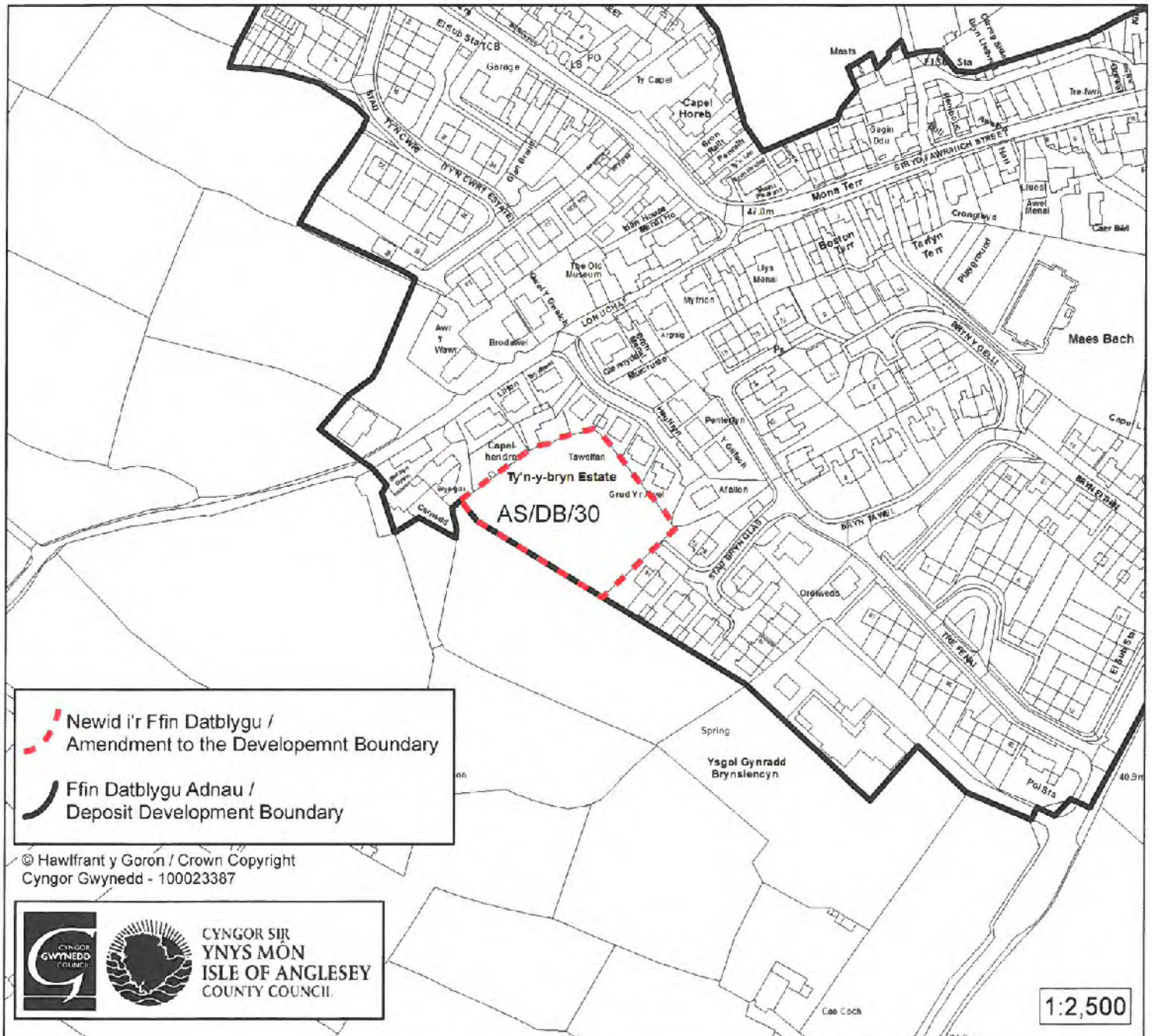


**Cynllun Datblygu Lleol ar y Cyd Gwynedd a Môn  
Anglesey and Gwynedd Joint Local Development Plan  
2011- 2026**

**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/30**

**Enw'r Safle / Site Name: Cae de orllewin Ystad/ Field south west of Tan y Bryn Estate**

**Lleoliad / Location: Brynsiencyn**

**Cyngor Cymuned / Community Council: Llanidan**

**Maint (ha) / Size (ha): 0.40**



AS/D6/30

AS/D6/33

**Cyngor Cymuned Llanidan**  
**Llanidan Community Council**

**Clerc / Clerk: Mr M E Jones**

**Rhif Ffôn / Tel No:** [REDACTED]

**E-bost / E-mail:** [REDACTED]

Mawrth 2ail, 2015

Uned Polisi Cynllunio ar y Cyd  
Llawr Iaf Swyddfeydd Cyngor Dinas Bangor  
Ffordd Gwynedd  
Bangor  
LL57 1DT

Annwyl Syr / Fadam,

**Cynllun Datblygu Lleol ar y Cyd Gwynedd a Mon - Y Cynllun Adnau**  
**Par: Ardal Brynsiencyn, Ynys Môn**

Ysgrifennaf atoch ar ran Cyngor Cymuned Llanidan yn dilyn ein cyfarfod ar Chwefror 24ain ynglŷn â'r uchod.

Cyfeiriaf at y Cynllun mewn perthynas a phentref Brynsiencyn (gweler map rhif 43 - copi atodedig)

a hoffwn eich hysbysu ynglŷn â sylwadau'r Cyngor Cymuned ar y mater.

Cae i'r De Orllewin o ystad Tyn y Bryn, Brynsiencyn (cae A ar y map)

