

	 <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</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**

	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)

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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)

Enwan Hebydd (Awdud 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

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Plan's adoption



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	 <p>CYNGOR SIR YNYS MÔN ISLE OF ANGLESEY COUNTY COUNCIL</p>	<p>Defnydd swyddfa yn unig:</p> <p>Rhif Cynrychiolydd:</p> <p>Dyddiad derbyn:</p> <p>Dyddiad cydnabod:</p>
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**Cynllun Datblygu Lleol ar y Cyd Adnau Ynys Môn a Gwynedd 2011-2026  
Ffurflen Sylwadau**

**Diogelu Data** - Y modd y bydd eich sylwadau a'r wybodaeth a roddwch i ni yn cael eu defnyddio. Bydd yr holl wybodaeth a gyflwynir yn cael ei gweld yn llawn gan staff yr Uned Polisi Cynllunio ar y Cyd sy'n ymdrin â'r Cynllun Datblygu Lleol ar y Cyd (CDLI ar y Cyd). Bydd eich enw a'ch sylwadau fel y maent wedi'u nodi yn eich ffurflen sylwadau yn cael eu cyhoeddi, ynghyd ag ymateb y Cynllunio. Bydd hyn yn gymorth i ddangos fod yr ymgynghoriad wedi'i wneud yn iawn. Nodwch hefyd y gall y ffurflen hon gael ei rhoi i unrhyw Ymchwiliad Cyhoeddus ar y CDLI ar y Cyd.

Byddai'n well gennym pe baech yn cyflwyno'ch sylwadau'n uniongyrchol ar-lein. Fel arall, gellir llenwi fersiwn electronig o'r ffurflen hon ar-lein yn [www.gwynedd.gov.uk/cdll](http://www.gwynedd.gov.uk/cdll) neu [www.ynysmon.gov.uk/cdll](http://www.ynysmon.gov.uk/cdll). Dylech lenwi ffurflenni ar wahân ar gyfer pob sylw yr hoffech ei wneud. Cewch ffurflenni sylwadau ychwanegol gan yr Uned Polisi Cynllunio ar y Cyd drwy ffonio 01286 685003 neu gellir eu llawr lwytho o wefan y Cynllunio yn: [www.gwynedd.gov.uk/cdll](http://www.gwynedd.gov.uk/cdll) neu [www.ynysmon.gov.uk/cdll](http://www.ynysmon.gov.uk/cdll) neu gallwch lungopio'r ffurflen hon. Wrth wneud sylwadau, defnyddiwch dudalennau ychwanegol os oes angen, gan nodi rhif y dudalen yn glir.

**RHAN 1: Manylion cyswllt**

	Eich manylion/ Manylion eich cleient	Manylion yr Asiant (os yw hynny'n berthnasol)
Enw	Mr H R Michael	
Cyfeiriad	[REDACTED]	
Cod Post		
Rhif Ffôn		
Cyfeiriad e-bost		

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

**2a. Ar ba ran o'r Cynllun Adnau yr ydych chi'n gwneud sylwadau?**

Polisi rhif ( <i>nodwch</i> )	
Paragraff rhif ( <i>nodwch</i> )	
Cynigion/ Map Mewnrosod ( <i>nodwch y rhif cyfeirnod</i> )	Safle amgen ar gyfer datblygu o fewn pentref Caergeiliog
Map Cyfyngiadau	Cynllun Safle Atodol
Atodiadau ( <i>nodwch</i> )	Matrics Arfarniad Cynladwyedd

**2b. A ydych yn gwrthwynebu neu gefnogi?**

Gwrthwynebu	<input checked="" type="checkbox"/>	Cefnogi	<input type="checkbox"/>
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**2c. Rhowch fanylion eich sylwadau ar y Cynllun Adnau.**

Rwyf yn gwrthwynebu i'r cynllun ar sail y ffiniau datblygu sydd wedi eu gosod o fewn pentref Caergeiliog a byddwn yn dymuno safle amgen i'w chynnwys o fewn y cynllun.

*Defnyddiwch dudalennau ychwanegol os bydd angen.  
Nodwch faint o dudalennau ychwanegol rydych wedi'u defnyddio.....*

**2ch. Os yw eich sylw yn 2c yn fwy na 100 o eiriau, darparwch grynodeb os gwelwch yn dda (dim mwy na 100 o eiriau.**

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

Buaswn yn dymuno i cyflwyno safle amgen i'w ystyried o fewn y cynllun ar gyfer pentref Caergeiliog.

Mae'r safle wedi eu lleoli ynghanol y penterf cyfwerbyn a stad o dai sy'n golygu bod seilwaith systemau garthffosiaeth yn ogystal phrif gyflenwadau dwr a thrydan wedi eu lleoli yn gyfleus i'r safle.

