gathering exercise, and all submissions must be accompanied by appropriate supporting evidence and undergo a public consultation to justify the potential inclusion of any proposed site in the JLDP.

- 2.2 A flowchart highlighting the main stages in the Candidate Site process can be found in Appendix 1, and an indicative timetable which reflects the timeframe set out in the JLDP draft Delivery Agreement in Appendix 2.

### 3.0 Stage 1: Agreeing a Suitable Assessment Methodology

- 3.1 This consultation on the assessment methodology represents the first stage of the Candidate Site process. In order to fully evaluate the suitability and deliverability of sites submitted an assessment against a detailed and rigorous methodology is required. In accordance with the Welsh Government's (WG) guidance, included in the LDP Manual (2006), all submitted sites will need to be assessed, firstly to see if they are suitable and capable of being developed, and, secondly, to determine if they are compatible with the emerging Joint Local Development Plan strategy.
- 3.2 The methodology will include criteria to filter out sites that are below a certain size, contrary to national policy or are unsuitably located due to major constraints such as sites that are liable to flooding. The site appraisal process also considers the Councils' requirements for undertaking various appraisals, which include a Strategic Environmental Assessment (SEA), Sustainability Appraisal (SA), Welsh Language Impact Assessment (WLIA) and Habitats Regulations Assessments (HRA).

### 4.0 Stage 2: Opening the Register – The Call for Sites

- 4.1 After the above Stage 1 consultation has been completed and its results have been evaluated, the CSR will be formally opened during **October 2011** and will remain open for **four months**.
- 4.2 In order to publicise the Call for Sites letters will be sent to stakeholders, including those who submitted sites during the withdrawn Anglesey LDP call for sites period (see paragraph 4.4), and adverts will be placed in the press and on the websites of both authorities.
- 4.3 Evidence to support sites **will have** to be submitted via a standardised form, a draft of which can be found in Appendix 3. All sites submitted must have regard to international, national and local policy and sites that are clearly unfeasible for development will not be considered suitable for potential inclusion to the JLDP. An example of which may be a proposed residential development located in an open countryside location and unrelated to existing settlements or a housing development proposed on land subject to flooding.

|   |
|---|
| <p><b>Please note the submission of sites is an open and transparent process, therefore submission forms cannot be treated as confidential. All comments submitted will be available for public inspection.</b></p> |
|---|



- 4.4** Following the consultation on the Candidate Site Methodology letters will be sent to everyone who has previously submitted land for inclusion into the withdrawn Anglesey LDP outlining the need for the new criteria. Stakeholders who still want their land to be considered as part of the JLDP will be required to confirm this by completing and returning the submission form and submit any relevant supporting evidence.
- 4.5** All of the Candidate Sites submitted will be available for inspection on the websites and also paper copies will be made available in the Town Hall, Bangor, in the Planning Service Reception, Pwllheli, and in the Planning and Public Protection Reception (Rovacabin) of the Isle of Anglesey County Council.
- 4.6** Discussions will take place with public service providers, including other Council departments, health organisations and utilities companies to identify whether sites for any additional facilities need to be included in the JLDP.
- 4.7** Early engagement will also take place with the development industry and/ or their representatives to obtain information on potential sites, including those already identified in Joint Housing Land Availability Studies (TAN1), in order to avoid a substantial number of sites coming forward at the Deposit stage, and to ensure that the JLDP strategy is deliverable.
- 4.8** The CSR will be periodically updated and a final version will be published following the closing of the submission period.
- 4.9** It is anticipated that a range of sites will be submitted for consideration which will include:

|                                |   |
|--------------------------------|---|
| <b>Strategic Sites</b>         | Large sites that will significantly contribute to the strategy of the JLDP because of their nature, scale and location  |
| <b>Non Strategic Sites</b>     | Small to medium sites that are of sufficient size to accommodate local growth requirements.   |
| <b>Infill / Windfall Sites</b> | Smaller sites that may not be required for the future allocation process but will be considered when the JPPU undertakes work on behalf of the Councils to define development boundaries. |

## **5.0 Stage 3: Assessing the Candidate Sites**

- 5.1** After the site is submitted the site assessment process will begin using the agreed methodology to filter out any inappropriate sites. A Candidate Site Assessment Form has been designed to ensure uniformity of assessments between different officers and to promote transparency. Paper copies of the form will be made available in the Town Hall, Bangor, in the Planning Service Reception, Pwllheli, and in the Rovacabin, Llangefni and will be downloadable via the Councils'

websites. A draft version of the Officer Assessment Form can be found in Appendix 4.

**5.2** The assessment can be broken into three different stages:

**3a) Initial filtering of sites and Identification of Potential Strategic Sites and Non Strategic Sites**

**5.3** The first part of the assessment process will consider initial site constraints and identify potential strategic sites for the Preferred Strategy as well as non strategic sites.

**5.4** The initial assessment of sites will consider its general location, site area, any obvious site constraints and the site's planning history.

**5.5** Any sites which are identified as being totally unrealistic to develop, do not comply with international, national or local policy or have fundamental constraints that cannot be overcome or mitigated will be not be taken forward to the next stage. However, these sites can be submitted as an Alternative Site at the Deposit Stage if the submitter can prove how the original reason(s) for non-inclusion has been overcome.

**5.6** This stage of the assessment will discard development sites (unless sufficient information is provided to prove otherwise) if they lie within or likely to have a significant effect on any of the following designations:

- Sites of Special Scientific Interest (SSSI)
- Special Areas of Conservation (SAC)
- Special Protection Areas (SPA)
- National Nature Reserves (NNR)
- C2 Flood Zones (TAN15)
- Mineral and Coal Safeguarding Sites

**5.7** Sites will also be assessed for their potential to contribute to the strategic aims and objectives of the JLDP, including the level and distribution of development. Potential strategic sites will be identified based on their size, location and proposed use and will be identified as Strategic Sites within the Preferred Strategy if they make it through the assessment. These potential Strategic Sites will be subject to public consultation during the Preferred Strategy consultation. The Council may also suggest other sites that have not been put forward in the CSR.

