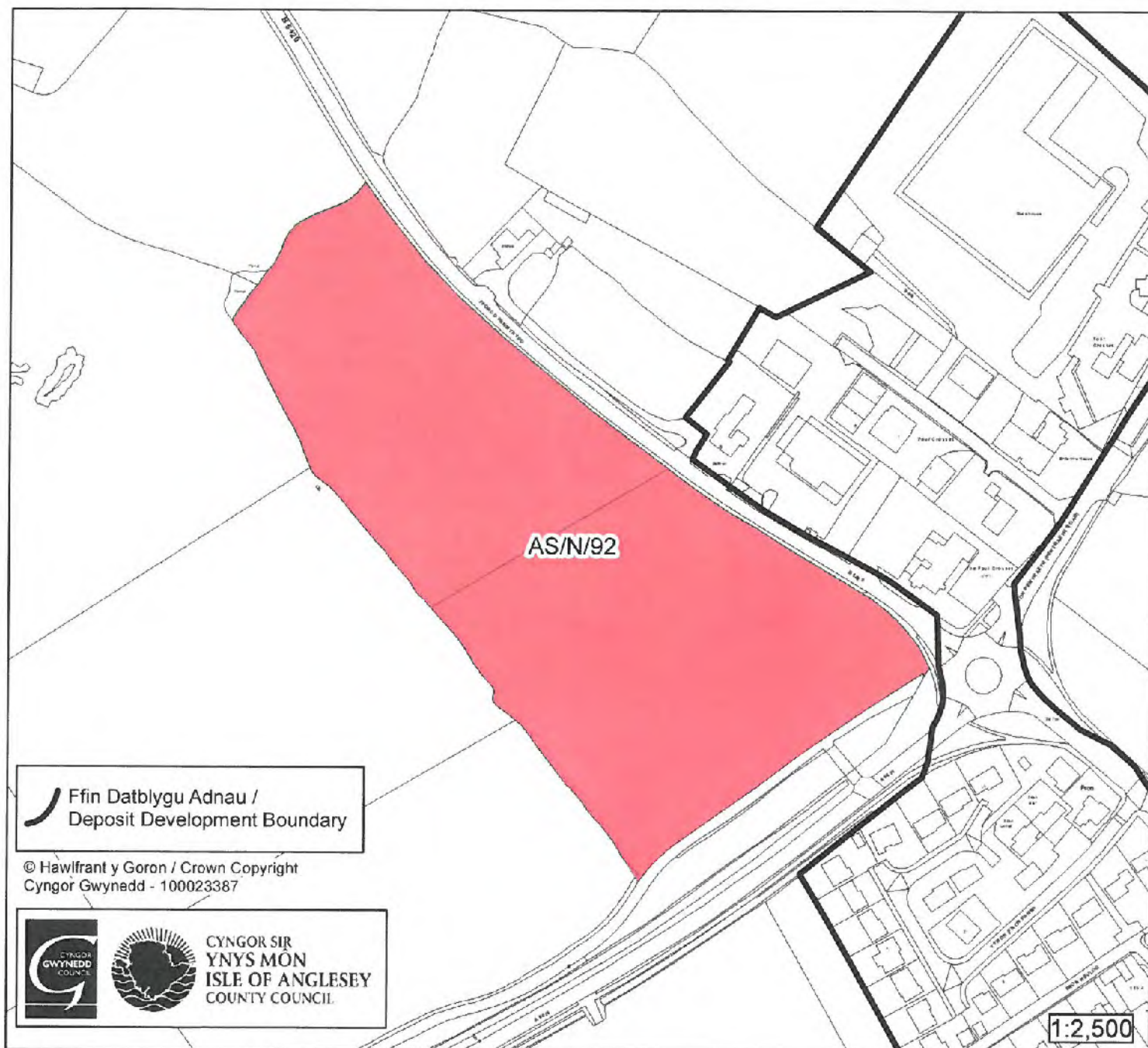


**Cynllun Datblygu Lleol ar y Cyd Gwynedd a Môn**  
**Anglesey and Gwynedd Joint Local Development Plan**  
**2011- 2026**

**COFRESTR SAFLEOEDD AMGEN / ALTERNATIVE SITES REGISTER**



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

**Cyfeirnod / Reference: AS/N/92**

**Enw'r Safle / Site Name: Tir gyferbyn/ Land opp Tafarn Four Crosses**

**Lleoliad / Location: Porthaethwy / Menai Bridge**

**Cyngor Cymuned / Community Council: Porthaethwy / Menai Bridge**

**Maint (ha) / Size (ha): 3.81**

**Defnydd Amgen â Awgrymir / Suggested Alternative Use: Cymysg / Mixed**

AS/N/92

	 <p>CYNGOR SIR YNYS MÔN ISLE OF ANGLESEY COUNTY COUNCIL</p>	<p><i>For office use only:</i></p> <p>Representor No.</p> <p>Date received:</p> <p>Date acknowledged:</p>
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**Anglesey and Gwynedd Deposit Joint Local Development Plan 2011-2026  
Representation Form**

**Data Protection**

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

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

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**PART 1: Contact details**

	<b>Your details/ Your client's details</b>	<b>Agent's details (if relevant)</b>
<b>Name</b>	Goredd Ltd	Cadnant Planning Ltd
<b>Address</b>		
<b>Postcode</b>		
<b>Telephone Number</b>		
<b>Email address</b>		



### Guidance Note.

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

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

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

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

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

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

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

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

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

Policy number <i>(please specify)</i>	TAI15
Paragraph number <i>(please specify)</i>	
Proposals/ Inset Map <i>(please specify ref no.)</i>	15
Constraints Map	
Appendices <i>(please specify)</i>	

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

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

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

It is identified within Strategic Policy PS15: Settlement Strategy that

"At least 20% of the Plan's Growth located within:

(iii) Local Service Centres – This will be through commitments and new allocations including allocating key housing sites (open market housing with a proportion of affordable provision). In addition windfall sites within the development boundary can be permitted."

Three sites have been allocated for housing within the centre of Menai Bridge. 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 Menai Bridge.

We wish to propose a site on land to the north-west of the Four Crosses Roundabout to be included within the development boundary of Menai Bridge for allocation of mixed use of commercial, leisure, employment and housing and full details are included within the attached Candidate Site assessment methodology and the Sustainability Appraisal framework. The site is located immediately to the North West of the Four Crosses roundabout in Menai Bridge and part of the site adjoins the Stopped Unitary Development Plan boundary.

The Wales Spatial Plan identifies the Menai area as a network of linked settlements on both sides of the Menai Straits and that this area has the greatest potential as the key economic driver to spread prosperity to the rest of the wider area of Anglesey and Eryri. 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 for social and economic prosperity that could extend to the Island as a whole.

*Please use additional sheet if necessary.*

*Please state how many additional sheets have been used...1....*

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

We wish to object to the development boundary of Menai Bridge. We wish to propose a site on land to the north-west of the Four Crosses Roundabout to be included within the development boundary of Menai Bridge for allocation of mixed use of commercial, leisure, employment and housing. The land is available and the concept of a mixed use development on the site is considered to be deliverable due to the site's merits of being located in a popular, accessible and sustainable location, having excellent social and transport links with the nearby regional centre of Bangor.

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

We wish to see the development boundary for Menai Bridge reviewed and altered to include the site adjacent to the Four Crosses within the development boundary which would form a logical extension to the development boundary to provide a mix of commercial, community and leisure development which could include community services including a petrol filling station and retail shop, together with leisure services including a tourist information centre and tourist related workshops.

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



### Part 3: What Happens Next?

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

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

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



I want to speak at a hearing session.



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

We wish to test the Council's reasoning for the exclusion of the site from the draft LDP development boundary through discussion and clarification at the hearing.