Mae prinder tai fforddiadwy yn bodoli yn y pentref a nodwyd o fewn y ddogfen bod angen tai ychwanegol a chredaf ei fod yn hanfodol bwysig o ran cynaliadwyaeth cymunedau Cymreig bod darpariaethau tai fforddiadwy digonol ar gyfer pobl leol sydd eisiau aros o fewn eu cynefin ar gael.

**2dd. Ydi'r Cynllun yn gadarn?**

Ydi



Nac ydi



2e. Os ydych chi'n meddwl nad yw'r Cynllun Adnau yn gadarn, pa brawf cadernid ydych chi'n meddwl y mae'n ei fethu? (Ticiwch isod os gwelwch yn dda) Rhoddir mwy o fanylion am y profion cadernid ar gefn y ffurflen hon

Gweithdrefnol				Cysondeb								Cydlyniad ac Effeithiolrwydd							
P1	<input type="checkbox"/>	P2	<input type="checkbox"/>	C1	<input checked="" type="checkbox"/>	C2	<input type="checkbox"/>	C3	<input type="checkbox"/>	C4	<input type="checkbox"/>	CE 1	<input type="checkbox"/>	CE 2	<input type="checkbox"/>	CE 3	<input type="checkbox"/>	CE 4	<input type="checkbox"/>



**Rhan 3: Beth sy'n digwydd nesaf?**

Ar y cam hwn o broses y CDLI ar y Cyd, dim ond sylwadau ar bapur y gallwch eu gwneud (a elwir yn 'sylwadau ysgrifenedig'). Fodd bynnag, gall yr Arolygwr alw ar y rheini sydd am newid y Cynllun i ymddangos a siarad â'r Arolygwr mewn 'sesiwn gwrandawriad' yn ystod yr Ymchwiliad Cyhoeddus. Dylech gofio y bydd yr Arolygwr yn rhoi'r un pwys i'ch sylwadau ysgrifenedig ag i'r rheini a wnewch ar lafar yn y sesiwn gwrandawriad.

**3a. A ydych am i'ch sylwadau gael eu hystyried fel 'sylwadau ysgrifenedig' neu a hoffech siarad mewn sesiwn gwrandawriad yn yr Ymchwiliad Cyhoeddus? (Ticiwch un o'r isod)**

Nid wyf am siarad mewn sesiwn gwrandawriad ac rwy'n fodlon i'm sylwadau ysgrifenedig gael eu hystyried gan yr Arolygwr.



Hoffwn siarad mewn sesiwn gwrandawriad.

**3b. Os hoffech siarad, cadarnhewch pam rydych yn ystyried ei bod hi'n angenrheidiol i chi siarad yn y Gwrandawriad.****3c. A fydddech yn hoffi cael gwybod am y canlynol (Ticiwch y blychau perthnasol)**

Cyflwyno'r dogfennau a'r dystiolaeth i'r archwiliad



Cyhoeddi adroddiad yr Arolygydd



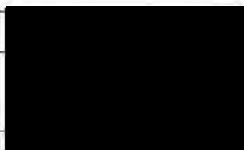
Mabwysiadu'r Cynllun

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

Matrics Arfarniad Cynladwyedd

Cynllun Lleoliad

Llofnod:



Dyddiedig: 28.03.2015

**DIOLCH AM EICH SYLWADAU AR Y CYNLLUN ADNAU**

*Cofiwch gynnwys unrhyw ddogfennau perthnasol (e.e. Arfarniad Cynaliadwyedd) gyda'r ffurflen hon.*

Dylech ddychwelyd ffurflenni sylwadau wedi'u llenwi i'r Uned Polisi Cynllunio ar y Cyd:

**AR-LEIN** – drwy lenwi'r ffurflen electronig yn [www.gwynedd.gov.uk/cdll](http://www.gwynedd.gov.uk/cdll) neu [www.ynysmon.gov.uk/cdll](http://www.ynysmon.gov.uk/cdll)

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

**DRWY'R POST** - ei hanfon i: Uned Polisi Cynllunio ar y Cyd, Llawr Cyntaf, Swyddfeydd Cyngor Dinas Bangor, Ffordd Gwynedd, Bangor, Gwynedd LL57 1DT