**3b) Detailed Site Assessment (including assessment against the SA/SEA/HRA objectives)**








**5.8** Following the initial assessment a detailed, site specific assessment will need to be undertaken for sites that have successfully filtered through initial assessment. The assessment is divided into the following areas:-

- **Environmental Capital** – considering whether or not the site is at risk from flooding, whether there would be any loss of best and most versatile agricultural land, whether the site is greenfield or brownfield, whether there is a potential risk of contaminated land, whether or not it is protected by environmental designations, whether it is considered to have environmental value, would the proposal be vulnerable to the effects of climate change including issues of flooding or drainage, would the development be able to incorporate renewable energy sources or energy conservation measures.
- **Accessibility** – considering the suitability of vehicular access to the site, location of the site with regard to public transport routes and accessibility by foot or cycle to a range of community facilities.
- **Site Context and Character** – whether topographical characteristics of the site may present an obstacle to development, whether development would have an impact on views/vistas, whether the site is in close proximity to existing infrastructure, an evaluation of the landscape character using CCW's LANDMAP database and whether or not there would be potential adverse impact from adjoining land uses.
- **Relationship with Existing Settlements** – whether development of the site would provide continuity and enclosure in respect to adjacent land uses.

5.9 Parts of this assessment will require additional information to be provided by internal departments of both authorities such as highways as well as external statutory consultees where appropriate.

5.10 As the JLDP Strategic Options and Preferred Strategy have not been finalised it is not possible to provide details of them in this consultation document. However a full public consultation on the objectives and Preferred Strategy will take place in order to give statutory consultees, stakeholders and members of the public an opportunity to be involved with formulating the strategic objectives, assessing options and formulating the Preferred Strategy.

5.11 The JPPU is currently consulting on the Draft Scoping Report for the Sustainability Appraisal of the JLDP, which contains a variety of Sustainability Objectives that will ensure that the JLDP is assessed against environmental, economic and social criteria. The Candidate Sites will be assessed against this framework, which will use the table below to identify the sustainability credentials of the candidate sites.

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

### **3c) Assessing the sites against other appraisals**

5.12 Below is a list of other strategies/assessments that the sites taken forward to this stage will be assessed against. Please note that this list is not exhaustive

and we welcome any comments regarding strategies/assessments we have not included.

- Welsh Language Impact Assessment (TAN20)
- Strategic Flood Consequences Assessment (SFCA)
- Health Impact Assessment
- Equalities Impact Assessment

### **6.0 Stage 4: Deposit JLDP Consultation and Alternative Sites**

6.1 As mentioned previously, Strategic Sites will be identified, published and consulted upon during the Preferred Strategy consultation. Potential NonStrategic Sites that have satisfied all stages of the assessment will be carried forward and published in the Deposit JLDP. There will be extensive engagement with statutory consultees throughout the Candidate Site assessment process and consultation with the public and other relevant parties/organisations will be undertaken during the Deposit JLDP consultation.

6.2 **Alternative Sites:** A justification will be provided as to why a site was discounted and not included in the Deposit JLDP. If the site does not have an adverse impact upon an SAC or SPA and if the reason for non-inclusion can be overcome or alternative locations can be proposed they can be resubmitted as an Alternative Site during the consultation period of the deposit JLDP.

**Please note that the final decision on which sites are included in the JLDP lies with an independent Planning Inspector- not with the Isle of Anglesey County Council and Gwynedd Council.**

### **7.0 How to participate in this consultation**

7.1 The following consultation questions are provided as a guide. Please feel free to comment on any aspect of the proposed Candidate Site methodology.

- 1) Do you agree with the Candidate Site selection process that is outlined within this document? If not, please explain why**
- 2) Do you have any comments regarding the Candidate Site Submission Form?**
- 3) Do you agree that the proposed Candidate Site assessment methodology provides an appropriate mechanism for identifying and assessing sites that are suitable for development? If not, how should the methodology be changed?**



**4) Do you have any other comments on the practicalities of the Candidate Site process and methodology?**

- 7.2 Copies of the document are available for public inspection during regular opening hours of the following offices: Town Hall, Bangor, Gwynedd Council's HQ in Caernarfon, Anglesey County Council's Planning Services, Llangefni, as well as Gwynedd Council's principal area offices in Pwllheli and Dolgellau.

The document is also in the public local libraries in Anglesey and Gwynedd. Electronic copies can be viewed and downloaded on both Authorities' website.

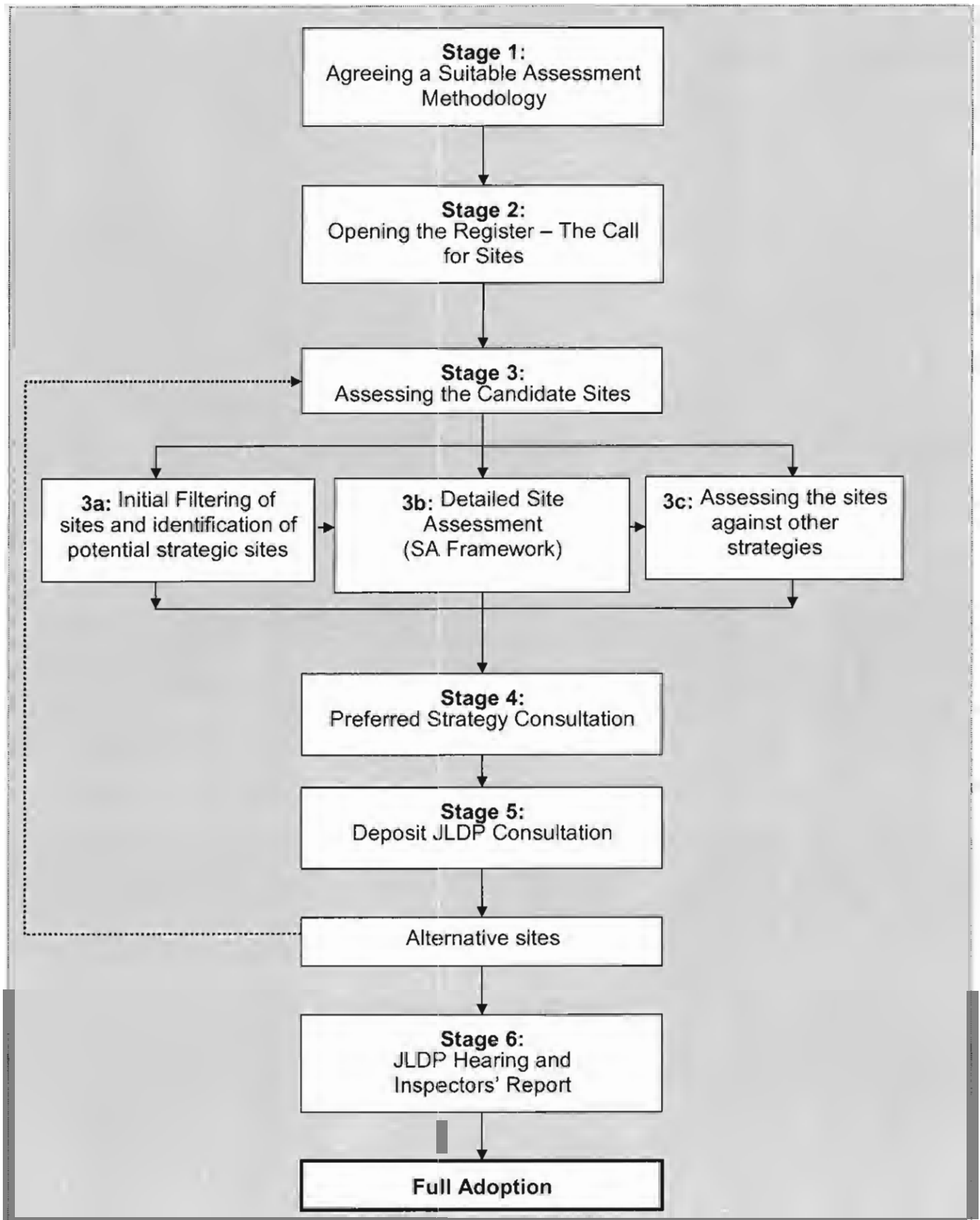
- 7.3 The closing date for stakeholders to submit comments on the Candidate Site Methodology is **5pm on Thursday 15<sup>th</sup> September**.