Nid yw'r Cyngor wedi ei argyhoeddi fod y safle yn addas ar gyfer datblygu tai am nifer o resymau.

Nid yw'r isadeiledd yno i ddelio a'r pwysau ychwanegol fydd ar y sistem garffosiaeth na'r cynnydd mewn trafniadaeth.

i). Mae'n debyg fod y sistem garffosiaeth sydd yn gwasanaethu'r ardal ar hyn o bryd yn methu ag ymdopi ar adegau.

ii). Mae mynediad i'r cae yn wael oherwydd golygai y bydd traffig adeiladu a gyrrwyr yn gorfod teithio drwy ystadau Tre Fenai / Bryn Eithin / Bryn Glas/ Bryn Tawel i gyrraedd y safle.

Fel ffordd ymlaen mae'r Cyngor am weld y cae uchod (A) yn cael ei dynnu allan o'r ardal datblygu ac am i'r cae sydd ar ochr yr A4080 rhwng Plas Siencyn a fferm Ty'n Cwrt (cae B ar y map) gael ei gynnwys oddi fewn i'r ardal datblygu oherwydd fod caniatad cynllunio eisioes yn bodoli ar gyfer datblygiad tai yno ers nifer o flynyddoedd, a dim wedi digwydd.

Deallaf fod arwynebedd y ddau gae dan sylw yn rhywbeth tebyg ac felly mi fuasai cynnwys y cae yma yn y cynllun yn lle'r un bwriadedig yn dal i ddiwallu'r anghenion am yr un nifer o dai dros y pymtheg mlynedd nesaf.

Buaswn yn ddiolchgar petaech yn cadarnhau derbyn y llythyr yma (drwy e-bost?)