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

## Profion Cadernid

Prawf	Profion Gweithdrefnol
<b>P1</b>	Nid yw wedi'i baratoi yn unol â'r Cytundeb Cyflawni yn cynnwys y Cynllun Cyswllt Cymunedol.
<b>P2</b>	Nid yw'r cynllun a'i bolisiâu wedi bod drwy Arfarniad Cynaliadwyedd yn cynnwys Asesiad Amgylcheddol Strategol.
	<b>Profion Cysondeb</b>
<b>C1</b>	Mae'n gynllun defnydd tir nad yw'n rhoi ystyriaeth i gynlluniau, polisiâu a strategaethau perthnasol eraill sy'n ymwneud â'r ardal neu ardaloedd cyfagos.
<b>C2</b>	Nid yw'n rhoi ystyriaeth i bolisi cenedlaethol.
<b>C3</b>	Nid yw'n rhoi ystyriaeth i Gynllun Gofodol Cymru.
<b>C4</b>	Nid yw'n rhoi ystyriaeth i'r strategaeth gymunedol berthnasol.
	<b>Profion Cydlyniad ac Effeithiolrwydd</b>
<b>CE1</b>	Nid yw'r cynllun yn gosod strategaeth gydlynol ble mae ei bolisiâu a'i ddynodiadau yn llifo'n rhesymegol ohono a/neu pan fo materion trawsffiniol yn berthnasol, nid yw'n gydnaws â'r cynlluniau datblygu a ddarparwyd gan awdurdodau cyfagos.
<b>CE2</b>	Nid yw'r strategaethau, y polisiâu na'r dynodiadau'n realistig nac yn briodol o ystyried y dewisiadau amgen a/neu nid ydynt wedi'u seilio ar sail tystiolaeth gredadwy.
<b>CE3</b>	Nid oes mecanwaith clir ar gyfer gweithredu a monitro.
<b>CE4</b>	Nid yw'n rhesymol hyblyg i alluogi iddo ymdrin ag amgylchiadau sy'n newid.

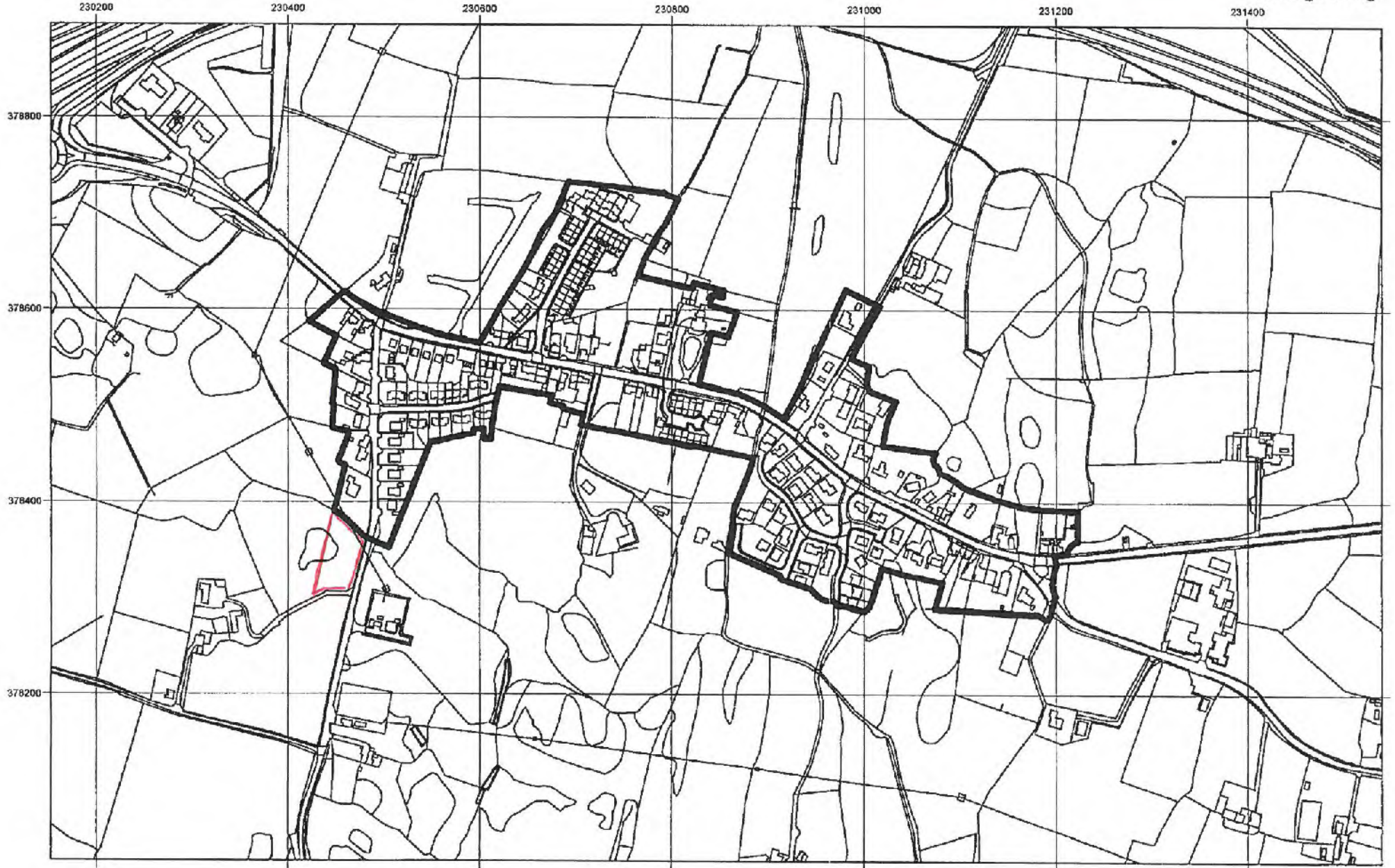
Noda Deddf Cynllunio a Phrynu Gorfodol 2004 mai pwrpas ymchwiliad i Gynllun Datblygu Lleol (y Cynllun) yw ystyried a yw'n "gadarn". Golyga hyn y dylai unrhyw un sydd am roi sylwadau ar y Cynllun Adnau neu wrthwynebu iddo geisio dweud pam nad yw'n gadarn a beth sydd ei angen er mwyn ei wneud yn gadarn. Yn y cyd-destun hwn, gellir ystyried cadarn i olygu ei ystyr gwreiddiol o "*dangos barn dda*" a "*y gellir ymddiried ynddo*". Er mwyn asesu'r Cynllun Adnau, rydym yn defnyddio'r 10 prawf uchod. Bydd y Cynllun Adnau yn cael ei archwilio gan Arolygwr annibynnol a benodir gan Lywodraeth Cymru a thasg yr Arolygwr fydd ystyried a yw'r Cynllun yn gadarn.