Comments should be returned via post to:

**JPPU Manager,  
Joint Planning Policy Unit,  
Gwynedd Council,  
Town Hall,  
Bangor,  
Gwynedd,  
LL57 1DT**

Or via email on: [planningpolicy@gwynedd.gov.uk](mailto:planningpolicy@gwynedd.gov.uk)

**Appendix 1**  
**Candidate Site Process Flow Chart**



## 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 CYNNWYS  
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. Amgaewch 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 CDLL 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 [poliscynllunio@gwynedd.gov.uk](mailto:poliscynllunio@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

|   |                 |                             |
|---|-----------------|-----------------------------|
| <b>Swyddfa yn unig :</b> Safle wedi' ei ddigideiddio : Site | Rhif Cyfeirnod: | Cydnabyddiaeth wedi'i yrru: |
| <b>Office use only :</b> digitised :                        | Reference No:   | Acknowledgement sent:       |

## 1) 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):

Cadnant Planning Ltd

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 Bryn Eira

Cyfeiriad y Safle: Site Address: Llanfairpwll Ynys Môn

Côd Post: Post Code: LL61 5AJ

Cyfeirnod Grid OS: OS Grid Reference: 534 722

Arwynebedd y Safle (ha): Site Area (ha) 3.21ha

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

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

## 4) Defnydd Tir / Land Use

|            |  |
|------------|--|
| <b>4.1</b> | <p><b>Nodwch, os gwelwch yn dda, defnydd presennol y tir: Please specify the existing use of the land:</b></p> <p>The land at present is agricultural land, but has no road links to the rest of the farm, that is in the ownership of the applicant, due to the building of the A55. The proposed land is cut off from the other land and is no longer used for the purpose of agriculture.</p> |
|------------|--|

|            |   |
|------------|---|
| <b>4.2</b> | <p><b>Pa ddefnydd yr ydych yn ei gynnig i'r safle? What use are you proposing for the site?</b></p> |
|            | Housing   |

|            |   |
|------------|---|
| <b>4.3</b> | <p><b>Os ydych eisiau gwarchod y safle rhag ddatblygiad nodwch y rhesymau: If you wish to propose that the site is protected from development please state the reason(s):</b></p> |
|            | N/A   |

|            |  |
|------------|--|
| <b>4.4</b> | <p><b>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:</b><br/> <b>If the proposed use of the site is residential, please specify how many units you think the site can accommodate and on what basis:</b></p> |
|            |  |

|            |  |
|------------|--|
| <b>4.5</b> | <p><b>Pa ddefnyddiau tir sy'n ffinio'r safle a gynigir?</b><br/> <b>What land uses adjoin the proposed site?</b></p> <p>The land along the southern boundary of the site is used for residential purposes with agricultural land to the east. The land along the northern boundary of the site is agricultural land and forms a buffer between the site and the A55 Expressway. Hen Lon Dynfa runs along the western boundary of the site.</p> |
|------------|--|

|     |   |
|-----|---|
| 4.6 | <p><b>A oes adeiladau ar y safle?</b><br/> <i>Are there existing buildings on the site?</i></p> <p>Oes / Yes: <input type="checkbox"/>      Nac Oes / No: <input checked="" type="checkbox"/></p> <p><b>Os oes, wnewch chi roi manylion a nodwch, os gwelwch yn dda, os ydynt yn cael eu defnyddio neu beidio:</b><br/> <i>If yes, please give details and whether they are currently in use or redundant:</i></p>  |
| 4.7 | <p><b>A oes unrhyw cyfamod rhwystrol ar y tir?</b><br/> <i>Are there any restrictive covenants on the land?</i></p> <p>Oes / Yes: <input type="checkbox"/>      Nac Oes / No: <input checked="" type="checkbox"/></p> <p><b>Os oes, rhowch fanylion, os gwelwch yn dda: If yes, please provide details :</b></p>  |
| 4.8 | <p><b>A gafodd y safle ei ddynodi mewn Cynllun Datblygu blaenorol?</b><br/> <i>Has the site been allocated in a previous Development Plan?</i></p> <p>Ydy / Yes: <input type="checkbox"/>      Nac Ydy / No: <input checked="" type="checkbox"/></p>  |
|     | <p><b>Oes ydy, allwch chi roi manylion, os gwelwch yn dda: If yes, please give details:</b></p>   |
| 4.9 | <p><b>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?</b><br/> <i>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?</i></p> <p>Oes / Yes: <input type="checkbox"/>      Nac Oes / No: <input checked="" type="checkbox"/></p> <p><b>Os oes, rhowch y manylion, os gwelwch yn dda:</b><br/> <i>If so please give details:</i></p> |