Yr eiddoch yn gywir,

M E Jones ( Mr ) Clerc Cyngor Cymuned Llanidan

[REDACTED]

41/3/15  
Cyd 6/3/15

Matrics Arfarniad Cynladwyedd

<p>Enw'r Safle: Cae ar ochr yr A4080 ger Fferm Ty'n Cwst</p> <p>Ardal y Safle: Brynisiencyn, Ynys Môn</p>		
Amcan AC	Asesiad	Crynodeb
<p>1. Cynnal a mwyhau buddion a chysylltedd bioamrywiaeth (Pynciau AAS: bioamrywiaeth, ffawna, fflora, pridd)</p>		<p>Does yna ddim cynafnoedd fwyng na dynodiadau</p>
<p>2. Hyrwyddo hyfywdra, cydlyniant, ac iechyd a lles cymunedol (Pynciau AAS: iechyd bodau dynol, y boblogaeth)</p>		<p>Nid oes gwerth fel man agored na ffrwyysigwyddol o safbwynt hamdden. Dim nisg o dir halogedig Mae'r safle o fewn fellyter i lu o wasanaethau lleol. Mae caniatid cynllunio eisies yn bodoli ar y safle</p>
<p>3. Rheoli a lleihau effeithiau newid hinsawdd drwy hyrwyddo a chefnogi mesurau lliniaru ac addasu (Pynciau AAS: ffactorau hinsawdd, aer)</p>		<p>Nid oes nisg o lifogi. Estyniad eff caniatid cynllunio Mae mynedfa addas o'r briffordd.</p>
<p>4. Cadw, hyrwyddo a mwyhau'r iaith Gymraeg (Pwnc AAS: treftadaeth ddiwylliannol)</p>		<p>O fewn fellyter cerdded i lu o wasanaethau lleol megis Swyddfa'r Post, Siof a Branelfan Gymunedol. Dim dynodiad ar y safle</p>
<p>5. Cadw, hyrwyddo a mwyhau adnoddau diwylliannol ac asedau treftadaeth hanesyddol (Pwnc AAS: treftadaeth ddiwylliannol)</p>		<p>Dim dynodiad ar y safle Pobl lleol yn meddwl fod y lle yn ffer. Dim yn cael effaith ar gymuniad yr amheddiad - wedi cael caniatid</p>
<p>6. Cefnogi twf economaidd a hwyluso economi fywiog, amrywiol sy'n darparu cyfleoedd cyflogaeth lleol (Pwnc AAS: Poblogaeth)</p>		<p>Wedi cael caniatid - felly yn gallu cael ei wasanaethu. Mynediad cyfleus i'r A4080 o fewn fellyter cerdded i lu o wasanaethau lleol</p>
<p>7. Darparu tai o ansawdd da, yn cynnwys tai fforddiadwy sy'n bodloni angen lleol</p>		<p>Mynediad o'r A4080 Sweler atebion uchod</p>

<p>(Pwnc AAS: y boblogaeth, iechyd bodau dynol)</p>		<p>Gwasanaethau cymunedol or gael a fewn agored. Swyddfa Post 150llth Siof 300ll</p>
<p>8. Gwerthfawrogi, cadw a mwyhau tirweddau gwledig a threfweddau ardal y cynllun (Pwnc AAS: y dirwedd)</p>		<p>Dim dynodiadau ar y safle Dim o werth fel man agored</p>
<p>9. Defnyddio'r tir ac asedau mwynol yn effeithlon a hyrwyddo mecanweithiau ar gyfer lleihau, ailddefnyddio ac ailgylchu gwastraff (Pynciau AAS: asedau deunyddiau, pridd)</p>		<p>Nid y tir amaethyddol gorau - wedi cael caniatâd Tir gwyrdd</p>
<p>10. Cefnogi a mwyhau cysylltiadau trafniadaeth da i gefnogi'r gymuned a'r economi (Pwnc AAS: y boblogaeth, iechyd bodau dynol)</p>		<p>Safle bus wrth ymyl a ffrainc yn rhadeg wrth ymyl y safle</p>
<p>11. Diogelu ansawdd dŵr, rheoli cynladwyedd adnoddau dŵr a lleihau'r risg o lifogydd (Pwnc AAS: dŵr, bioamrywiaeth)</p>		<p>Dim fenygl lifogydd Dim meon ardal warchodfaeth dŵr.</p>