Os ydych yn cynnig newid i'r Cynllun Adnau, fe ddylech nodi'n glir pa brawf/broffion cadernid y credwch y mae'r Cynllun Adnau yn ei fethu/eu methu. Mae'r profion mewn tri grŵp – 'Gweithdrefnol' (dau prawf); 'Cysondeb' (pedwar prawf) a 'Cydlyniad ac Effeithiolrwydd' (pedwar prawf). Os hoffech wneud sylwadau ar y ffordd y mae'r Cynghorau wedi paratoi'r Cynllun Adnau, mae'n debygol y byddai'ch sylwadau neu'ch gwrthwynebiadau yn disgyn o dan un o'r profion gweithdrefnol. Os hoffech wneud sylwadau neu wrthwynebu i gynnwys y Cynllun Adnau, gallai fod yn gymorth i chi edrych ar y profion 'cysondeb' a 'cydlyniad ac effeithiolrwydd'.

TIR GER Y STABLES

Map / Inset 44

Caergeiliog



Cynllun Adnau / Deposit Plan 2015

G/N  
1:5000

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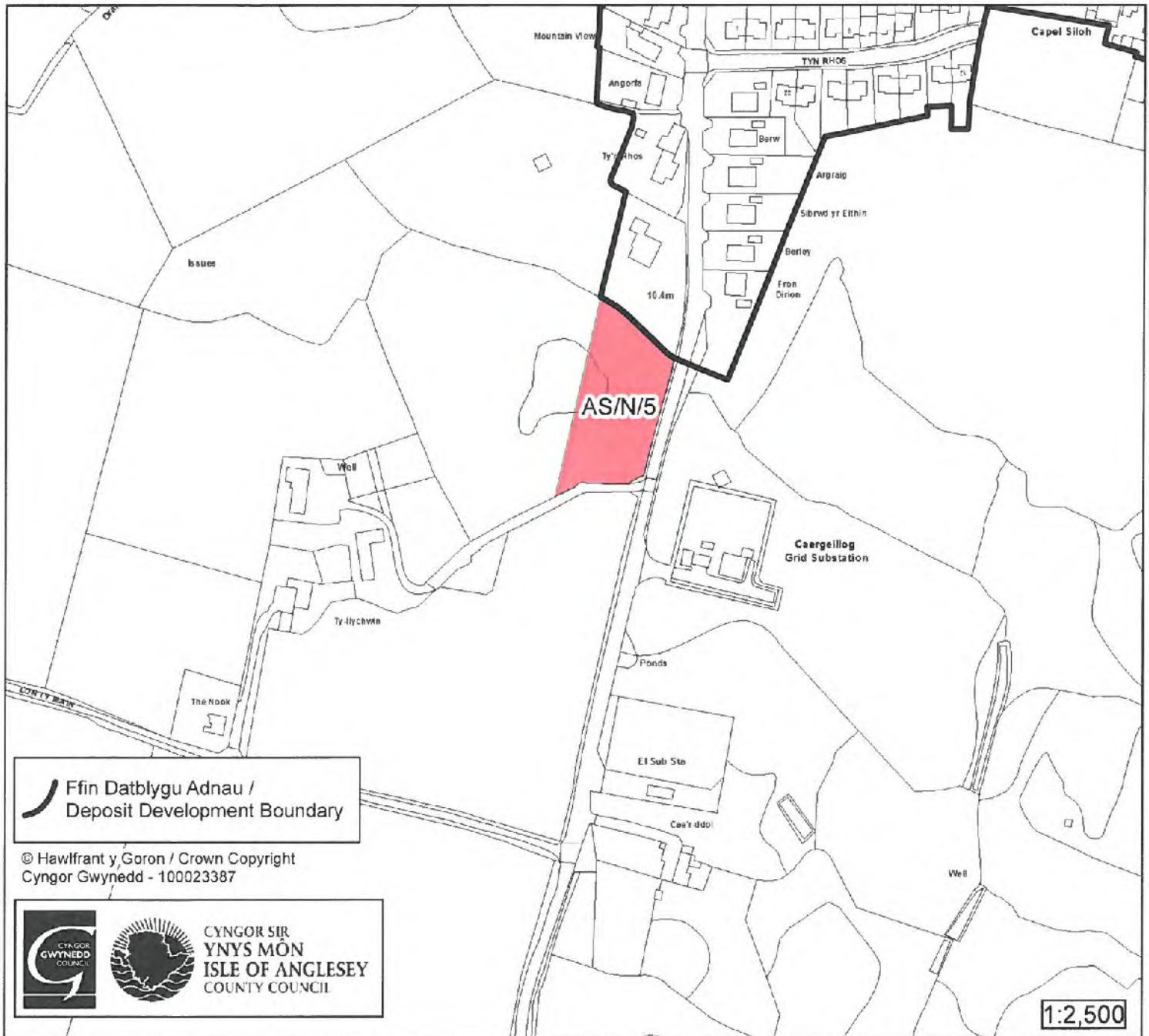
## Matrics Arfarniad Cynladwyedd