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

Submission of documents and evidence to the examination



Publish Inspector's report



Plan's adoption



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

The continuation of section 2c

Location Plan

Signed:



Dated: 31.03.15

THANK YOU FOR YOUR COMMENTS ON THE DEPOSIT PLAN

*Please do not forget to enclose any relevant documentation (e.g. a Sustainability Appraisal) with this form.*

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

ONLINE – By completing the electronic form at [www.gwynedd.gov.uk/ldp](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

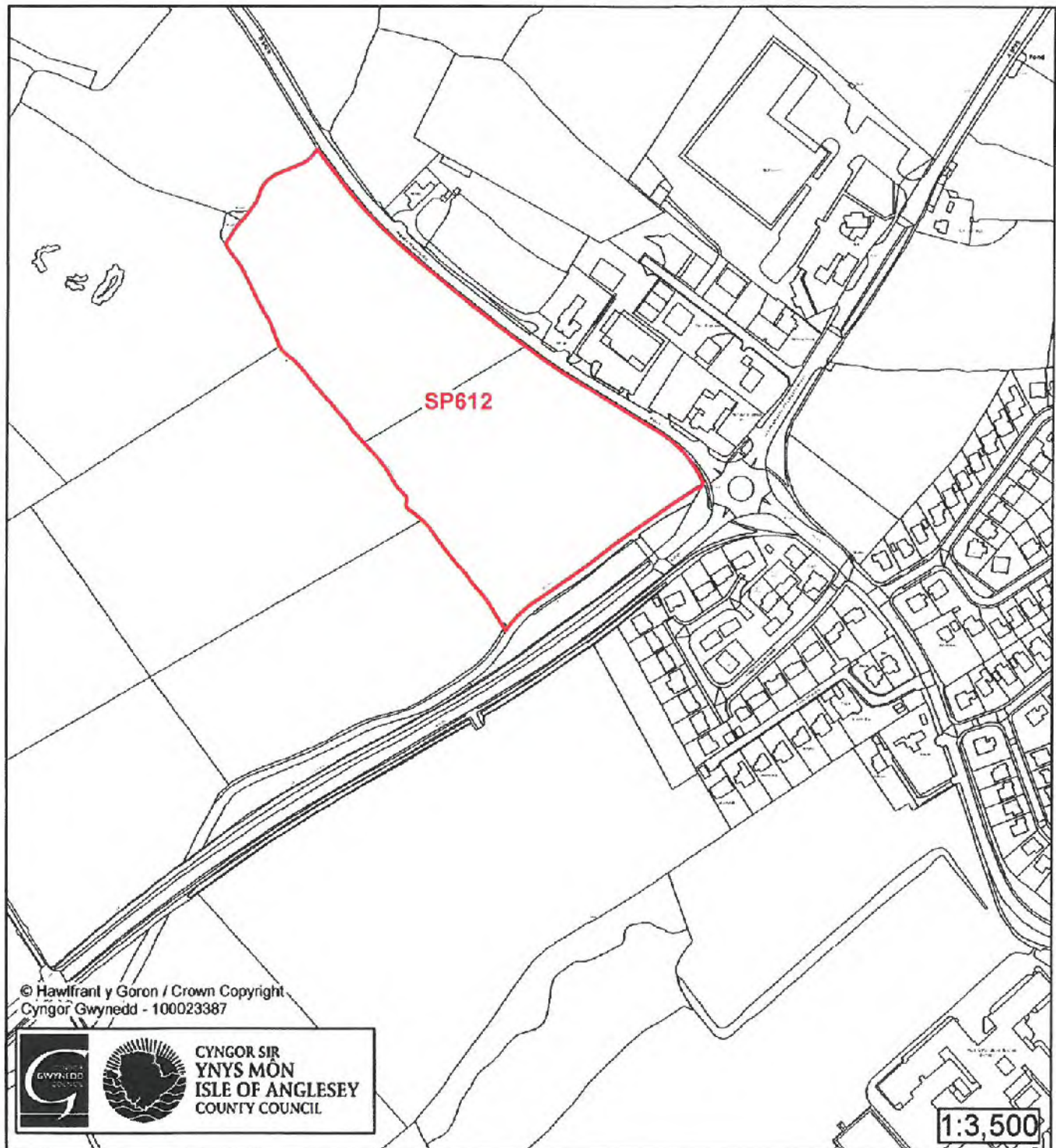
Test	Procedural Tests
<b>P1</b>	It has not been prepared in accordance with the Delivery Agreement including the Community Involvement Scheme.
<b>P2</b>	The plan and its policies have not been subjected to Sustainability Appraisal including Strategic Environmental Assessment.
	<b>Consistency Tests</b>
<b>C1</b>	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.
<b>C2</b>	It does not have regard to national policy.
<b>C3</b>	It does not have regard to the Wales Spatial Plan.
<b>C4</b>	It does not have regard to the relevant community strategy.
	<b>Coherence and Effectiveness Tests</b>
<b>CE1</b>	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.
<b>CE2</b>	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.
<b>CE3</b>	There are no clear mechanisms for implementation and monitoring.
<b>CE4</b>	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	: SP612
Enw'r Safle / Site Name	: Tir gyferbyn / Land opp Tafarn Four Crosses
Lleoliad / Location	: Porthaethwy / Menai Bridge
Cyfeirnod Grid / Grid Reference	: 544 728
Maint (ha) / Size (ha)	: 3.81
Defnydd â Awgrymir / Suggested Use	: Cymysg / Mixed



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

Historically the lack of 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. Menai Bridge is a settlement with excellent local services, primary and secondary schools, new leisure facility, access to jobs and community facilities and is close to the key employment centre of Bangor. As such it is a sustainable location for new housing conforming with national policy guidance.

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 the re-located playing field within a balanced mixed use development.

The land is available and the concept of a mixed use development on the site is considered to be deliverable due to the site's merits of being located in a popular, accessible and sustainable location, having excellent social and transport links with the nearby regional centre of Bangor. It is considered that allocating the site for mixed commercial, leisure, employment and housing would complement the clear aims of the Wales Spatial Plan in ensuring that land is available to provide for economic growth combined with the necessary open market and affordable housing in the Menai area.

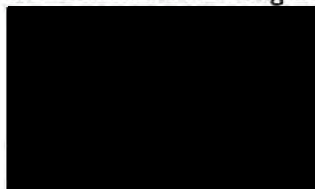


Uned Polisi Cynllunio ar y Cyd Gwynedd a Môn  
Joint Planning Policy Unit Anglesey & Gwynedd



CYNGOR SIR  
YNYS MÔN  
ISLE OF ANGLESEY  
COUNTY COUNCIL

Goredd Ltd  
c/o Candnant Planning Ltd



Uned Polisi Cynllunio ar y Cyd Gwynedd a Môn  
Joint Planning Policy Unit Anglesey & Gwynedd  
Swyddfeydd Cyngor Dinas Bangor City Council Offices  
Ffordd Gwynedd  
Bangor  
Gwynedd. LL57 1DT

☎ (01286) 685003

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

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

Gofynnwch am / Ask for: Linda Lee

☎ (01286) 685002

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

Ein Cyf / Our Ref:

Eich Cyf / Your Ref:

Dyddiad / Date: 21-04-2015

Annwyl Syr/Madam

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

**Enw'r a Lleoliad y Safle:  
Tir gyferbyn â Four Crosses**

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

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

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

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

Peidiwch ag oedi rhag cysylltu efo'r Uned

Dear Sir/Madam

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

**Site Name and Location:  
Land opposite Four Crosses**

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

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

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

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

Please do not hesitate to contact the Joint

Uned Polisi Cynllunio ar y Cyd  
Gwynedd a Môn  
Swyddfeydd Cyngor Dinas Bangor City Council Offices  
Ffordd Gwynedd  
Bangor  
Gwynedd. LL57 1DT  
(01286) 685003



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

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

Yn gywir / Yours faithfully



**LINDA LEE**

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

	 <p>CYNGOR SIR YNYS MÔN ISLE OF ANGLESEY COUNTY COUNCIL</p>	<p><i>For office use only:</i></p> <p><i>Representor No.</i></p> <p><i>Date received:</i></p> <p><i>Date acknowledged:</i></p>
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**Anglesey and Gwynedd Deposit Joint Local Development Plan 2011-2026  
Representation Form**

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**PART 1: Contact details**

	Your details/ Your client's details	Agent's details (if relevant)
Name		
Address	<p>WELSH WATER</p>	
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.