Debygning of  
8/5/15

CYNGOR CYMUNED LLANIDAN  
LLANIDAN COMMUNITY COUNCIL

Clerc / Clerk: Mr M F Jones

Rhif Ffôn / Tel No: ( [REDACTED] )

E-bost / E-mail: [REDACTED]

Uned Polisi Cynllunio ar y Cyd Gwynedd a Mon  
Swyddfeydd Cyngor Dinas Bangor  
Ffordd Gwynedd  
Bangor  
Gwynedd  
LL57 1DT

06:05:2015

**I SYLW LINDA LEE**

Annwyl Linda,

**SYLWADAU AR Y CYNLLUN DATBLYGU AR Y CYD ADNAU**  
**ARFARNIAD CYNALADWYEDD MEWN PERTHYNAS A:**  
**CAE GER A4080, BRYNSIENCYN, YNYS MÔN**

Yn unol â'ch cais amgaeaf i'ch sylw gopi o'r ffurflen uchod wedi ei chwblhau hyd eithaf fy ngallu.

Gyda llawer o ddiolch am eich cymorth,

Yr eiddoch yn gywir

[REDACTED]

Meic Jones

Clerc Cyngor Cymuned Llanidan



# Map / Inset 43

# Brynsiencyn

247800

248000

248200

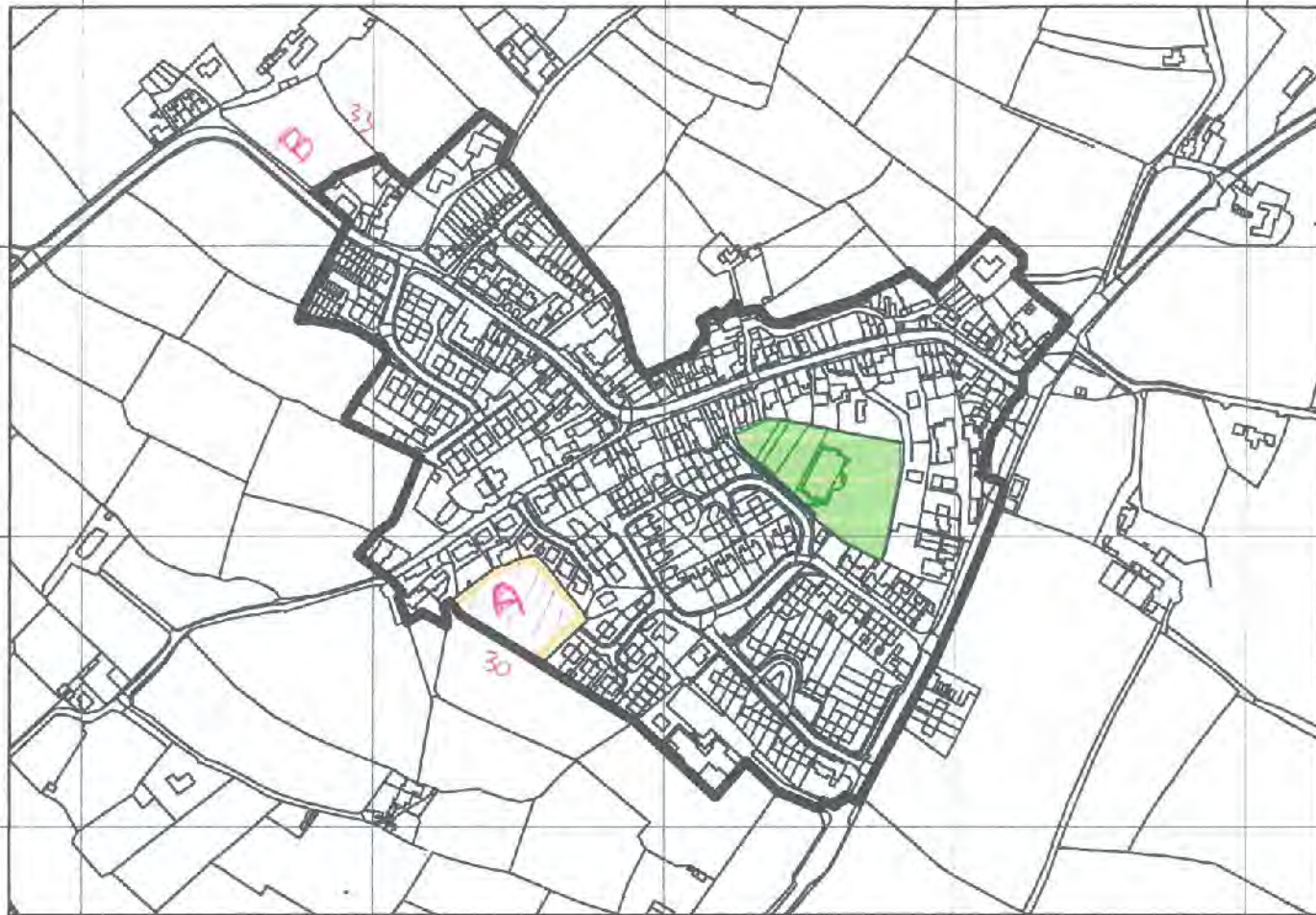
248400

248600

367200

367000

366800



	 <p>CYNGOR SIR YNYS MÔN ISLE OF ANGLESEY COUNTY COUNCIL</p>	<p>For office use only:</p> <p>Representor No. 1188, 1189, 1190, 1191 1192, 1193, 1194, 1195, 1196, 1197, 1198,</p> <p>Date received: 3/3/15 2022 <i>Wor</i></p> <p>Date acknowledged:</p>
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**Anglesey and Gwynedd Deposit Joint Local Development Plan 2011-2026  
Representation Form**

**Data Protection**

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

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

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

**PART 1: Contact details**

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



#### Guidance Note.

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

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

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

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

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)

Enwan Hebydd (Abodhad 4)

<b>2a. Which part of the Deposit Plan are you commenting on?</b>	
Policy number (please specify)	TAI 17 HOUSING IN LOCAL, RURAL + COASTAL VILLAGES
Paragraph number (please specify)	
Proposals/ Inset Map (please specify ref no.)	
Constraints Map	
Appendices (please specify)	