Enw'r Safle: Tir Ger y Stables, Caergeiliog (GWELER CYNLLUN AMG)		
Ardal y Safle: Caergeiliog		
Amcan AC	Asesiad	Crynodeb
1. Cynnal a mwyhau buddion a chysylltedd bioamrywiaeth ( <i>Pynciau AAS: bioamrywiaeth, ffawna, fflora, pridd</i> )	?	
2. Hyrwyddo hyfywdra, cydlyniant, ac iechyd a lles cymunedol ( <i>Pynciau AAS: iechyd bodau dynol, y boblogaeth</i> )	++	Gan fod y tir wedi ei leoli yng nghanol y pentref a'r gymuned.
3. Rheoli a lleihau effeithiau newid hinsawdd drwy hyrwyddo a chefnogi mesurau lliniaru ac addasu ( <i>Pynciau AAS: ffactorau hinsawdd, aer</i> )	++	Byddai datblygiad o dai fforddiadwy yn cyrraedd o leiaf cod lefel 3 o safon tai cynailiadwy a byddai hyn yn lleihau effaithiau newid hinsawdd.
4. Cadw, hyrwyddo a mwyhau'r iaith Gymraeg ( <i>Pwnc AAS: treftadaeth ddiwylliannol</i> )	++	Byddai datblygiad o dai fforddiadwy yng nghanol pentref Caergeiliog yn ychwanegu at y gymuned glos sy'n bodoli yn y pentref ac yn hyrwyddo'r defnydd o'r iaith Gymraeg.
5. Cadw, hyrwyddo a mwyhau adnoddau diwylliannol ac asedau treftadaeth hanesyddol ( <i>Pwnc AAS: treftadaeth ddiwylliannol</i> )	?	
6. Cefnogi twf economaidd a hwyluso economi fywiog, amrywiol sy'n darparu cyfleoedd cyflogaeth lleol ( <i>Pwnc AAS: Poblogaeth</i> )	++	Byddai datblygu cynllun tai fforddiadwy yn cefnogi twf economaidd y pentref gan byddai arian yn cael ei wario yn yr adral tra'n datblygu'r cynllun a byddai cynyddu'r nifer o dai fforddiadwy yn hybu busnesau lleol.
7. Darparu tai o ansawdd da, yn cynnwys tai fforddiadwy sy'n bodloni angen lleol ( <i>Pwnc AAS: y boblogaeth, iechyd bodau dynol</i> )	++	Byddai datblygu tai fforddiadwy o ansawdd da y diwallu'r angen am dai o'r fath sydd wedi ei adnabod o fewn y ddogfen ymgynghorol.
8. Gwerthfawrogi, cadw a mwyhau tirweddau gwledig a threfweddau ardal y cynllun ( <i>Pwnc AAS: y dirwedd</i> )	?	
9. Defnyddio'r tir ac asedau mwynol yn effeithlon a hyrwyddo mecanweithiau ar gyfer lleihau, aildefnyddio ac ailgylchu gwastraff ( <i>Pynciau AAS: asedau deunyddiau, pridd</i> )	+	Wrth ddatblygu'r safle byddai'r datblygwr yn ystyrol iawn o ran hyrwyddo mecanweithiau ar gyfer lleihau, aildefnyddio ac ailgylchu gwastraff.
10. Cefnogi a mwyhau cysylltiadau trafniadaeth da i gefnogi'r gymuned a'r economi ( <i>Pwnc AAS: y boblogaeth,</i>	++	Byddai datblygiad o dai fforddiadwy ar y safle yn mwynhau cysylltiadau trefniadaeth da sydd eisoes yn bodoli i llanrug gan fod y tir wedi ei