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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>	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"/>
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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"/>

### 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:

31/3/15

**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.*

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**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**

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

#### **T40 Land near Lon Gamfa, Porthaethwy**

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

	 <p>CYNGOR SIR YNYS Môn ISLE OF ANGLESEY COUNTY COUNCIL</p>	<p><i>For office use only:</i></p> <p><i>Representor No.</i></p> <p><i>Date received:</i></p> <p><i>Date acknowledged:</i></p>
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**Anglesey and Gwynedd Deposit Joint Local Development Plan 2011-2026  
Representation Form**

**Data Protection**

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

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

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**PART 1: Contact details**

	Your details/ Your client's details	Agent's details (if relevant)
Name		
Address	<p>WELSH WATER</p>	
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)

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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>	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"/>
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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).**

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

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

Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
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**2e. If you think that the Deposit Plan is unsound which test of soundness do you think that it fails?**  
(Please tick below). *More details are provided at the back of this form.*

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

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### Test of Soundness

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

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**PART 1: Contact details**

	Your details/ Your client's details	Agent's details (if relevant)
Name		
Address	<p>WELSH WATER</p>	
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.

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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>	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"/>
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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	<input type="checkbox"/>	No	<input type="checkbox"/>
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**2e. If you think that the Deposit Plan is unsound which test of soundness do you think that it fails?**  
(Please tick below). *More details are provided at the back of this form.*

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

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**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**

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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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## **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**

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

#### **T40 Land near Lon Gamfa, Porthaethwy**

- 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 within the catchment area of Treborth WwTW would require improvements at the treatment works which would need to be funded through our Asset Management Plan or potentially earlier through developer contributions.

**T41 Former Cattle Market Site, Valley**

- 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.
- Holyhead Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed growth figures.

**T42 Land near North Terrace, Criccieth**

- 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.
- The proposed growth being promoted for this settlement may require improvements at Criccieth Wastewater Treatment Works (WwTW) which would need to be funded through our Asset Management Plan or potentially earlier through developer contributions.

**T43 Land near Victoria Hotel, Llanberis**

- 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.
- Llanberis Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed growth figure allocated for this catchment area.

**T44 Land near Ty Du Road, Llanberis**

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

**T45 Church Field, Llanrug**

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

**T46 Land near Rhuthallt Road, Llanrug**

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

**T47 Land near Helyg, Nefyn**

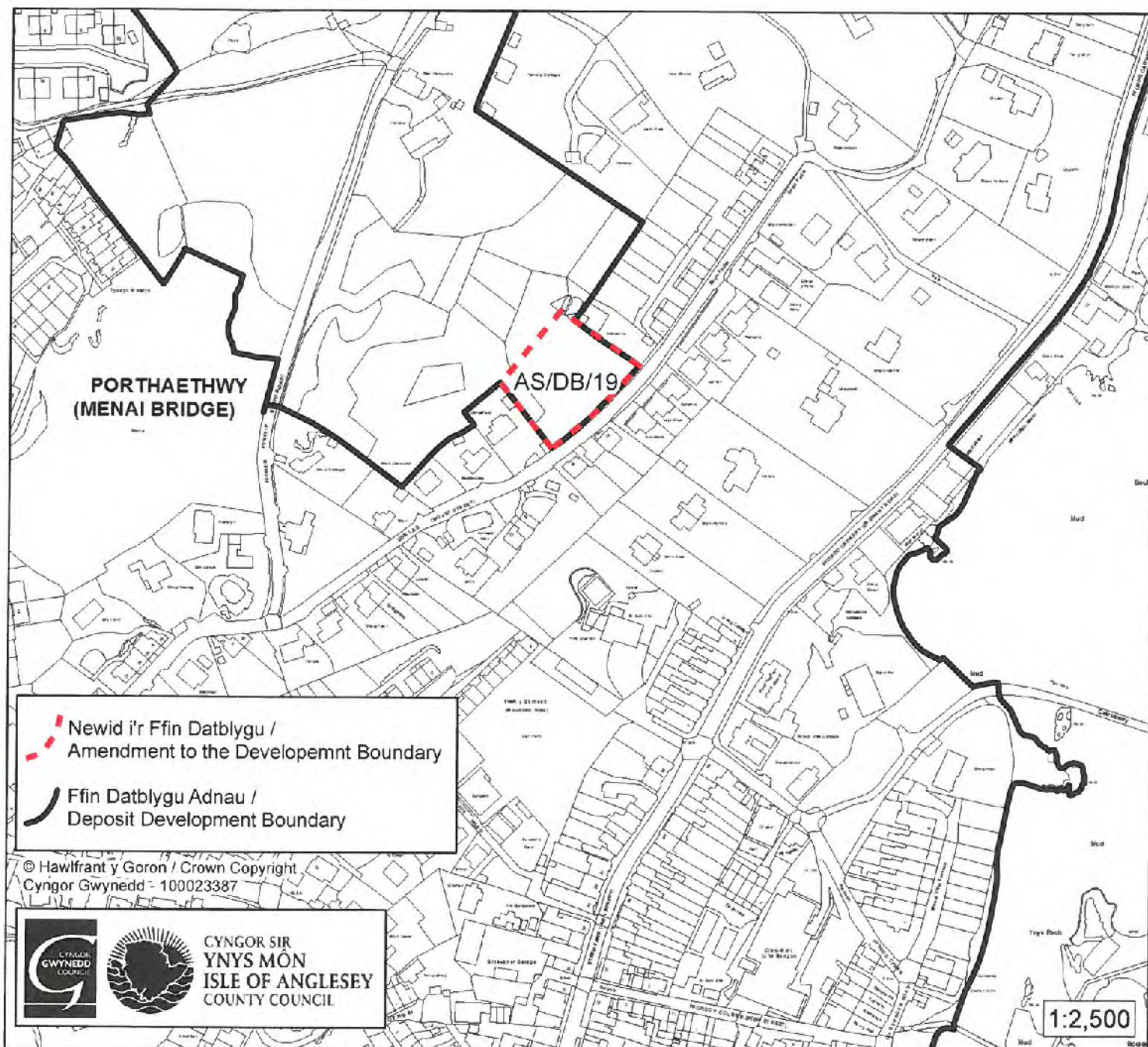
- A water supply can be provided to serve this site.
- There are isolated incidents of flooding in the public sewerage system that will need to be resolved to allow development to proceed. Potential developers can either wait for DCWW to resolve the flooding, subject to funding being approved by our regulator Ofwat, or progress the improvements through the sewerage requisition provisions of the Water Industry Act 1991 or S106 of the Town & Country Planning Act 1990.
- Nefyn Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed growth figure allocated for this catchment area.

**T48 Former Allotments, Nefyn**

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

**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:** NEWID I'R FFIN DATBLYGU /  
AMENDMENT TO DEVELOPMENT BOUNDARY

**Cyfeirnod / Reference:** AS/DB/19

**Enw'r Safle / Site Name:** Tir ffwrdd / Land off Mount Street

**Lleoliad / Location:** Porthaethwy / Menai Bridge

**Cyngor Cymuned / Community Council:** Porthaethwy / Menai Bridge

**Maint (ha) / Size (ha):** 0.19



AS/DB/19

	 <p>CYNGOR SIR YNYS MÔN ISLE OF ANGLESEY COUNTY COUNCIL</p>	<p>For office use only:</p> <p>Representor No.</p> <p>Date received: 31/3/15 agm</p> <p>Date acknowledged:</p>
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**Anglesey and Gwynedd Deposit Joint Local Development Plan 2011-2026  
Representation Form**


**Data Protection**

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

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

Additional representation forms can be obtained from the Joint Planning Policy Unit on 01286 685003 or may be downloaded from the Council's web site at: [www.gwynedd.gov.uk/ldp](http://www.gwynedd.gov.uk/ldp) or [www.anglesey.gov.uk/ldp](http://www.anglesey.gov.uk/ldp) or you may photocopy this form. When making comments please use additional sheets as required clearly numbering each consecutive sheet.

**PART 1: Contact details**

	Your details/ Your client's details	Agent's details (if relevant)
<b>Name</b>	Mr D. Brooke & Mr. R. Stanmore	Cadnant Planning Ltd
<b>Address</b>		
<b>Postcode</b>		
<b>Telephone Number</b>		
<b>Email address</b>		



### Guidance Note.

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

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

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

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

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

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

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

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

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



**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>	15
Constraints Map	
Appendices <i>(please specify)</i>	

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

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

Menai Birdge has been categorised as a Local Service Centre under Policy TAI15 in the Anglesey and Gwynedd Deposit Joint Local Development Plan 2011-2026 in which a development boundary has been delineated around the Centre.