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

<b>2c. Please provide details of your representation on the Deposit Plan.</b>
<p style="text-align: right;">Please use additional sheet if necessary. Please state how many additional sheets have been used.....</p>

**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.*

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.

## TAI17 HOUSING IN LOCAL, RURAL AND COASTAL VILLAGES

- Support
- There are no known water supply issues to impact upon the delivery of the growth identified within these settlements, however a full assessment will be made at the time of a planning application once the location of development is known.
  - The adequacy of the sewerage network will be assessed at the time of a planning application once the location of development is known. –

### ANGLESEY LOCAL VILLAGES

#### Bethel

- S
- Bethel is served by Malltraeth Wastewater Treatment Works (WwTW) which can accommodate the foul flows from the growth figure allocated for the catchment area.

#### Bodffordd

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

#### Bryngwran

- S
- No additional growth is anticipated in Bryngwran as the indicative housing growth is provided for by completed units and the existing landbank.

#### Brynsiencyn

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

#### Caergeiliog

- O
- There are isolated incidents of flooding in the public sewerage system that, depending on the location of the development, may 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.
  - Caergeiliog is served by Holyhead Wastewater Treatment Works (WwTW) which can accommodate the foul flows from the proposed growth figure allocated for this catchment area.
- S

#### Dwyran

- O
- There are isolated incidents of flooding in the public sewerage system that, depending on the location of the development, may 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.
  - Dwyran is served by Newborough Wastewater Treatment Works (WwTW) which can accommodate the foul flows from the proposed growth figure allocated for this catchment area.
- S