## 5) Cyfyngiadau Ffisegol ac Amgylcheddol / Physical and Environmental Constraints

|     |   |
|-----|---|
| 5.1 | <p><b>A yw'r safle yn agos i gwrs dŵr?</b><br/> <i>Is the site near a watercourse?</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><b>Os ydy, pa mor agos ydy o (mewn medrau)?</b><br/> <i>If so, how close is it (in meters)?</i></p>   |
| 5.2 | <p><b>A oes hanes llifogydd ar y safle (yn cynnwys llifogydd arwyneb tir ac/neu draeniad gwael)?</b><br/> <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><b>Os oes, rhowch fanylion, os gwelwch yn dda: <i>If so please give details:</i></b></p>  |
| 5.3 | <p><b>A yw'r safle o fewn ardal bygythiad llifogydd? <i>Is the site within an area of floodrisk?</i></b></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><b>A oes dynodiadau tirwedd, bywyd gwyllt, hanesyddol neu archeolegol ar y safle (neu rhan o'r safle)?</b><br/> <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><b>Os oes, allwch chi roi manylion am y dynodiad(au) a dweud pa ran o'r safle mae'n effeithio:</b><br/> <i>If yes, please identify the designation(s) and state which part(s) of the site are affected:</i></p> |
| 5.5 | <p><b>A oes dynodiadau tirwedd, bywyd gwyllt, hanesyddol neu archeolegol ar y tir sy'n ffinio'r safle?</b><br/> <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><b>Os oes, allwch chi ddweud pa ddynodiad(au) ydynt: <i>If yes, please identify the designation(s):</i></b></p>  |

|     |   |
|-----|---|
| 5.6 | <b>A fyddai datblygu'r safle yn golygu colli tir amaethyddol Graddfa 1, 2 neu 3a?</b><br><b>Would development of the site lead to the loss of Grade 1, 2 or 3a agricultural land?</b>       |
|     | 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 | <b>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?</b> |
|     | Bydd / Yes: <input type="checkbox"/> Na Fydd / No: <input checked="" type="checkbox"/>  |

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

|     |   |
|-----|---|
| 5.9 | <b>Beth ydy topograffi'r safle (fflat/ar osgol/serth) ac yr agwedd (gwynebu tua'r gogledd/de)?</b><br><b>What is the topography of the site (flat/sloping/steep) and aspect (north/south facing)?</b> |
|     | <p>The site's topography consists of flat land making the site highly suitable for residential purposes, with it's main aspect facing a southern direction.</p>                                       |

## 6) Isadeiledd / Infrastructure and Utilities

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

|     |  |
|-----|--|
| 6.2 | <b>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?</b><br><b>Is the site within reasonable walking distance (800m or less) of a public transport service that operates consistently between 7am and 7pm?</b> |
|     | Ydy / Yes: <input checked="" type="checkbox"/> Nac Ydy / No: <input type="checkbox"/> Dim yn Gwybod / Don't Know: <input type="checkbox"/>   |

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



## 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  | Llanfairpwll                     | 1km  |
| Siop Cyfleustra / Convenience Store   | Llanfairpwll                     | 1km  |
| Ysgol Gynradd / Primary School  | Ysgol Gynradd Llanfairpwll       | 1km  |
| Ysgol Uwchradd / Secondary School   | Ysgol David Hughes Menai Bridge  | 1km  |
| Archfarchnad / Supermarket  | Llanfairpwll                     | 1.3km  |
| Meddygfa / Doctor's Surgery   | Llanfairpwll                     | 0.8km  |
| Deintydd / Dentist  | Llanfairpwll                     | 0.8km  |
| Fferyllfa / Pharmacy  | Llanfairpwll                     | 0.9km  |
| Lle Chwarae / Play Area   | Llanfairpwll                     | 1km  |
| 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 see enclosed statement

(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**

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

**Appendix 4**  
**Candidate Site Officer Assessment Form**

**Candidate Site Officer Assessment Form**

**1) SITE DETAILS**







|  |  |
|--|--|
| <b>Site Reference:</b>   |  |
| <b>Site Name:</b>  |  |
| <b>Proposed Use of Site:</b>   |  |
| <b>Total Area (ha):</b><br>• Brownfield (ha):<br>• Greenfield (ha):          |  |
| <b>Planning History:</b>   |  |
| <b>Compatibility with Preferred Strategy (Size, Location, Proposed Use):</b> |  |
| <b>Assessed by :</b>   |  |
| <b>Date of Site Visit (if req'd):</b>  |  |
| <b>Location of photographs (if taken)</b>                                    |  |

**2) INITIAL FILTERING**

|   |     | <b>Reasoning / Justification</b>   |
|---|-----|--|
| <b>Is the site located in or adjoining a town/city, village or rural cluster?</b> | Yes | If not, the site does not comply to national planning policy (PPW 4.6.8) and the Preferred Strategy. Sites that are located in the open countryside and away from existing settlements will not be taken forward to Stage 3 (Detailed Assessment). |
|   | No  |  |

|  |                   |  |
|--|-------------------|--|
| <b>Is the site over 0.3 hectares?</b>  | Yes<br>No         | If not, the site will be considered as a windfall/infill sites when the JPPU undertakes work to define development boundaries and will not be taken forward to Stage 3.  |
| <b>Would development of the site be in whole or part vulnerable to fluvial/ tidal flooding?</b>  | Yes<br>No<br>Part | If yes and the proposal is for highly vulnerable development as defined in TAN15 development of the site would not comply with national planning policy and would therefore not be taken forward to Stage 3.   |
| <b>Is the site within or in the vicinity of the following?</b> <ul style="list-style-type: none"> <li>• Sites of Special Scientific Interest (SSSI)</li> <li>• Special Areas of Conservation (SAC)</li> <li>• Special Protection Areas (SPA)</li> <li>• National Nature Reserves (NNR)</li> <li>• Mineral and Coal Safeguarding Sites</li> </ul> | Yes<br>No         | <p>If yes, the sites will not be taken forward to the next stage (unless sufficient information is provided to prove otherwise).</p> <p>If, at a later stage, the proposer can prove that the impact can be mitigated the site can be resubmitted as an alternative site during the Deposit JLDP consultation.</p> |

### 3) DETAILED ASSESSMENT

| <b>SUSTAINABILITY APPRAISAL KEY</b>   |   |
|---|---|
|  | Development actively encouraged as it would resolve an existing sustainability problem                                      |
|  | No Sustainability constraints and development acceptable  |
|  | Neutral   |
|  | Unknown/uncertain effect  |
|  | Potential sustainability issues; mitigation and /or negotiation possible  |
|  | Problematical and improbable because of known sustainability issues ; mitigation or negotiation difficult and /or expensive |