We wish to propose a site off Mount Street (candidate site SP614) to be included in the development boundary of Menai Bridge and a plan identifying the land is attached to this representations form. The site is identified as being located immediately adjoining the development boundary of Menai Bridge in 3 directions. The proposed inclusion of the site within the development boundary will assist in ensuring that there is sufficient landbank for windfall sites to accommodate the housing need of Menai Bridge over the plan period.

It is considered that the site would form a reasonable extension to the development boundary of Menai Bridge to accommodate the identified housing need. The site is well integrated with and connected to the existing pattern of development along Mount Street. The site would sensitively infill a small gap between existing housing.

Extending the development boundary of Menai Bridge to include this site would result in a linear form of extension to the development boundary along Mount Street allowing the centre to grow sustainably over the plan period, helping to ensure that the JLDP housing and growth strategy would be sound, deliverable and consistent with national planning policy.

*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).**

We wish to propose a site off Mount Street to be included in the development boundary of Menai Bridge. The site is identified as being located immediately adjoining the development boundary in 3 directions. The proposed inclusion of the site within the development boundary will assist in providing windfall sites to accommodate the housing need over the plan period. It is considered that the site would form a reasonable extension to the development boundary sensitively infilling a small gap between existing housing to accommodate the identified housing need.

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

We wish to seek that the development boundary of Menai Bridge be extended to include our site off Mount Street which will assist in providing windfall sites to accommodate the housing need over the plan period.

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

### Part 3: What Happens Next?

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

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

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



I want to speak at a hearing session.



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

We wish to test the Council's reasoning for the exclusion of the site from the draft LDP development boundary through discussion and clarification at the hearing.

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

Submission of documents and evidence to the examination



Publish Inspector's report



Plan's adoption



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

Location Plan

Signed:



Dated: 31.03.15

THANK YOU FOR YOUR COMMENTS ON THE DEPOSIT PLAN

*Please do not forget to enclose any relevant documentation (e.g. a Sustainability Appraisal) with this form.*

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

**ONLINE** – By completing the electronic form at [www.gwynedd.gov.uk/ldp](http://www.gwynedd.gov.uk/ldp) or [www.anglesey.gov.uk/ldp](http://www.anglesey.gov.uk/ldp)

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

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

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

## Test of Soundness

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

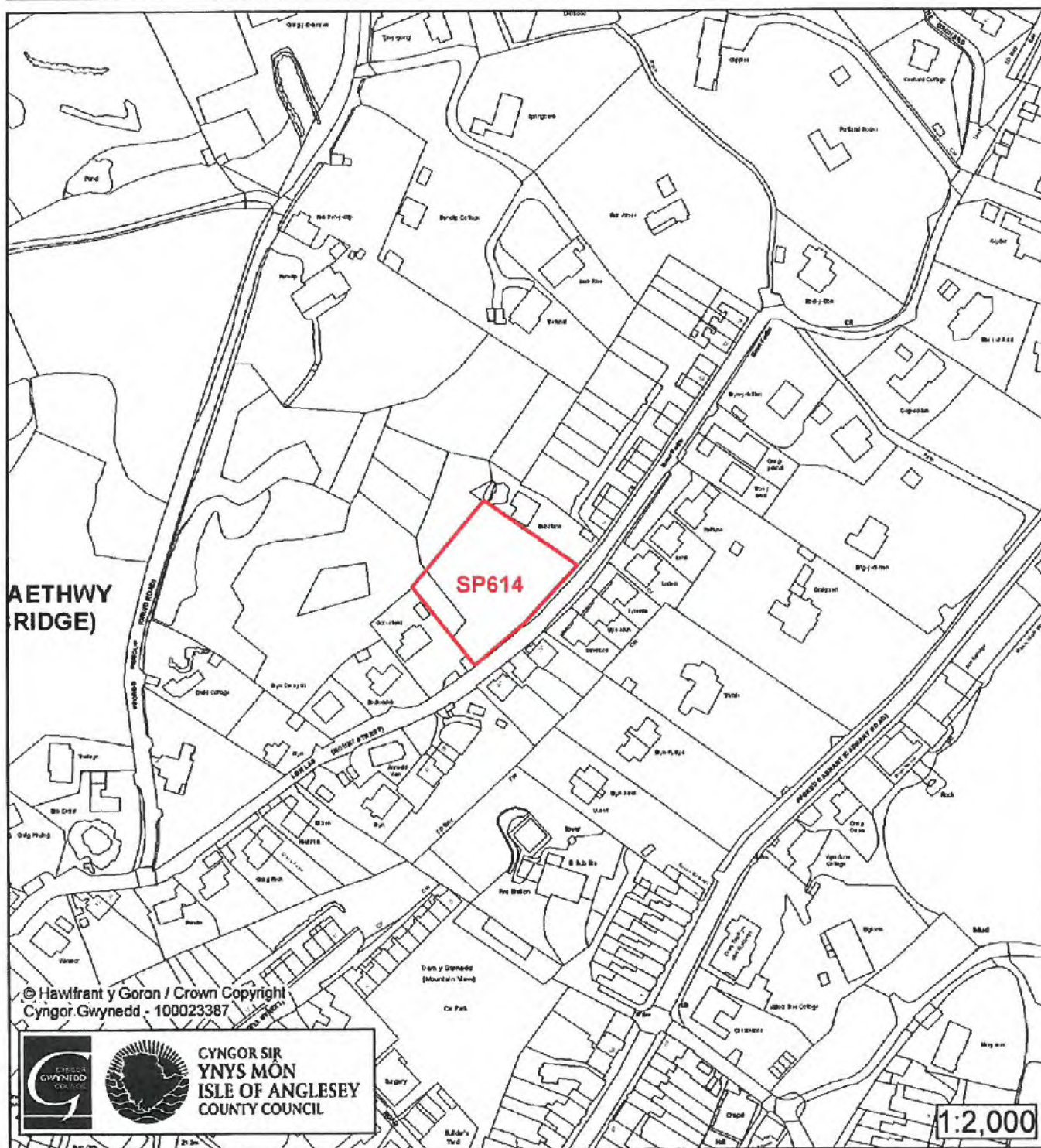
Where you propose a change to the Deposit Plan you should therefore make clear which test(s) of soundness you believe the Deposit Plan fails. The tests are in 3 groups - ‘Procedural’ (2 tests); ‘Conformity’ (4 tests); and ‘Coherence and Effectiveness’ (4 tests). If you wish to comment on the way in which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

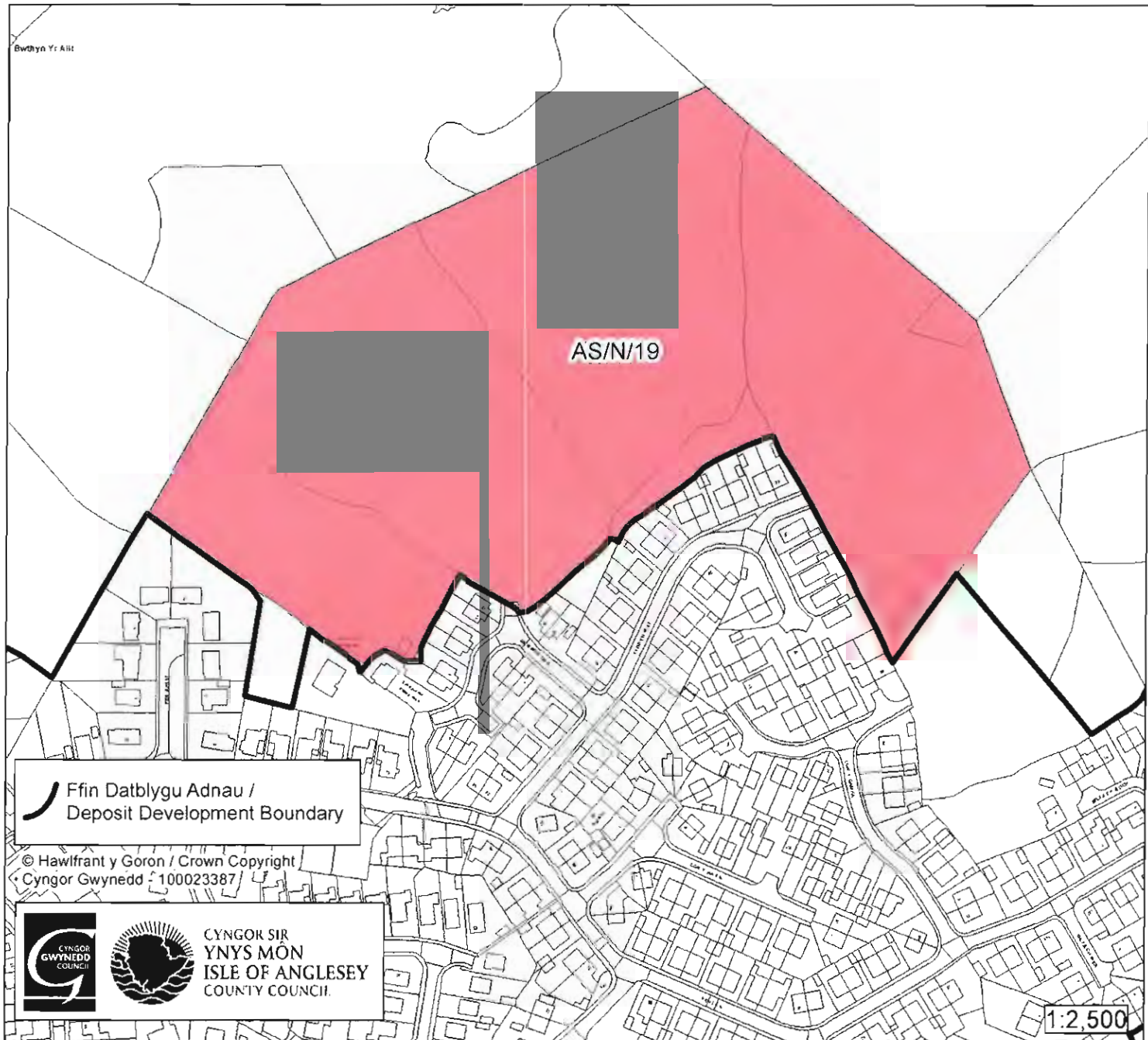
### Cofrestr Safle Posib / Candidate Site Register