<i>iechyd bodau dynol)</i>		leoli ynghanol y pentref.
11. Diogelu ansawdd dŵr, rheoli cynladwyedd adnoddau dŵr a lleihau'r risg o lifogydd ( <i>Pwnc AAS: dŵr, bioamrywiaeth</i> )		Byddai ansawdd datblygiad y tai fforddiadwy yn sicrhau bod ansawdd dŵr yn cael ei ddiogelu drwy gysylltu a'r prif systemau garffosiaeth sydd eisoes yn bodoli yn y pentref. Nid oes unrhyw hanes llifogydd yn bodoli ar y tir dan sylw.

**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/5**

**Enw'r Safle / Site Name: Tir ger / Land adj Y Stables**

**Lleoliad / Location: Caergeiliog**

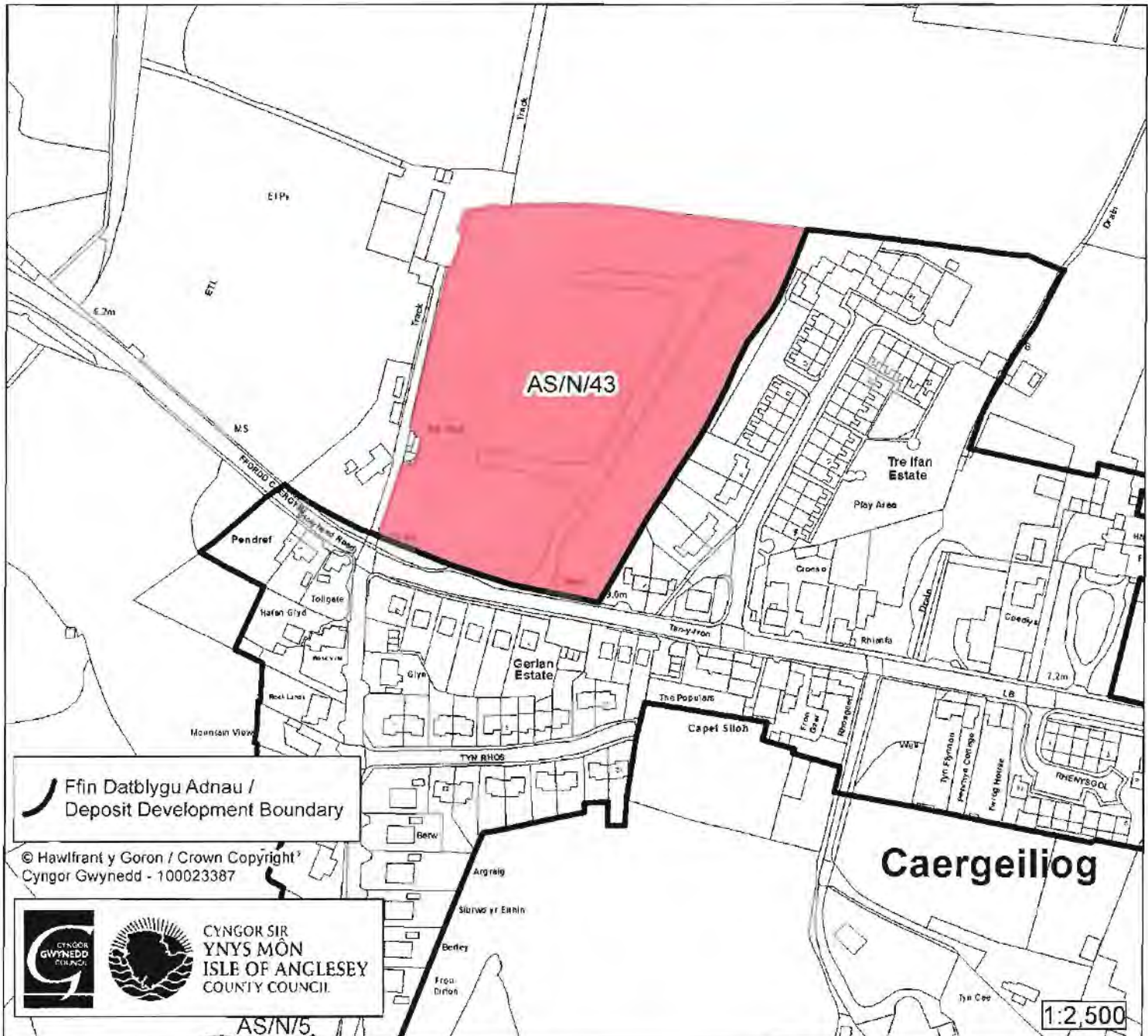
**Cyngor Cymuned / Community Council: Llanfair-yn-Neubwll**

