

	 <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: 31/3/15 cbw</p> <p>Date acknowledged:</p>
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**Anglesey and Gwynedd Deposit Joint Local Development Plan 2011-2026
Representation Form**

Data Protection

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

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

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

PART 1: Contact details

	Your details/ Your client's details	Agent's details (if relevant)
Name	[REDACTED]	
Address	[REDACTED]	
Postcode	[REDACTED]	
Telephone Number	[REDACTED]	
Email address	[REDACTED]	

Guidance Note.

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

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

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

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

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

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

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

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

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

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

Enway suggested

2a. Which part of the Deposit Plan are you commenting on?	
Policy number (please specify)	TAI 16 HOUSING IN SERVICE VILLAGES
Paragraph number (please specify)	
Proposals/ Inset Map (please specify ref no.)	
Constraints Map	
Appendices (please specify)	

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

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

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

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.

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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:



Dated:

31/3/15

THANK YOU FOR YOUR COMMENTS ON THE DEPOSIT PLAN

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

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

ONLINE – By completing the electronic form at www.gwynedd.gov.uk/ldp or www.anglesey.gov.uk/ldp

BY EMAIL – planningpolicy@gwynedd.gov.uk

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

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

Test of Soundness

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

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

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

TAI16 HOUSING IN SERVICE VILLAGES

(i) ALLOCATIONS

T55 Land near A5, Gwalchmai

- A water supply can be provided to serve this site.
- Potential developers need to be aware that this 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.
- Gwalchmai Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed growth figure allocated for this catchment area.

T56 Tyn Cae Estate, Newborough

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

T57 Land near Tyn y Ffynnon, Llanerchymedd

- A water supply can be provided to serve this 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.
- The proposed growth being promoted for this settlement would require improvements at Llanerchymedd Wastewater Treatment Works (WwTW) which would need to be funded through our Asset Management Plan or potentially earlier through developer contributions.

T58 Land near Saron, Bethel

- A water supply can be provided to serve this site.
- The foul flows would lead to Bethel Sewage Pumping Station (SPS) and an assessment of this SPS may be needed to establish whether the flows can be accommodated or whether improvements to the SPS will be required to allow development to proceed.
- The proposed growth being promoted for this settlement would require improvements at Treborth Wastewater Treatment Works (WwTW) which would need to be funded through our Asset Management Plan or potentially earlier through developer contributions.

T59 Land near Glanrafon Estate, Bontnewydd

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

T60 Land near Pont Glan Beuno, Bontnewydd

- A water supply can be provided to serve this 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.
- The proposed growth being promoted for this settlement would require improvements at Llanfaglan Wastewater Treatment Works (WwTW) which would need to be funded through our Asset Management Plan or potentially earlier through developer contributions.

T61 Land near Cefn Capel, Botwnnog

- A water supply can be provided to serve this 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.

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

T62 Land near Pentre, Botwnnog

- A water supply can be provided to serve this 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.
- Botwnnog Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed growth figure allocated for this catchment area.

T63 Land to Rear of Madryn Arms, Chwilog

- A water supply can be provided to serve this 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.
- Chwilog Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed growth figure allocated for this catchment area.

T64 Land near Cae Capel, Chwilog

- Potential developers need to be aware that this site is crossed by 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.
- The public sewerage network can accept the potential foul flows from the proposed development site.
- Chwilog Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed growth figure allocated for this catchment area.

T65 Land near Pentre Helen, Deiniolen

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

T66 Land near Maes Bleddyn, Rachub

- A water supply can be provided to serve this site.
- Potential developers need to be aware that this 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 would require improvements at Bethesda Wastewater Treatment Works (WwTW) which would need to be funded through our Asset Management Plan or potentially earlier through developer contributions.

T67 Land near Tyn Lon, Y Ffor

- 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 would require improvements at Y Ffor Wastewater Treatment Works (WwTW) which would need to be funded through our Asset Management Plan or potentially earlier through developer contributions.

T68 Land near the school, Y Ffor

- 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 would require improvements at Y Ffor Wastewater Treatment Works (WwTW) which would need to be funded through our Asset Management Plan or potentially earlier through developer contributions.