Cyfeirnod/ Reference	: SP614
Enw'r Safle / Site Name	: Tir ffwrdd / Land off Mount Street
Lleoliad / Location	: Porthaethwy / Menai Bridge
Cyfeirnod Grid / Grid Reference	: 557 724
Maint (ha) / Size (ha)	: 0.18
Defnydd â Awgrymir / Suggested Use	: Tai / Housing

**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/19**

**Enw'r Safle / Site Name: Tir ger / Land adj Tyddyn isaf**

**Lleoliad / Location: Porthaethwy / Menai Bridge**

**Cyngor Cymuned / Community Council: Porthaethwy / Menai Bridge**

**Maint (ha) / Size (ha): 5.79**

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



30 March 2015

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

Dear Sir or Madam,

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

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

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

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

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

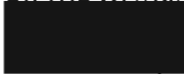
- The site's compatibility with the Plan's strategy;
  - Any substantial physical, ecological, environmental and geological constraints to development of the site and the potential for mitigation measures to overcome or reduce these;
  - The sustainability of the site in relation to availability and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

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

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

Yours faithfully

FOR THE WATKIN JONES GROUP

A black rectangular box redacting the signature of Stuart Hardy.

Stuart Hardy BA (Hons) MTCP  
Planner

Enc.



# Index to Appendices

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

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

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

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

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

**Appendix F:** Pentraeth Automotive

**Appendix G:** Llanfawr Newydd

## Appendix E:

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20/10/19

<b>Site Name:</b>	<b>Tyddyn Isaf (Cae Bryniau Moelion), Menai Bridge</b>
<b>Site Reference:</b>	SP636
<b>Size:</b>	5.79ha
<b>Current Use:</b>	Greenfield
<b>Proposed Use:</b>	Residential Uses

# Site Portfolio

<b>Site Reference:</b>	<b>SP636</b>		
<b>Site Name:</b>	<b>Land adj. Tyddyn Isaf/ Cae Bryniau Moelion</b>		
<b>Neighbourhood:</b>	Menai Bridge	<b>Size:</b>	<b>5.79 Ha</b>
<b>Current Use:</b>	Greenfield		
<b>Proposed Use:</b>	Housing		

## Site Details:

Site SP636 includes land adjacent to Tyddyn Isaf, Menai Bridge and is submitted for allocation for housing. The site may also have been referred to as Cae Bryniau Moelion during the allocation process but for clarity, Tyddyn Isaf and Cae Bryniau Moelion is the same site.

## Introduction

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

## Environmental Capital

The site is located on the edge of Menai Bridge's built form and is well connected to, and integrates well, with the existing pattern of development. The site represents a logical extension to the urban boundary in what is a sustainable location that is presently formed by the residential developments of Derwen Deg, Tyddyn Isaf, Lon Y Gamfa and Penlon.

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

## Accessibility

The B5420 is a strategic route (located approximately 500 metres to the south west of the site) which connects the site to the commercial centre of Menai Bridge. The B5420 interconnects with other roads including the A5 to the south, and the A5025 to the west, with connections to the North Wales Expressway. This allows good road transport links to the rest of Anglesey, Bangor, the rest of North Wales and North West England. Potential traffic generated by the site would be assessed at the application stage and any mitigation measures would be implemented accordingly.

Vehicular access to the site is possible from Derwen Deg which is a new residential estate that was completed in 2008/ 2009 and extends the settlement boundary to the north. Derwen Deg comprises of a mix of terraced and semi-detached freehold properties, which are accessed via the B5420 and Penlon. As part of the Derwen Deg development a new road was established that would also provide access to the adjacent land at Tyddyn Isaf.

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

## Site Context and Character

The site is relatively uniform in shape and slopes gently towards the south east. The nature of the topography means that the site forms the highest point of the settlement and as a result there

would be minimal impact on views and vistas. The site is located within close proximity to existing infrastructure.

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

#### ***Relationship with Existing Settlements***

Development of the site would provide a logical extension that would "square off" this part of the settlement, which is located to the north west of Menai Bridge. The site respects adjacent land uses (residential/ employment/ agriculture) and is located in a highly sustainable location which is located within walking distance (approximately 900 metres) to the commercial focus of Menai Bridge.

#### ***Compliance with Spatial Strategy***

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

The site, due to its nature, scale and location, is classified as a 'strategic site' and as such, would contribute positively towards the JLDP's aim to supply at least 20% of its future housing supply (i.e. 1,580 dwellings over the full plan period; 105 dwellings per annum) in Local Service Centres, such as Menai Bridge.

#### ***Deliverability***

The proposed site adjoins the settlement of Menai Bridge, in a location that is generally recognised as being suitable for housing. Where policy seeks to expand development in logical and sustainable locations, there would be no better site.

The site scores very well in the sustainability appraisal. Unlike some sites put forward through the call for sites process, the site is instantly available, deliverable (the landowner is keen to bring the site forward for development) and developable (there are physical constraints to development that can be overcome). There is more than reasonable prospect that the site would be delivered in the short to medium term and would provide a useful addition to the JLDP site allocation process and the housing supply for Anglesey/ Gwynedd.

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

The site does not have an adverse impact upon an SAC or SPA. Most consultee responses are fairly positive and indicate that the site could be included in the JLDP subject to detailed evaluations and potential mitigation. A response to these comments is given below:

<b>Issue</b>	<b>Consultee</b>	<b>Comments</b>	<b>Response</b>
<b>Highways/ Traffic</b>	<b>NWTRA</b>	Due to capacity on the road network at and around Britannia Bridge at peak times, the trunk road authority will need to be assured that the development of this site will not exacerbate matters. A review of the potential traffic impact of the development of the site should be provided to the trunk road authority for further comment.	A detailed transport assessment would be provided at the application stage.
	<b>Planning</b>	Access through a series of estates which may be unsuitable for large scale development.	Access through a series of estates has already been established by the recent planning permission at Derwen Deg, which is located directly adjacent to the site.



			As part of the Derwen Deg development a road was created that would also provide access to the land at Tyddyn Isaf.
<b>Archaeology</b>	<b>GAT</b>	Fairly significant restraint – Allocation could be included in JLDP but subject to results of archaeological evaluation	<p>An archaeological evaluation could be provided at the application stage and any findings addressed accordingly.</p> <p>The potential for archaeological remains at the site does not itself prohibit allocation or development.</p>
<b>Land Classification</b>	<b>WG (Agri)</b>	Provisional ALC Grade 3	CCW's Landmap confirms that the area comprises of agricultural grassland which has low environmental and ecological value.
	<b>Planning</b>	Situated to the north of the settlement including the whole site would extend the built form of the settlement into the open countryside	Although development would extend into the open countryside it provides a logical and sustainable extension to the settlement.
<b>Housing Need</b>	<b>Planning</b>	Due to settlement's landbank the site is not required to meet the settlement's housing needs.	The site provides a logical and obvious choice for development. Despite the presence of a landbank for Menai Bridge, not all of these sites will come forward over the plan period. The site at Tyddyn Isaf is proven to be available, deliverable and developable.