**Maint (ha) / Size (ha): 0.28**

**Defnydd Amgen â Awgrymir / Suggested Alternative 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**



**Ffin Datblygu Adnau /**  
**Deposit Development Boundary**

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 Cynghor Gwynedd - 100023387



CYNGOR SIR  
 YNYS MÔN  
 ISLE OF ANGLESEY  
 COUNTY COUNCIL

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

Cyfeirnod / Reference: AS/N/43

Enw'r Safle / Site Name: Tir ger/ Land adj Tre Ifan

Lleoliad / Location: Caergeiliog

Cynghor Cymuned / Community Council: Llanfair-yn-Neubwll

Maint (ha) / Size (ha): 2.18

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

	 <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.

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

**PART 1: Contact details**

	Your details/ Your client's details	Agent's details (if relevant)
Name	Mr Selwyn Owen S V OWEN Ltd	Ms Jan Tyrer Jan Tyrer Planning Consultant
Address	[REDACTED]	[REDACTED]
Postcode	[REDACTED]	[REDACTED]
Telephone Number	[REDACTED]	[REDACTED]



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

2a. Which part of the Deposit Plan are you commenting on?	
Policy number (please specify)	
Paragraph number (please specify)	
Proposals/ Inset Map (please specify ref no.)	Inset 44 Caergeiliog
Constraints Map	
Appendices (please specify)	

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

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

The development boundary for Caergeiliog, which currently excludes this site, should be amended to include it and the land should be designated as a housing allocation with planning permission to correctly reflect the land's status as a committed site for the development of 69 dwellings and 4 flats.

The site has an existing full planning consent granted under planning consent reference number 32C27C on the 19/08/10, for the erection of 69 dwellings and 4 flats together with the construction of a new access road. The planning consent is subject to an agreed phased scheme of development over a minimum of 5 years approved under condition 8. As a result in the last published Housing Land Availability Study for April 2013 the anticipated completion of 60 of the dwelling units was spread over a four year period within the 5 year housing land supply period with the remaining 13 placed in category 3(i). Following written confirmation from the Isle of Anglesey County Council on the 28<sup>th</sup> June 2012 that all pre-conditions had been satisfied the new road junction and visibility splays for the new road access into the site off the A5 was constructed resulting in a material start of the approved development and rendering the consent extant. However without any explanation and despite this recent commencement of the development, in the schedule of sites prepared for the April 2014 housing land availability report which has yet to be agreed and published, the whole site has been taken out of the 5 year housing land supply with all 73 units placed in category 3(i). This data has then been used to identify this site in Appendix 5 of the deposit plan as a site unlikely to be developed during the plan period ie over the next 11 years, a position my client would strongly dispute.

The site is located within the urban form of the existing settlement bounded by residential properties to its east, south and west and it lies within the development boundary of the stopped Ynys Mon UDP. It is within easy walking distance of the services and facilities located in the settlement as well as the public transport system which provides a regular service to Valley and Holyhead, 1.5 and 6.5kms away respectively, in these settlement a wide range of services and facilities can be accessed including the rail network.

As an approved housing development site for more than 5 dwellings which contributes to the 5 year housing land supply in the latest housing land availability report and on which construction has recently commenced rendering that consent extant, its status should be reflected in the LDP by its allocation as a housing site with permission and its inclusion within the development boundary of the settlement.

Similar scenarios to this have occurred during the preparation of other LDPs locally, in particular Snowdonia National Park and Conwy where sites with an extant planning permission for housing had been excluded from relevant settlement boundaries at the deposit plan stage of the plan process. In each case the relevant settlement boundaries were amended to include the sites committed to developments using focussed changes to the plan which were then endorsed by the relevant Inspectors, see attached documents for Gainsborough House in Abergele amended under focussed change no MAC281 and Fronallt in Dolgellau amended under focussed change 71. In addition as the attached extracts from the Inspectors report on the now stopped Ynys Mon UDP confirm, this site has previously been the subject of proposed changes for the same reason. PC516 and PC 517 which proposed changes to both the size of the housing allocation site T16, and the related alignment of the development boundary in Caergeiliog, were endorsed by the Inspector in his recommendations on the plan. These changes ensured that the whole of the site which at that time benefited from an extant planning consent for 40 dwellings was included in the housing land allocation and the settlement boundary, and that the plan reflected the existing commitment to development.