1352

T69 Land near Bro Gwystil, Y Ffor

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

1353

(ii) WINDFALLS

- The proposed windfall growth for these settlements may impact upon DCWW water and sewerage assets. As the location of any windfall development is not yet known we will make an assessment and comment on proposed development sites at the time of the planning application.
- There are isolated incidents of flooding in the public sewerage system in the following settlements that may need to be resolved to allow development to proceed:

Newborough

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.

- The proposed growth being promoted within the catchment area of the following WwTW would require improvements at the treatment works:

Llanerchymedd, Bethel (Treborrh Bangor WwTW), Bontnewydd (Llanfaglan WwTW), Rachub (Bethesda WwTW).

The improvements would need to be funded through our Asset Management Plan or potentially earlier through developer contributions.

REP NO: 627

ID: 2829

	 <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</p> <p>Date acknowledged:</p>
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NEED TO SCAN

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

SUMMARY EMAIL SENT

Data Protection

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PART 1: Contact details

	Your details/ Your client's details	Agent's details (if relevant)
Name	RCH Douglas Pennant	Mrs Charlene Sussums-Lewis
Address	c/o Agent	
Postcode		
Telephone Number		
Email address		

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

2a. Which part of the Deposit Plan are you commenting on?	
Policy number (please specify)	TAI16
Paragraph number (please specify)	6.41/6.42
Proposals/ Inset Map (please specify ref no.)	Inset 37
Constraints Map	
Appendices (please specify)	

2b. Are you objecting or supporting the Deposit Plan?			
Objecting	N	Supporting	Y

2c. Please provide details of your representation on the Deposit Plan.
See attached document

2ch. If your response to 2c above exceeds 100 words, please provide a summary (no more than 100 words).
The proposed allocation of circa 30 residential units on Site T66 (Land Nr. Maes Bleddyn) Rachub is supported for the following reasons: <u>Deliverability – Positive Planning.</u> <u>Allocated Housing Numbers</u> <u>Development Principle</u> <u>Opportunities and Constraints</u> – As attached at Appendix 1 <u>Indicative Masterplan</u> – As attached at Appendix 2 <u>Positive Sustainability Appraisal</u>

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

2dd. Is the Deposit Plan sound?			
Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>

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

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

Part 3: What Happens Next?

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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.

Representation of landowner with regards Settlement Hierarchy, Projected Housing numbers & Settlement of **Rachub** (Map Inset 37)

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:

Supporting Statement with Sustainability Appraisal

Opportunities and Constraints Plan

Indicative Masterplan

Signed: [REDACTED]