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

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

**Sustainability Appraisal**

Please see full sustainability appraisal proforma attached

# Sustainability Appraisal

	Indicator	Site Performance	SA Comments
IF1	Is the site located in or adjoining a town/ city, village or rural cluster?	Adjoining a town (Menai Bridge)	The site scores well in the initial filtering stage, with all indicators scoring in Band C (neutral). The site can therefore be considered for allocation, subject to the following sustainability appraisal.
IF2	Is the site over 0.3 hectares?	Yes (5.79 Ha)	
IF3	Is the site in whole or part vulnerable to fluvial/ tidal flooding?	No known risk.	
	Is the site within or in the vicinity of:	(See below)	
	SSSI	No	
	SAC	No	
	SPA	No	
	NNR	No	
	Mineral and Coal Safeguarding Sites	No	
	Biological/ Geological Heritage Site	No	
	Ancient Monument on site	No	
	Listed Building on site	No	
	Locally Listed Building on site	No	
1.	Is there a risk of flooding?	No known risk of flooding but limited risk of surface water flooding and possible to link surface water to adjoining watercourse	The site is not within a flood zone.
2.	Would development of the site lead to a loss of agricultural land?	Loss of agricultural land	The site is not within a designated area and any sustainability issues are capable of mitigation and/ or negotiation.
3.	Is the site (or parts of the site) protected by landscape, ecological or cultural designations?	No designations but some landscape and local cultural value.	The proximity of the site, which adjoins the built up area of the settlement, makes it suitable for development.

4.	Would development of the site lead to the loss of an important habitat or lead to fragmentation of green corridor?		<p>The site is currently used for grazing and has been in agricultural use for a number of years. Development would impact on part of an important habitat.</p> <p>Development of the site would lead to some fragmentation of the green corridor but represents a logical extension to the settlement in a sustainable location</p>	
5.	Does the site constitute Brownfield land?		Greenfield adjoining settlement	
6.	Does the site have any value as an open space or recreational importance?		Limited recreational or open space value	
7.	Does the current/ previous use of the site suggest that there is a potential risk of contamination?		No contamination	<p>There are no issues with ground contamination.</p> <p>There is some loss of trees/ hedgerows which would be mitigated and enhanced by comprehensive planting and landscaping regimes.</p>
8.	Would development of the site lead to a loss of trees and/ or hedgerows?		Some loss of trees/ hedgerows	
9.	Would development of the site present an opportunity to remove an eyesore?		No eyesore	
10.	LANDMAP evaluation		(See below)	<p>The site has characteristics of local importance (i.e. geology, history and culture) but landscape and visual characteristics are moderate. Development would seek to preserve and enhance the quality of the local area.</p>
10.	a	Visual and Sensory	Moderate	
10.	b	Geological	Outstanding	
10.	c	Landscape and Habitats	Moderate	
10.	d	Historical	Outstanding	
10.	e	Cultural	High	

11.	Is the site located within walking distance of a public transport terminal?		(See below)	The site is sustainable and scores well in terms of its proximity to local services.
11.	a	Distance to railway station	2500m	
11.	b	Distance to nearest bus stop	Under 400m	
11.	c	Distance to A road junction	Under 400m	
11.	d	Distance to motorway junction	1001m to 3000m (NW Expressway)	
12.	Is the site accessible from a public highway?		Very minor obstacles capable of being overcome	Primary and secondary schools are well located within approximately 800 metres of the site.
13.	Is the nearby highway system (including junctions) of sufficient quality to deal with potential development on the site?		Yes.	
14.	Is the site located within walking distance of a range of community services?		(See below)	Development at the site would have very good access to local facilities and sustainable transport methods.
14.	a	Distance to service centre	401m to 800m	The site has good access to open space and recreational facilities and scores well in relation to access to employment and healthcare.
14.	b	Distance to supermarket	801m to 1000m	
14.	c	Distance to convenience store	401m to 800m	
14.	d	Distance to Post Office	1000m+	
14.	e	Distance to Primary School	401m to 800m	
14.	f	Distance to Secondary School	401m to 800m	
14.	g	Distance to GP surgery	1001m+	
14.	h	Distance to NHS hospital	1001m+	
14.	i	Distance to Pharmacy	401m to 800m	
14.	j	Distance to Dentist	401m to 800m	The site is within close proximity to all utility services and is therefore deliverable.
14.	k	Distance to open space/ park	201m to 400m	
14.	l	Distance to employment site	401m to 800m	
15.	Distance to the nearest utility connection		(See below)	
15.	a	Electricity	100m or less	
15.	b	Gas	100m or less	
15.	c	Water	100m or less	
15.	d	Sewerage	100m or less	
15.	e	Telecommunications	100m or less	



16.	Do the topographical characteristics of the site present an obstacle to development?		Site is fairly level	No obstacles to development.
17.	Would development on the site have an impact upon important views/ vistas?		Level of impact minor	The extension of the settlement in this location is logical and acceptable. There would be minimal impact on the character of the surrounding area and adjacent land uses.
18.	Would development of the site have a detrimental impact on the character of the settlement?		No impact. The site represents a logical extension of the urban form and there is built development on two sides of the site.	
19.	Would there be any adverse impact arising from potentially conflicting land uses?		No conflicting land uses	
20.	Will development on the site provide continuity and enclosure in respect to adjacent uses and development?		(See below)	
20.	a	Is the site located within the built form of the settlement?	Adjoining	
20.	b	Does the site constitute a minor extension to the settlement?	Site adjoins the settlement. Development of the site represents a logical extension that would 'square- off' this part of the settlement in Menai Bridge.	
21.	Additional Comments:			

# Sustainability Appraisal Matrix

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

## Map/ Plan of Site

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



Cyfeirnod / Reference	: SP636
Enw'r Safle / Site Name	: Tir ger / Land adj Tyddyn Isaf
Lleoliad / Location	: Porthacothwy
Cyfeirnod Gnd / Gnd Reference	: 551 729
Maint (ha) / Size (ha)	: 5.79
Ddefnydd & Awgrymir / Suggested Use	: Tai / Housing