# Sylwadau Dros y We / Representations via the Internet

Rhif Sylw / Rep Id: **386**

Enw / Name: **Mrs Rosamund James [2726]**

Rhan: **Map 43 - Brynsiencyn**

Section: **Map 43 - Brynsiencyn**

Math / Type: **Gwrthwynebu / Object**

## Crynodeb o'r Sylw:

Rwy'n gwrthwynebu'r bwriad i gynnwys y cae y mae tai Lôn Uchaf a Ty'n y Bryn am y ffin ag o y tu mewn i ffin pentref Brynsiencyn. Rwy'n gwrthwynebu oherwydd bod hwn yn dir amaethyddol ardderchog sy'n cael ei ddefnyddio ar hyn o bryd ar gyfer pori a dofednod rhydd. Mae safleoedd eraill ar gael ar gyfer y posibilrwydd o godi tai nad ydynt yn cael eu defnyddio na'u cynnal ar hyn o bryd. Rwyf hefyd yn gwrthwynebu oherwydd y cynnydd mewn traffig, nid oes digon o gapasiti yn y system garthffosiaeth, effaith andwyol ar fywyd gwylt a dim cyfleusterau yn y pentref i gefnogi'r boblogaeth gyfredol, heb sôn am pe ceid cynnydd.

## Representation Summary:

I am objecting to the proposed inclusion within the Brynsiencyn village boundary of the field bounded by properties in Lôn Uchaf and Ty'n y Bryn. I am objecting on the grounds that this is prime, agricultural land that is currently in use for grazing and free-range poultry. There are other sites available for potential housing development that are currently neither used nor maintained.

I am also objecting on grounds of increased traffic, insufficient capacity in the sewerage system, adverse effect on wildlife, and basic lack of facilities within the village to support current population, never mind an increase.

## Sylw Llawn / Full Representation:

I am objecting to the proposed inclusion within the Brynsiencyn village boundary of the field bounded by properties in Lôn Uchaf and Ty'n y Bryn. This field currently lies outside the village boundary but is now being proposed to be included within it, which would then allow development for building purposes. I am objecting on the grounds that this is prime, agricultural land that is currently in use for grazing and free-range poultry, rented to us, the owners of Bryn Glâs. Although we have a personal interest in being able to use this land, we strongly object to the proposal in any case, on the grounds that there are other sites available for potential housing development that are currently neither used nor maintained. I refer specifically to land at Ty'n y Cwrt/Merddyn Gwyn, where there has already been a proposal to include it within the village boundary and which has historic permission for housing development. This proposal was originally made in PC 147 and later PC 509. The area for proposed development is shown in PDF document 10773, Map 10, Brynsiencyn, specific area T14.

Other considerations are that further development in this area would bring an unwelcome increase in traffic, and I understand that the present sewerage system is already near capacity.

I am also objecting to this proposal on environmental grounds. Any housing development in the field shown in Map 43 would destroy the current ecosystem, which is currently maintained by grazing and by vast numbers of a wide variety of nesting birds in the boundary hedges. It would also destroy the open aspect currently enjoyed by the residents of Lôn Uchaf and Ty'n y Bryn, who bought their properties there for precisely this reason. Furthermore, an increase in intensive urbanization of Brynsiencyn will ultimately result in an increased loss of village character. With the village public house having recently closed, and the village primary school under threat, it seems illogical to increase the level of housing when there are next to no facilities to support local residents as it is.

## Newid(iadau) i'r Cynllun

I would like the field bounded by properties in Lôn Uchaf and Ty'n y Bryn to remain outside the village bound

## Change(s) to the Plan

I would like the field bounded by properties in Lôn Uchaf and Ty'n y Bryn to remain outside the village

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# Sylwadau Dros y We / Representations via the Internet

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boundary, so that it cannot be used for building development.