Dated: 30/03/2015

THANK YOU FOR YOUR COMMENTS ON THE DEPOSIT PLAN

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

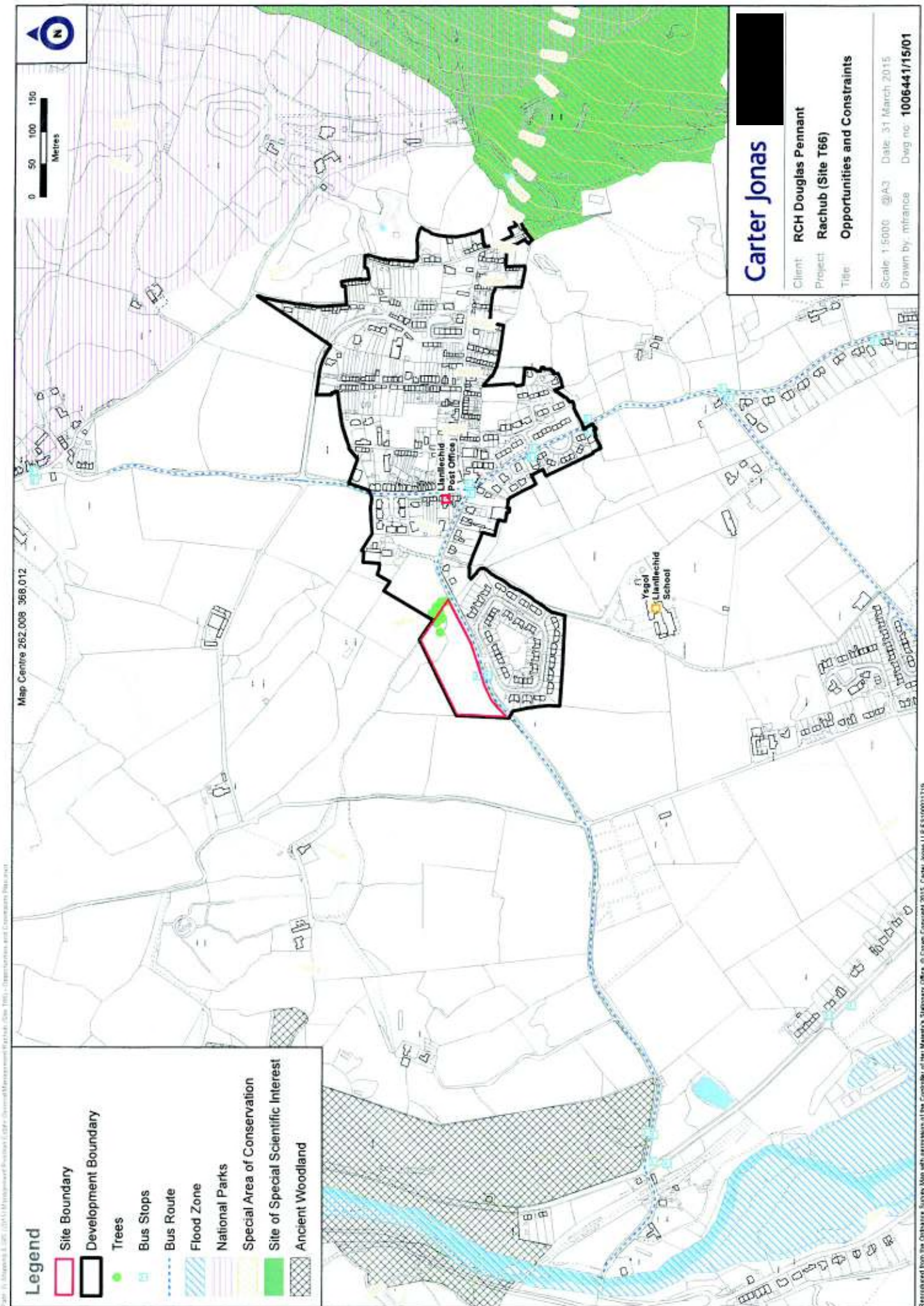
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BY EMAIL – planningpolicy@gwynedd.gov.uk

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Legend

- Site Boundary
- Development Boundary
- Trees
- Bus Stops
- Bus Route
- Flood Zone
- National Parks
- Special Area of Conservation
- Site of Special Scientific Interest
- Ancient Woodland

Carter Jonas

Client: RCH Douglas Pennant
 Project: Rachub (Site T66)
 Title: Opportunities and Constraints

Scale: 1:5000 @A3 Date: 31 March 2015
 Drawn by: mirance Dwg no: 1006441/15/01

Map Centre 262,008 368,012

ANGLESEY & GWYNEDD JOINT LOCAL DEVELOPMENT PLAN (2011-2026)

DEPOSIT PLAN (2015) PUBLIC CONSULTATION RESPONSE

Title:	Land at Rachub (Ref:T66)
Client:	RCH Douglas Pennant
Agent:	
Contact:	
Email:	

1. Introduction

1.1. These representations have been prepared in response to the Deposit Plan (2015) of the Joint Local Development Plan – Anglesey & Gwynedd (2011-2026).

2. Soundness

2.1. We consider that the Deposit Plan is sound. The representations have been prepared in order to support the allocation of **Site T66, Rachub**.

3. Deposit Plan

3.1. In the Deposit Plan, **Rachub** is classified as a **Service Village**. The plan states that *'The scale of proposed future development will reflect the Villages' needs in terms of the size and function and their physical and functional relationships with the higher tier Centres...In Service Villages development will be delivered through completions, commitments, windfall and, where appropriate, new allocations for either a combination of market value and local need affordable housing.'*

3.2. In accordance with Policy **TAI16** & Paragraph **7.4.123**, **Site T66 (Land near Maes Bleddyn)** has been identified for allocation with an indicative growth level of **30** dwellings over the plan period (2011-2026).