## Aerial Photograph





## Other Photographs



New road at Derwen Deg, which was created to also provide access to Tyddyn Isaf

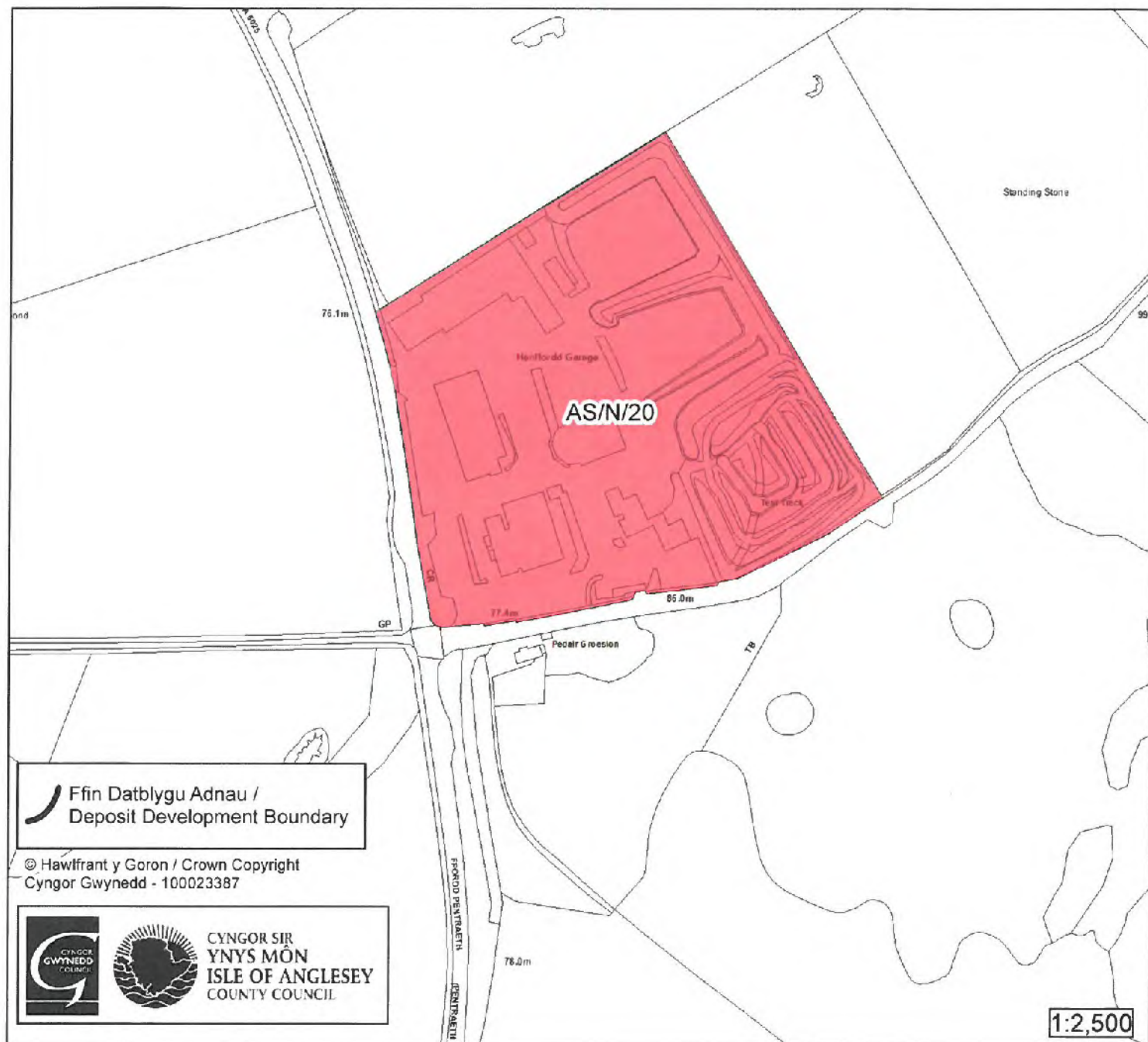




3159-1018

**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/20**

**Enw'r Safle / Site Name: Pentraeth Automotive, Henffordd**

**Lleoliad / Location: Porthaethwy / Menai Bridge**

**Cyngor Cymuned / Community Council: Porthaethwy / Menai Bridge**

**Maint (ha) / Size (ha): 3.13**

**Defnydd Amgen â Awgrymir / Suggested Alternative Use: Cymysg / Mixed**

30 March 2015

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

Dear Sir or Madam,

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

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

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

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

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

*Building the future*



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

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

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

Yours faithfully

FOR THE WATKIN JONES GROUP



Stuart Hardy BA (Hons) MTCP  
Planner

Enc.

## **Index to Appendices**

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

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

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

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

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

**Appendix F:** Pentraeth Automotive

**Appendix G:** Llanfawr Newydd

AS/N/20

## Appendix F:

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<b>Site Name:</b>	<b>Pentraeth Automotive</b>
<b>Site Reference:</b>	SP637
<b>Size:</b>	3.13ha
<b>Current Use:</b>	Greenfield
<b>Proposed Use:</b>	Residential Uses/ Leisure/ Retail

# Site Portfolio



Site Reference:	SP637		
Site Name:	Pentraeth Automotive		
Neighbourhood:	Menai Bridge	Size:	3.13 Ha
Current Use:	Mixed Use/ Car Show Rooms		
Proposed Use:	Housing/ Leisure/ Retail		

## Site Details:

Site SP637 includes land at Pentraeth Automotive, Menai Bridge and is submitted for allocation for housing / leisure/ retail.

## Introduction

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

## Environmental Capital

The site is located in a strategic location, directly off the A5025. The site lies approximately 2000m from the commercial focus of Menai Bridge, approximately 1500m from the town of Llandegfan, and approximately 2500m from Llanfairpwllgwyngyll.

The site is brownfield and comprises of a mix of uses that includes car showrooms, forecourts and garages for the storage and display of vehicles. The site represents a relatively dense form of built development in what is a predominantly countryside location. The site has minimal vulnerability to the effects of climate change, including issues of flooding or drainage.

## Accessibility and Relationship with Existing Settlements

The site is very accessible from the A5025 which connects to Menai Bridge and Llanfairpwllgwyngyll to the south and Pentraeth to the north. The A5025 interconnects with other roads including the A5 and A55 which provides access to the rest of Anglesey, Bangor and North Wales. Potential traffic generated from the site can be accommodated onto the highway network without any problems.

Local employment is available within the commercial centre of Menai Bridge and the towns of Llandegfan and Llanfairpwllgwyngyll, which are located within approximately 1 ½ miles (2400 metres) of the site. Pentraeth is located approximately 3 miles to the north and Llangefni approximately 6 miles to the west. A bus stop is located directly opposite, which means that the site is very accessible to public transport routes. The site is accessible by cycle to a range of local services, community and education facilities.

## Site Context and Character

The site is uniform in shape and slopes gently in a NE to SW direction towards the boundary formed by the A5025. The nature of the site, and its location, mean that there is limited impact on views and vistas. Development of the site for housing, leisure or retail purposes would have the potential to improve the character and appearance of the local area.

CCW's LANDMAP confirms that the area has moderate to low landscape and ecological value.

## Compliance with Spatial Strategy

The site, due to its nature, scale and location, is classified as a 'strategic site' and as such, would



contribute positively towards the JLDP's aim to supply sufficient commercial/ employment/ housing land over the plan period.

#### ***Deliverability***

The site adjoins the A5025, in a location that has been considered as being suitable for built development. The site is sustainable and scores well in the sustainability appraisal, especially in terms of its infrastructure and accessibility. The site is available, deliverable and developable (there are no physical constraints to development).

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

The site does not have an adverse impact upon an SAC or SPA. A response to the reasons given for non-inclusion is given below:

Issue	Consultee	Comments	Response
	Planning	<ul style="list-style-type: none"> <li>It is not proposed to allocate the site for mixed use development as the site is within the open countryside.</li> <li>The location is not considered suitable for housing.</li> </ul>	<p>Although located in the open countryside, the principle of built development at the site has already been established.</p> <p>Although there are no plans at present, there is more than reasonable prospect that the current uses will seek to re-locate their premises to a different location at some point in the future. It is therefore important to safeguard the site via the allocations process for a use or uses which would make the best use of land in what is an important, strategic location.</p> <p>If left vacant, the site has potential to cause significant harm to the character and visual amenity of the local area.</p> <p>Given the highly accessible location and issues such as access to the site from a major highway, the most obvious and long-term use of the site would appear to be for residential purposes. Impact on the highway network would be less than for example, industrial or more intensive commercial uses which would involve larger vehicles and larger turning movements.</p>

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

The above information, which is supplemented by a comprehensive sustainability appraisal of the site (enclosed below), indicates that the site is suitable for other uses, preferably for housing (or leisure/ retail) and should be included as a candidate/ allocated site within the JLDP. The site is brownfield land and as such the principle of built development has already been established. Whilst the site is not currently available, there is reasonable prospect that it would become

available in the future. The site is deliverable and developable and can help Anglesey/ Gwynedd meet its development/ housing requirements throughout the plan period. It is therefore considered to be appropriate to be brought forward due to its sustainable location close to Menai Bridge, which is recognised within the JLDP as a priority area for development.

**Sustainability Appraisal**

Please see full sustainability appraisal proforma attached

# Sustainability Appraisal

	Indicator	Site Performance	SA Comments
IF1	Is the site located in or adjoining a town/ city, village or rural cluster?	No	The site scores well in the initial filtering stage, with the majority of indicators scoring in Band C (neutral). The site can therefore be considered for allocation, subject to the following sustainability appraisal.
IF2	Is the site over 0.3 hectares?	Yes (3.13 ha)	
IF3	Is the site in whole or part vulnerable to fluvial/ tidal flooding?	No known risk.	
	Is the site within or in the vicinity of:	(See below)	
	SSSI	No	
	SAC	No	
	SPA	No	
	NNR	No	
	Mineral and Coal Safeguarding Sites	No	
	Biological/ Geological Heritage Site	No	
	Ancient Monument on site	No	
	Listed Building on site	No	
	Locally Listed Building on site	No	
1.	Is there a risk of flooding?	No known risk of flooding	The site is not within a flood zone.
2.	Would development of the site lead to a loss of agricultural land?	Not agricultural land	The site is not within a designated area.
3.	Is the site (or parts of the site) protected by landscape, ecological or cultural designations?	No designations but some cultural value.	