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**Profion Cadernid / Soundness Tests:** x, ii, iii



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

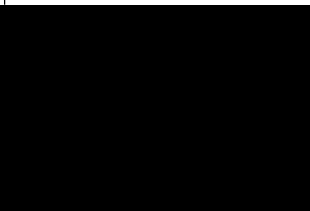
**Data Protection**

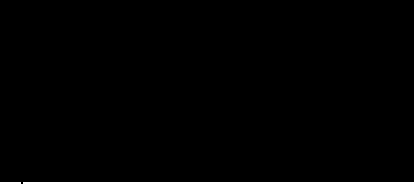
How your representation and the information that you give us will be used. All information submitted will be seen in full by the Joint Planning Policy Unit staff dealing with the Joint Local Development Plan (Joint LDP). Your name and comments as set out in your representation form will be published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

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

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

**PART 1: Contact details**

	<b>Your details/ Your client's details</b>	<b>Agent's details (if relevant)</b>
<b>Name:- Mr Dave Shone</b>		
<b>Address:-</b> 		

Postcode LL61 6UE		
		

**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 Section1 and the comments should be clearly set out on the representation form. The signed petition should state clearly how many people are being represented and how the representation has been authorised. Signing a petition does not prevent the submission of individual forms.



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

<b>2a. Which part of the Deposit Plan are you commenting on?</b>	
Policy number <i>(please specify)</i>	
Paragraph number <i>(please specify)</i>	
Proposals/ Inset Map <i>(please specify ref no.)</i>	PDF document 42617/Map 43, Brynsiencyn
Constraints Map	
Appendices <i>(please specify)</i>	

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

<b>2c. Please provide details of your representation on the Deposit Plan.</b>	
<p>I refer to the field bounded by properties in Lôn Uchaf and Ty'n y Bryn, which currently lies outside the village boundary but is now being proposed to be included within it. I am objecting to this proposed inclusion, which would allow development for building purposes, on the grounds that this is prime, agricultural land that is currently in use for grazing, free-range poultry, and horse riding by the owners of Bryn Glâs, who rent the field.</p> <p>Why develop agricultural land when there are other sites available that are currently not in use for this purpose? I refer specifically to land at Ty'n y Cwrt/Merddyn Gwyn, where there has already been a proposal to include it within the village boundary and which has historic permission for housing development. This proposal was originally made in PC 147 and later PC 509. The area for proposed development is shown in PDF document 10773, Map 10, Brynsiencyn, specific area T14. The fields in question are currently not tended.</p> <p>Other considerations are that further development in this area would bring an unwelcome increase in traffic and I have it on authority that the present sewerage system is near capacity and might not be able to cope with any further load.</p> <p>I am also objecting to this proposal on environmental grounds. Any housing development in the field shown in Map 43 would destroy the current ecosystem which is currently maintained by grazing and by nesting birds in the boundary hedges. It would also destroy the open aspect currently enjoyed by the residents of Lôn Uchaf and Ty'n y Bryn, who bought their properties there for this very reason. Furthermore, an increase in intensive urbanization of Brynsiencyn will ultimately result in the loss of village character, which is what makes Brynsiencyn an attractive place to live and visit.</p>	

*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.**

I would like the field bounded by properties in Lôn Uchaf and Ty'n y Bryn to remain outside the village boundary, so that it can't be used for building development.

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

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

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

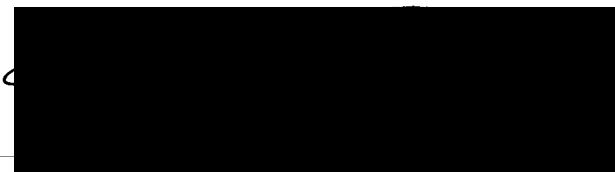
Publish Inspector's report

Plan's adoption

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

Signed:

Dated:



19<sup>th</sup> February 2015

THANK YOU FOR YOUR COMMENTS ON THE DEPOSIT PLAN

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

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

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

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

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

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

## Test of Soundness

Test	Procedural Tests
<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.
	Consistency Tests
<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.
	Coherence and Effectiveness Tests
<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.