4. Site Assessment

CRITERIA	SITE DETAILS & COMPLIANCE
Site Ref	Land near Maes Bleddyn
Settlement	Rachub
Proposal	Residential Development
Current Use	Agricultural
Area	Circa 1 ha

Density	30 dwellings per hectare
Approx Total Yield	30 dwellings, mixed
HIERARCHY OF SETTLEMENTS	
Located within Settlement Boundary Limit	Site adjoins existing settlement boundary
Previously Developed Land	No
Position in Settlement Hierarchy	Service Village
ACCESS TO KEY SERVICES	
Distance to Post Office	200m
Convenience Store	800m
Primary School	600m
Secondary School	1.5km
Supermarket	10km
Doctors Surgery	1km
Pharmacy	1km
Play Area	600m
Dentist	50m
CONSTRAINTS AND DELIVERABILITY	
ENVIRONMENTAL CONSTRAINTS	
Impact of landscape and countryside	No – site developed to South and East – natural extension
Impact on local village character	No – opportunity to enhance area
Impact on views	No – site well screened

Impact on Biodiversity	No – Opportunity to increase biodiversity as currently used for agriculture.
Impact on Historic Environment	No
PHYSICAL CONSTRAINTS	
Flood Risk	No
Ownership	Private ownership
Ground Conditions	Relatively level site capable for development
Archaeology	None known
Highways	Access satisfactory (see Indicative Plan)
Availability	Available for development and deliverable within plan period.

5. Site Justification

5.1. The proposed allocation of circa **30** residential units on **Site T66 (Land Nr. Maes Bleddyn Rachub)** is supported for the following reasons:

5.1.1. Deliverability – Positive Planning. The Site is under single ownership which allows for effective disposal and deliverability. The allocation of The Site for residential development allows for positive planning in accordance with National Planning Policy as The Site is available, deliverable and located on the edge of a settlement suitable for growth.

5.1.2. Allocated Housing Numbers - Policy **TAI16** of the Deposit Plan states that residential allocation in **Service Centres** including **Rachub** will count towards the delivery of housing growth identified in the Plan's strategy. Paragraph **6.41** states that the overall housing land requirement stands at 7,902 for the Plan area during the Plan period (2011-2026). This

equates to 3,817 housing units to Anglesey and 4,084 to Gwynedd. Paragraph 6.42 states that in line with the spatial strategy, up to 55% of the overall housing land requirement identified for the Plan area is directed to Bangor (Sub-Regional Centre) and the Urban Service Centres combined and at least 20% to the Local Service Centres. These are the largest settlements where there are concentrations of facilities. The remainder (no more than 25%) is expected to be delivered in Villages, Clusters and the countryside. The proposed allocation is therefore in accordance with **TAI16, 6.41 & 6.42**.

- 5.1.3. Development Principle – Policy **TAI16** of the Deposit JLDP states that Site **T66 (Land Nr. Maes Bleddyn) Rachub** can accommodate **30** dwellings over the plan period (2011-2026). Upon examining the Deposit Plan and the accompanying Opportunities & Constraints Plan and Indicative Masterplan, **30** dwellings could be accommodated upon The Site whilst resulting in a positive enhancement to the area and provision of housing. Spatially, it is considered that The Site would create a natural extension to the settlement and would not lead to an unacceptable intrusion into the open countryside.
- 5.1.4. Opportunities and Constraints – As attached at Appendix 1, the plan demonstrates that the development of The Site is feasible and that no major constraints would inhibit the development of it. In addition, The Site is not impacted directly from special areas of designation.
- 5.1.5. Indicative Masterplan – As attached at Appendix 2, it is demonstrated that The Site could be developed and delivered with minimal adverse impact on the surrounding settlement. It is noted that the development of the site would allow for a well designed and sustainable scheme on the edge of the village of **Rachub**.
- 5.1.6. Positive Sustainability Appraisal – The proposed allocation of **Site T66 (Land Nr. Maes Bleddyn) Rachub** is in accordance with the Deposit LDP Strategy and also in accordance with the Sustainability Appraisal (See Section 6).