4.	Would development of the site lead to the loss of an important habitat or lead to fragmentation of green corridor?		Site already developed. No loss of habitat or fragmentation of the green corridor.	
5.	Does the site constitute Brownfield land?		Brownfield	
6.	Does the site have any value as an open space or recreational importance?		Site has no open space or recreational value	
7.	Does the current/ previous use of the site suggest that there is a potential risk of contamination?		No contamination	<p>There are no issues with ground contamination.</p> <p>There is no loss of trees/ hedgerows.</p>
8.	Would development of the site lead to a loss of trees and/ or hedgerows?		No loss of trees and/ or hedgerows	
9.	Would development of the site present an opportunity to remove an eyesore?		No eyesore	
10.	LANDMAP evaluation		(See below)	<p>The site has moderate landscape and ecological value, and characteristics of local importance. Any future development should seek to preserve and enhance the special qualities of the local area.</p>
10.	a	Visual and Sensory	Moderate	
10.	b	Geological	Outstanding	
10.	c	Landscape and Habitats	Moderate	
10.	d	Historical	Outstanding	
10.	e	Cultural	High	



11.	Is the site located within walking distance of a public transport terminal?		(See below)	The site scores well in terms of its proximity to infrastructure and sustainable transport methods.
11.	a	Distance to railway station	1001m to 3000m	
11.	b	Distance to nearest bus stop	Under 400m	
11.	c	Distance to A road junction	Under 400m	
11.	d	Distance to motorway junction	1001m to 3000m	
12.	Is the site accessible from a public highway?		Direct access to main road network with adequate visibility splays.	Primary and secondary schools are well located within approximately 1200 metres of the site.  Access to local services is moderate.
13.	Is the nearby highway system (including junctions) of sufficient quality to deal with potential development on the site?		Yes.	
14.	Is the site located within walking distance of a range of community services?		(See below)	
14.	a	Distance to service centre	1000m+	
14.	b	Distance to supermarket	1000m+	
14.	c	Distance to convenience store	1000m+	
14.	d	Distance to Post Office	1000m+	
14.	e	Distance to Primary School	801m to 1200m	The site has good access to open space, recreational facilities and employment, and moderate accessibility to healthcare.
14.	f	Distance to Secondary School	401m to 800m	
14.	g	Distance to GP surgery	1000m+	
14.	h	Distance to NHS hospital	801m to 1000m	
14.	i	Distance to Pharmacy	1000m+	
14.	j	Distance to Dentist	1000m+	
14.	k	Distance to open space/ park	Under 200m	
14.	l	Distance to employment site	Under 200m	The site is within close proximity to all utility services and is therefore deliverable.
15.	Distance to the nearest utility connection		(See below)	
15.	a	Electricity	100m or less	
15.	b	Gas	100m or less	
15.	c	Water	100m or less	
15.	d	Sewerage	100m or less	

15.	e	Telecommunications	100m or less	
16.		Do the topographical characteristics of the site present an obstacle to development?	Site slopes from NE to SW	
17.		Would development on the site have an impact upon important views/ vistas?	No impact. Site already developed.	The site is brownfield and therefore development of the site for other uses would have limited impact on the character of the area, views and vistas. There would be minimal conflict with other land uses.
18.		Would development of the site have a detrimental impact on the character of the settlement?	No impact.	
19.		Would there be any adverse impact arising from potentially conflicting land uses?	No conflicting land uses	
20.		Will development on the site provide continuity and enclosure in respect to adjacent uses and development?	(See below)	
20.	a	Is the site located within the built form of the settlement?	No.	
20.	b	Does the site constitute a minor extension to the settlement?	Distance from settlement	
21.		Additional Comments:		

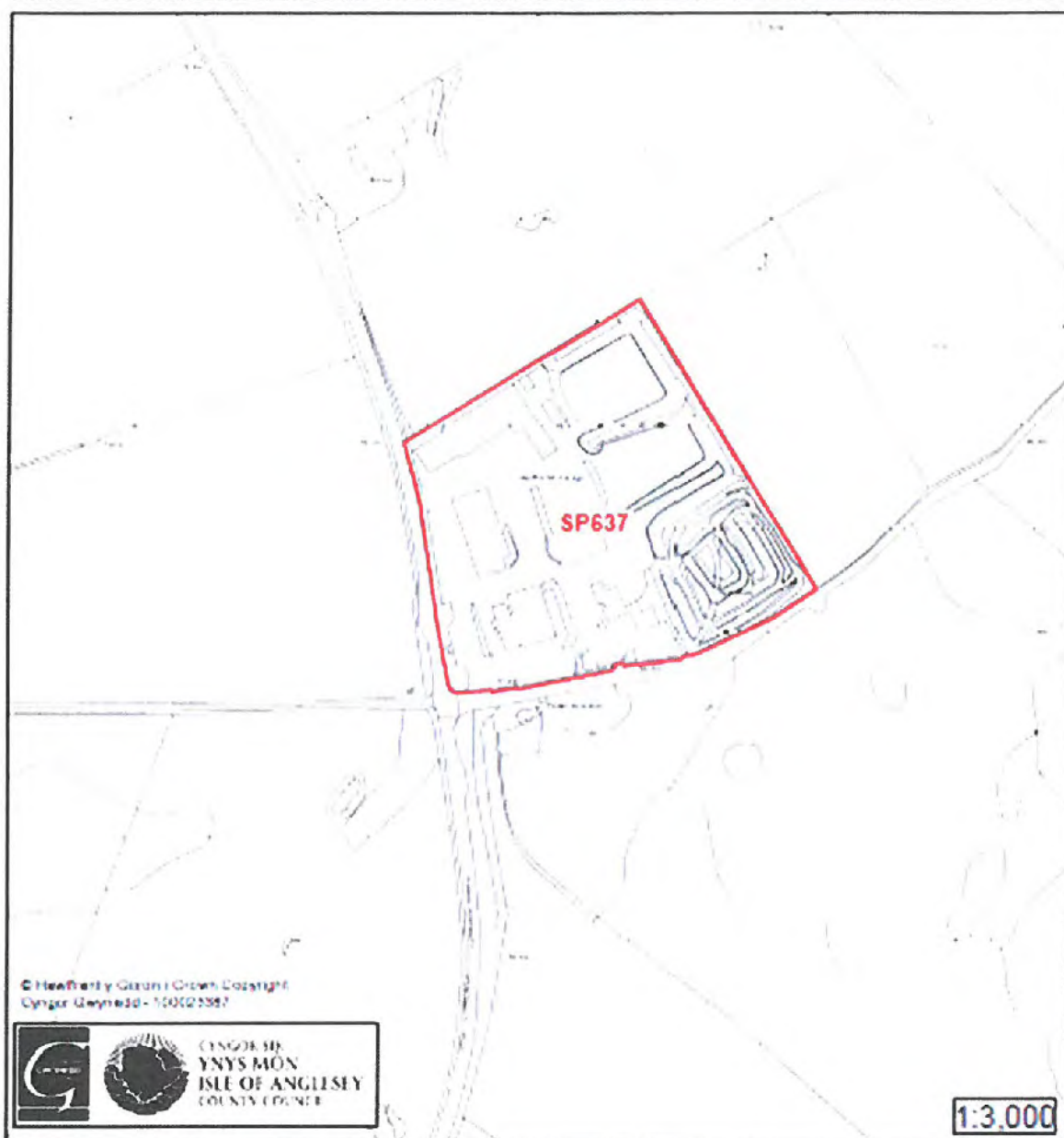


# Sustainability Appraisal Matrix

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

## Map/ Plan of Site

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



Cyfeimod/ Reference	: SP637
Enw'r Safle / Site Name	: Pentraeth Automotive, Henffordd
Lleoliad / Location	: Porthaethwy
Cyfeimod Grid / Grid Reference	: 551 738
Maint (ha) / Size (ha)	: 3.13
Defnydd â Awgrymiir / Suggested Use	: Cymysg / Mixed



## Aerial Photograph





## Other Photographs