Absolute sustainability constraints to development

| Issue                        |   | Details/ | Suitability of Site  |  |  |  |  | *Relevant SA |
|------------------------------|---|----------|--|--|--|--|--|--------------|
| <b>Environmental Capital</b> |   |          |  |  |  |  |  |              |
| 1                            | Is there a risk of flooding?  |          |  |  |  |  |  | 3, 11        |
| 2                            | Would development of the site lead to a loss of best and most versatile agricultural land (Grades 1,2 and 3a)?  |          | <input type="checkbox"/>   | <input type="checkbox"/>   | <input type="checkbox"/>   | <input type="checkbox"/>   | <input type="checkbox"/>   | 9            |
| 3                            | Is the site (or parts of the site) protected by landscape, ecological or cultural designations?   |          | <input type="checkbox"/>   | <input type="checkbox"/>   | <input type="checkbox"/>   | <input type="checkbox"/>   | <input type="checkbox"/>   | 1, 5, 8      |
| 4                            | Would development of the site lead to the loss of an important habitat, priority species or lead to fragmentation of green corridor?  |          |  |  |  |  |  | 1            |
| 5                            | Does the site constitute Brownfield land?   |          |  |  |  |  |  |              |
| 6                            | Does the site have any value as an open space or recreational importance?   |          | <input type="checkbox"/>   | <input type="checkbox"/>   | <input type="checkbox"/>   | <input type="checkbox"/>   | <input type="checkbox"/>   | 2, 8         |
| 7                            | Does the current/previous use of the site suggest that there is a potential risk of contaminated land?  |          | <input type="checkbox"/>   | <input type="checkbox"/>   | <input type="checkbox"/>   | <input type="checkbox"/>   | <input type="checkbox"/>   | 9            |
| 8                            | Would development of the site lead to a loss of trees and/or hedgerows?   |          | <input type="checkbox"/>   | <input type="checkbox"/>   | <input type="checkbox"/>   | <input type="checkbox"/>   | <input type="checkbox"/>   | 1            |
| 9                            | Would development of the site present an opportunity to remove an eyesore?  |          | <input type="checkbox"/>   | <input type="checkbox"/>   | <input type="checkbox"/>   | <input type="checkbox"/>   | <input type="checkbox"/>   | 5, 8         |
| 10                           | LANDMAP Evaluation: <ul style="list-style-type: none"> <li>• Visual and Sensory:</li> <li>• Geological:</li> <li>• Landscape Habitats:</li> <li>• Historical:</li> <li>• Cultural:</li> </ul> |          | <input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/> | <input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/> | <input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/> | <input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/> | <input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/> | 4, 5         |



| Accessibility and Ease of Movement |  |  |                          |                          |                          |                          |                          |    |
|------------------------------------|--|--|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|----|
| 11                                 | Is the site located within walking distance of a public transport terminal/ bus stop? (Please specify distance and whether it is steep/obstructed route) |  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 10 |
| 12                                 | Is the site accessible from a public highway?  |  |                          |                          |                          |                          |                          | 10 |

| Issue                             |  | Details/<br>Comments | Suitability of Site      |                          |                          |                          |                          | *Relevant SA<br>Objective |
|-----------------------------------|--|----------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|---------------------------|
|                                   |  |                      |                          |                          |                          |                          |                          |                           |
| 13                                | Is the nearby highway system (including junctions) of sufficient quality to deal with potential development on the site?   |                      | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 6, 7, 10                  |
| 14                                | Please state the distance to the nearest community service/facility: <ul style="list-style-type: none"> <li>• Post Office</li> <li>• Convenience Store</li> <li>• Primary or Secondary School</li> <li>• Supermarket</li> <li>• Surgery</li> <li>• Pharmacy</li> <li>• Dentist</li> <li>• Play Area</li> <li>• Other (please state)</li> </ul> |                      | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 2, 4, 6, 7                |
| 15                                | Please state the distance to the nearest utility connection: <ul style="list-style-type: none"> <li>• Electricity</li> <li>• Gas</li> <li>• Water</li> <li>• Sewerage</li> <li>• Telecommunications</li> </ul>   |                      | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 6, 7                      |
| <b>Site Context and Character</b> |  |                      |                          |                          |                          |                          |                          |                           |
| 16                                | Do the topographical characteristics of the site present an obstacle to development?   |                      | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 8                         |
| 17                                | Would development on the site have an adverse impact upon important views/vistas?  |                      | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 5, 8                      |
| 18                                | Would development of the site have a detrimental impact on the character of the settlement?  |                      | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 8                         |
| 19                                | Would there be any adverse impact arising from   |                      | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 2, 6, 7, 9                |

| Issue   |  | Details/<br>Comments | Suitability of Site      |                          |                          |                          |                          | *Relevant SA Objective |
|---|--|----------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|------------------------|
|   | potentially conflicting land uses?   |                      |                          |                          |                          |                          |                          |                        |
| <b>Relationship with Existing Settlements</b> |  |                      |                          |                          |                          |                          |                          |                        |
| 20  | Is the site located within the built form of a settlement or does it constitute a minor extension to a settlement? |                      | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 2, 3                   |
| <b>Conclusion</b>                             |  |                      |                          |                          |                          |                          |                          |                        |
| 21  | Additional Comments and Recommendations  |                      |                          |                          |                          |                          |                          |                        |

\* The Draft SA Framework of Objectives can be found in Appendix 5. Consultation on the SA Scoping Report for the JLDP is currently ongoing. The closing date for comments is 08-09-11.

| Draft SA Framework Objective  | Objective Achieved (Y/N/?) | Comments |
|---|----------------------------|----------|
| 1. Maintain and enhance biodiversity interests and connectivity<br>(SEA Topics: biodiversity, fauna, flora, soil)                                     |                            |          |
| 2. Promote community viability, cohesion, health and well being (SEA Topics: human health, population)  |                            |          |
| 3. Manage and reduce the impacts of climate change by promoting and supporting mitigation and adaptation measures (SEA Topics: climatic factors, air) |                            |          |
| 4. Conserve, promote and enhance the Welsh language<br>(SEA Topic: cultural heritage)   |                            |          |
| 5. Conserve, promote and enhance cultural resources and historic heritage assets (SEA Topic: cultural heritage)                                       |                            |          |
| 6. Support economic growth and facilitate a vibrant, diversified economy providing local employment opportunities (SEA Topic: Population)             |                            |          |

| Draft SA Framework Objective  | Objective Achieved (Y/N/?) | Comments |
|---|----------------------------|----------|
| 7. Provide good quality housing, including affordable housing that meets local needs<br>(SEA Topic: population, human health)                     |                            |          |
| 8. Value, conserve and enhance the plan area's rural landscapes and urban townscapes<br>(SEA Topics: landscape)                                   |                            |          |
| 9. Use land and mineral assets efficiently and promote mechanisms for waste minimisation, re-use and recycling (SEA Topic: material assets, soil) |                            |          |
| 10. Promote and enhance good transport links to support the community and the economy<br>(SEA Topic: population, human health)                    |                            |          |
| 11. Safeguard water quality, manage water resources sustainability and minimise flood risk<br>(SEA Topic: water, biodiversity)                    |                            |          |