6. Sustainability Appraisal

Site Name: **Site T66 (Land Nr. Maes Bleddyn) Rachub**

Site Area: **1 Ha**

SA Objective	Assessment	Summary
<p>1. Maintain and enhance biodiversity interests and connectivity (SEA Topics: biodiversity, fauna, flora, soil)</p>	+	<p>The Site will contribute towards this SA Objective because The Site is not within a protected area and the development of The Site will not lead to adverse impacts regarding contamination. The development of The Site can include for enhancement of biodiversity with the planting of trees and hedges where appropriate.</p> <p>The site is currently agricultural with little benefit to wildlife. It is hoped that the development of open space provision and occupiers gardens will be of benefit to the environment.</p>
<p>2. Promote community viability, cohesion, health and well being (SEA Topics: human health, population)</p>	++	<p>The Site will contribute towards this SA Objective because The Site is on the edge of the settlement and will provide for the opportunity of new housing stock designed and built to good sustainable modern standards.</p> <p>Development of the site would ensure that local services and facilities are supported.</p> <p>The site would enable local people to remain living in their local area by providing a mix of housing sizes and tenure.</p> <p>The site will support children, young people, working age and retired people through the mix in housing sizes and tenure.</p>
<p>3. Manage and reduce the impacts of climate change by promoting and supporting mitigation and adaptation measures (SEA Topics: climatic factors, air)</p>	++	<p>The Site will contribute towards this SA Objective because The Site will provide for modern housing with high insulation and efficiency levels resulting in low emissions and heat/energy losses. The Site can also utilise renewable energy sources.</p>
<p>4. Conserve, promote and enhance the Welsh language (SEA Topic: cultural heritage)</p>	++	<p>The Site will contribute towards this SA Objective because The Site is on the edge of the development boundary and will offer accommodation suitable for all.</p>

<p>5. Conserve, promote and enhance cultural resources and historic heritage assets (SEA Topic: cultural heritage)</p>	<p>++</p>	<p>The Site will contribute towards this SA Objective because The Site will not have an adverse impact on historic or cultural heritage upon development.</p>
<p>6. Support economic growth and facilitate a vibrant, diversified economy providing local employment opportunities (SEA Topic: Population)</p>	<p>+</p>	<p>The Site will contribute towards this SA Objective because The Site will offer employment opportunities during the construction process and it will also offer good quality new housing stock that may encourage people to stay in the area and work locally, which will further strengthen the local economy.</p>
<p>7. Provide good quality housing, including affordable housing that meets local needs (SEA Topic: population, human health)</p>	<p>++</p>	<p>The Site will contribute towards this SA Objective because The Site will be built out to modern building regulation standards to allow for energy efficient modern housing.</p>
<p>8. Value, conserve and enhance the plan area's rural landscapes and urban townscapes (SEA Topics: landscape)</p>	<p>++</p>	<p>The Site will contribute towards this SA Objective because The Site is located on the edge of the settlement and would allow for good quality design in keeping with the surrounding area.</p>
<p>9. Use land and mineral assets efficiently and promote mechanisms for waste minimisation, re-use and recycling (SEA Topic: material assets, soil)</p>	<p>++</p>	<p>The Site will contribute towards this SA Objective because The Site would incorporate recycling and sustainable drainage solutions at the Full Planning Application stage.</p>
<p>10. Promote and enhance good transport links to support the community and the economy (SEA Topic: population, human health)</p>	<p>++</p>	<p>The Site will contribute towards this SA Objective because the development of The Site would allow for additional customers to use the existing facilities and bus service which will further strengthen its viability for future operation.</p>
<p>11. Safeguard water quality,</p>	<p>++</p>	<p>The Site will contribute towards this SA Objective</p>

<p>manage water resources sustainability and minimise flood risk (SEA Topic: water, biodiversity)</p>		<p>because The Site is not within an area liable to flooding and sustainable drainage solutions would be incorporated at the Full Planning Application Stage.</p>
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Key

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