### Appendix 5

#### Candidate Site Assessment –Assessment Guidance Notes

| Question |                              | Assessment   |  |   |  |                                      | Commentary   |
|----------|------------------------------|--|--|---|--|--------------------------------------|--|
| 1        | Is there a risk of flooding? | No known risk of flooding and surface water flooding and possible link to surface water run off to adjoining watercourse | No known risk of flooding but limited risk of surface water flooding and possible to link surface water to adjoining watercourse | Site some distance from watercourse for surface water run off | Site immediately adjacent to flood risk area or known surface water flooding | Site within area of known flood risk | <ul style="list-style-type: none"> <li>Based on EA Areas of Flood Risk map and TAN15 DAM Maps</li> </ul> |
|          |                              |  |  |   |  |                                      |  |


|   |  |   |   |   |  |  |  |
|---|--|---|---|---|--|--|--|
| 2 | Would development of the site lead to a loss of agricultural land?   | - | - | Not Agricultural Land                                 | Loss of Agricultural Land  | Loss of Best and Most Versatile Land   | <ul style="list-style-type: none"> <li>Based on Agricultural Classification Map</li> <li>Consultation with WG Agricultural Division may be required</li> </ul>       |
| 3 | Is the site (or parts of the site) protected by landscape, ecological or cultural designations?                    | - | - | No Designation  | Local Designation  | International or National Designation  | <ul style="list-style-type: none"> <li>Based on existing information held in development plans, CCW website</li> <li>Consultation with Biodiversity Units</li> </ul> |
| 4 | Would development of the site lead to the loss of an important habitat or lead to fragmentation of green corridor? | - | - | No loss of habitat of fragmentation of green corridor | Development would impact on part of an important habitat. Fragmentation of green corridor could be mitigated | Development would impact on the whole of the important habitat. Fragmentation of green corridor could not be | <ul style="list-style-type: none"> <li>Consult with Biodiversity Sections</li> </ul>   |

| Question |   | Assessment |                              |                              |                                 |                                    | Commentary   |
|----------|---|------------|------------------------------|------------------------------|---------------------------------|------------------------------------|--|
|          |   |            |                              |                              |                                 | mitigated                          |  |
| 5        | Does the site constitute Brownfield land? | Brownfield | Mixed site – part Brownfield | Greenfield within settlement | Greenfield adjoining settlement | Greenfield in the open countryside | <ul style="list-style-type: none"> <li>Consult with Biodiversity Sections</li> </ul> |



|    |  |  |   |  |  |   |  |
|----|--|--|---|--|--|---|--|
| 6  | Does the site have any value as an open space or recreational importance?                          | -  | -   | Site has no recreational or open space value | Impact upon locally important open space which has not been allocated in existing development plan framework | Impact upon allocation in existing development plan framework           | <ul style="list-style-type: none"> <li>Gwynedd – UDP (2009)</li> <li>Anglesey – Local Plan (1996), Stopped UDP (2005)</li> </ul>         |
| 7  | Does the current/previous use of the site suggest that there is a potential risk of contamination? | -  | -   | No contamination                             | Mild contamination that can be overcome  | Major contamination that can only be overcome with major economic input | <ul style="list-style-type: none"> <li>Consultation with Contaminated Land Officer</li> </ul>  |
| 8  | Would development of the site lead to a loss of trees and/or hedgerows?                            | -  | -   | No loss of trees and/or hedgerows            | Limited loss of trees/hedgerows  | Removal of all trees/hedgerows  | <ul style="list-style-type: none"> <li>Consult with Landscape/Tree officers</li> </ul>   |
| 9  | Would development of the site present an opportunity to remove an eyesore?                         | A prominent eyesore which impacts upon the built environment and other possible regeneration proposals | Not prominent and does not seem to impact upon regeneration proposals | No eyesore                                   | -  | -   |  |
| 10 | LANDMAP Evaluation   | Low  | Moderate  | -  | High   | Outstanding   | <ul style="list-style-type: none"> <li>Based on CCW LANDMAP database</li> </ul>  |
| 11 | Is the site located within walking distance of a public transport terminal?                        | Under 400m   | 401m to 800m  | 801 to 1000m                                 | 1001 to 3000m  | 3001m+  | <ul style="list-style-type: none"> <li>Distance to nearest bus stop and/or train station along footpaths and roads not as the</li> </ul> |

| Question |  | Assessment   |  |  |  |  | Commentary   |
|----------|--|--|--|--|--|--|--|
|          |  |  |  |  |  |  | <ul style="list-style-type: none"> <li>crow flies</li> <li>Based on guidelines from IHT</li> </ul> |
| 12       | Is the site accessible from a public highway?  | Direct access to main road network with more than adequate visibility splays. PRow from site to community facilities | Very minor obstacles capable of being overcome | -  | Major obstacles unlikely to be overcome            | Site landlocked, evidence of a ransom strip, on a sharp corner poor highway network, some distance from main highway network, access through existing estate | <ul style="list-style-type: none"> <li>Consult with Highways dept</li> </ul>                       |
| 13       | Is the nearby highway system (including junctions) of sufficient quality to deal with potential development on the site? | -  | -  | -  | Substandard highway system which could be improved | Substandard highway system which could only be improved with major economic input  | <ul style="list-style-type: none"> <li>Consult with Highways dept</li> </ul>                       |
| 14       | Is the site located within walking distance of a range of community services?  | Under 200m (400m for schools)  | 201m to 400m (401m to 800m for schools)        | 401m to 800m (801m to 1200m for schools) | 801m to 1000m (1201 to 1500m for schools)          | 1001m+ (1501m+ for schools)  | <ul style="list-style-type: none"> <li>Distances based upon standards by IHT</li> </ul>            |
| 15       | Please state the distance to the nearest utility connection  | 100m or less   | 101m to 200m                                   | 201m to 300m                             | 301m to 400m                                       | 401m+  |  |
| 16       | Do the topographical characteristics of the site present an obstacle to development?                                     | Vast majority of site is level with no rocky outcrops  | →  |  |  | Site major obstacles to development including steep incline and rocky outcrops   |  |
| 17       | Would development on the site have an impact upon important views/vistas?  | -  | -  | No impact                                | Level of impact minor                              | Prominent site from a distance, impact upon Conservation Area and/or listed building   |  |

| Question |  | Assessment                                  |   |                          |   |                        | Commentary |
|----------|--|---|---|--------------------------|---|------------------------|------------|
|          |  |   |   |                          |   |                        |            |
| 18       | Would development of the site have a detrimental impact on the character of the settlement?                | -   | -   | No impact                | Minor impact  | Major impact           |            |
| 19       | Would there be any adverse impact arising from potentially conflicting land uses?                          | -   | -   | No conflicting land uses | Conflicting land uses   | Bad Neighbour land use |            |
| 20       | Will development of the site provide continuity and enclosure in respect to adjacent uses and development? | Whole site clearly within settlement        | Site immediately adjoining settlement – minor extension with clear rounding off of settlement | Minor extension          | <br>Distance form settlement |                        |            |
| 21       | Additional comments and recommendations  | General Comments regarding site suitability |   |                          |   |                        |            |

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](http://www.gwynedd.gov.uk/ldp) or [www.anglesey.gov.uk/ldp](http://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, 1<sup>st</sup> 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](http://www.gwynedd.gov.uk/ldp) or [www.anglesey.gov.uk/ldp](http://www.anglesey.gov.uk/ldp) or from:

The Joint Planning Policy Unit.

1<sup>st</sup> Floor Bangor City Council Offices,

Ffordd Gwynedd,

Bangor LL57 1DT

Email: [planningpolicy@gwynedd.gov.uk](mailto:planningpolicy@gwynedd.gov.uk)

Telephone: 01766 771000 or 01286 685003

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

Site Area: 3.21ha

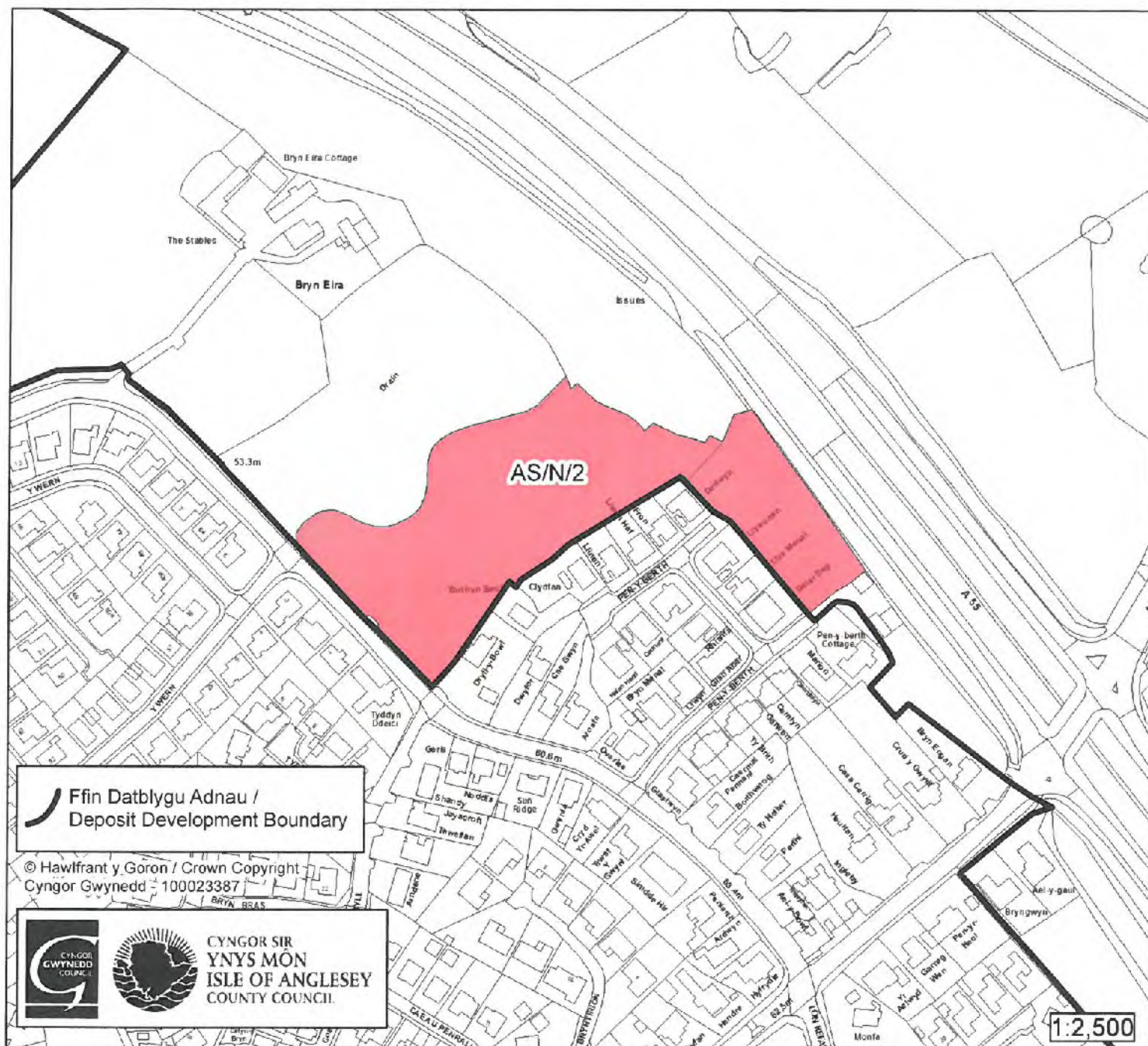
| SA Objective   | Assessment | Summary  |
|--|------------|--|
| 1. Maintain and enhance biodiversity interests and connectivity ( <i>SEA Topics: biodiversity, fauna, flora, soil</i> )  | +          | The development of this site will not lead to the loss of an important habitat, protected species, 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.  |
| 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 significantly reduce levels of traffic in an area that is experiencing congestion.  |
| 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 assets 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.  |



**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/2**

**Enw'r Safle / Site Name: Tir yn / Land at Lon Refail**

**Lleoliad / Location: Llanfairpwll**

**Cyngor Cymuned / Community Council: Llanfair PG**

**Maint (ha) / Size (ha): 1.35**

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



AS/N/2



CYNGOR SIR  
YNYS MÔN  
ISLE OF ANGLESEY  
COUNTY COUNCIL

*For office use only:*

*Representor No.*

*Date received:*

*Date acknowledged:*

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

#### Data Protection

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

We would prefer that you submit your representations directly online. Alternatively, an electronic version of this form can be completed online at [www.gwynedd.gov.uk/ldp](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             | Mr T.C. Roberts                     | ERWCONSULTING<br>CHARTERED SURVEYORS |
|                  | c/o Agents                          |                                      |
| 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)

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

|   |           |
|---|-----------|
| Policy number (please specify)                |           |
| Paragraph number (please specify)             |           |
| Proposals/ Inset Map (please specify ref no.) | T36 (T36) |
| Constraints Map                               |           |
| Appendices (please specify)                   |           |

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

|           |                                     |            |                          |
|-----------|-------------------------------------|------------|--------------------------|
| Objecting | <input checked="" type="checkbox"/> | Supporting | <input type="checkbox"/> |
|-----------|-------------------------------------|------------|--------------------------|

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

Site T36 is not the optimum housing site for the settlement of Llanfairpwll, because –

1. In locational terms it is not the most sustainable
2. In locational terms it is not the most accessible
3. The Alternative Site now available and proposed at 2d, was not proposed as a Candidate Site
4. The Deposit Plan is unsound if it does not consider and accept the Alternative Site.

**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.**

Site T3~~7~~ should be OMITTED in favour of the Alternative Site now available and proposed at –

Land at Lon Refail

Llanfairpwll

LL61 5YY

OS GRID REF. SH 53536 72021

**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.

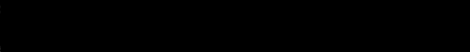


I want to speak at a hearing session.



**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> |                                     |
| Location Plan of Alternative Site at Lon Refail, Llanfairpwll, LL61 5YY                               |                                     |
|   |                                     |
|   |                                     |

|                |   |                              |
|----------------|---|------------------------------|
| <b>Signed:</b> |  | <b>Dated:</b> March 23, 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.







## Appendix 1: Sustainability Appraisal Objectives

## Appendix 2: Example Sustainability Appraisal Matrix

### 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   |     |   |

### Sustainability Appraisal Matrix

| Site Name:<br><br><b>LAND AT LON REFAIL, LLANFAIRPWLL, YNYS MON, LL61 5YY. OS GRID REF. SH 535 720</b><br><br>Site Area: Up to 2ha (or part thereof)           |            |   |
|--|------------|---|
| SA Objective   | Assessment | Summary   |
| 1. Maintain and enhance biodiversity interests and connectivity ( <i>SEA Topics: biodiversity, fauna, flora, soil</i> )  | +          | There are no biodiversity or connectivity or sustainability constraints, and development is acceptable.   |
| 2. Promote community viability, cohesion, health and well being ( <i>SEA Topics: human health, population</i> )  | ++         | Greater choice and smaller type of housing is deliverable, including AH, on a larger site area than allocation T36.   |
| 3. Manage and reduce the impacts of climate change by promoting and supporting mitigation and adaptation measures ( <i>SEA Topics: climatic factors, air</i> ) | 0          | Neutral   |
| 4. Conserve, promote and enhance the Welsh language ( <i>SEA Topic: cultural heritage</i> )  | ++         | The availability of smaller more affordable housing will support the retention of young people within their local community, thus support and sustain the Welsh language and local community character. |
| 5. Conserve, promote and enhance cultural resources and historic heritage assets ( <i>SEA Topic: cultural heritage</i> )                                       | 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 and smaller type of housing including AH will facilitate local needs, than site allocation T36 |
| 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)                       | ++ | The site is directly adjacent to J of the A55 expressway.  |
| 11. Safeguard water quality, manage water resources sustainability and minimise flood risk (SEA Topic: water, biodiversity)                       | 0  | Neutral  |

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## ALTERNATIVE SITE PROPOSAL

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Site –

LAND AT LON REFALL  
LLANFAIR PG  
ANGLESEY  
LL61 5YY  
OS GRID REF. 535 720

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 (or any part thereof), in the Local Service Centre of Llanfairpwll, is offered as an Alternative Site for Housing, in preference to allocation T36 of the Deposit JLDP.**

## **2. THE LAND OWNER**

Mr T.C. Roberts  
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 NE edge of the settlement of Llanfairpwll.
3. It is served by a good road network.
4. It directly adjoins established residential estates.
5. It is slightly sloping in topography.
6. It directly backs on to the westbound A55 Expressway.
7. The area in total is approx. 2ha.
8. It is offered as a whole, or in phased part(s).

## **4. EXISTING / PROPOSED LAND USE**

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

## **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, other than for road access and visibility lines.
8. No public or private rights of way affect the site.
9. The topography is slightly sloping within manageable development constraints, from SE down to NW, and from SW down to NE.
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 Refail.
2. It is within 100m of the public transport system.
3. The nearest utility connections are estimated at –

Electricity 10m  
Gas 20m  
Water 10m  
Sewerage 20m  
Telecoms 10m

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

## **7. PROXIMITY TO LOCAL SERVICES**

1. The following are estimated distances –

Post Office 500m  
Convenience Store 500m



Ysgol Gynradd 500m  
Secondary School, at Porthaethwy, 1km  
Supermarket, at Porthaethwy 1.5km  
GP Surgery 600m  
Dentist 600m  
Pharmacy 600m  
Play Area 600m  
Public Houses 600m

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 A55 expressway.

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

5. It is demonstrably more sustainable and accessible than other allocated sites in Llanfairpwll, proposed to date.

6. The site is offered as a whole, or in phased parts.

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 than that which allocation T36 by its site area is capable of delivering.

## 9. CRITIQUE OF ALLOCATED SITE T36

The pattern and developer-preference of existing development in the T36 location is higher-end dwellings, which are substantially higher priced than the local affordability level, so there is less choice of housing. Those in housing need on lower incomes will be excluded if T36 succeeds. The Deposit JLDP appears not to have considered this fact so, in this context, is unsound for potential ineffectiveness.

Proposed by -

**ERWCONSULTING | CHARTERED SURVEYORS | DEVELOPMENT CONSULTANTS**