*Please use additional sheet if necessary.*

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

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

This site has a recently approved, and now extant planning consent, for the erection of 69 dwellings and 4 flats. It contributes to the 5 year housing land supply in the published housing land availability study report for April 2013. There is no valid reason for its classification as one of the sites unlikely to be developed during the plan period in Appendix 5 of the deposit LDP or its exclusion from the calculation of the number of units with planning permission found in Table 18. As a committed site for housing development it should be included in the development boundary for Caergeillog as has happened in other LDPs.

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

The redrafting of the development boundary for Caergeillog indicated on Inset Map 44 to include this site and preferably also its identification as a housing allocation with planning permission.

In Appendix 5, the removal of the reference to 73 units in Caergeillog in the table of sites within Ynys Mon which are unlikely to be developed during the Plan period.

The addition of these 73 units into the figure for the number of units with planning permission in the villages section of Table 18 and a corresponding reduction in the figure for the additional number of dwelling units required. This will raise and lower the respective figures to 363 and 164.

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

Yes  No

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

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

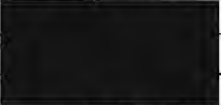
**3b. If you wish to speak, please confirm which part of your representation you wish to speak to the Inspector about and why you consider it to be necessary to speak at the Hearing.**

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

Submission of documents and evidence to the examination	<input checked="" type="checkbox"/>
Publish Inspector's report	<input checked="" type="checkbox"/>
Plan's adoption	<input checked="" type="checkbox"/>

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

Candidate site register plan for site at scale 1:2500
Sustainability Appraisal for site
Documents relating to the agreement of changes to development boundaries in Conwy and Snowdonia National Park LDPs to include sites committed to residential development as a result of existing planning consents and extracts from the Inspector's Report on the Ynys Mon UDP.

<b>Signed:</b> 	<b>Dated:</b> 11/03/15
---	------------------------

**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**

any event, with the rest coming from other sources including prior commitments. Accordingly, the balance of development is acceptably maintained within the urban area, which includes the town of Conwy.

- 4.13 **Kinmel Bay** and **Towyn** are subject to similar concerns as Conwy due to a lack of new allocations in the LDP. These matters have been addressed above with respect to national policy to guide development away from areas of flood risk as the overriding consideration.
- 4.14 **Abergele**, in contrast, is the subject of strong local opinion that the town is expected to accept an excess of development on greenfield land as a result of the diversion of allocations from areas of flood risk in the submitted version of the LDP. Development in Abergele has been constrained in the past and there is a high demand for affordable housing in the area. Of the total planned housing growth of some 1,130 units in the settlements of Abergele, Pensarn, Towyn and Kinmel Bay, a large proportion, 800 dwellings, are forecast to come from new allocations in Abergele itself. This development will potentially include a contribution to the affordable housing stock. On balance overall, the level of development in the town is justified in the prevailing planning circumstances.
- 4.15 **Dwygyfylchi**, as a Tier 1 Main Village, also has a significant amount of land allocated for new housing. Again, however, as explained in BP37, development in the village has been constrained in the past with low windfall growth and there are no current commitments. Most or all new development will come from new allocations. These are considered in more detail in Section 5 below, but the amount of development proposed does not appear disproportionate in the overall distribution of development within the Spatial Strategy.
- 4.16 On the evidence, the distribution of development between individual and groups of settlements is appropriate.

#### *Settlement Boundaries*

- 4.17 In general, settlement boundaries are logically drawn around urban areas and larger villages to include planned development allocations as described in BP8 [EB008].
- 4.18 The detailed definition of certain settlement boundaries is considered in the following paragraphs. Matters relating to individual sites within settlements are discussed in Section 5 below.
- 4.19 The settlement boundary at **Kinmel Bay** and **Pensarn** is appropriately modified by **MAC138** to encompass land at Gwellyn Avenue currently allocated in the Colwyn Borough Local Plan, the Interleisure site which is subject to permission for housing and other lands omitted due to previous drafting errors.

- 4.20 At **Llysfaen**, due to the dispersed pattern of development, the settlement boundary, as submitted with the FCs, separates the village into four parts, rather than the five originally proposed. Submissions were made that the amalgamation of two areas into one in the vicinity of St Cynfran Church results in the loss of integrity of the historic core of the village. However, the purpose of settlement boundaries is to show the overall extent of an urban area. The amalgamation of the two areas is therefore appropriate and does not affect the soundness of the LDP. Other submissions were made to extend the settlement boundary in various locations to include small areas of land. However, these changes would encroach into the Green Wedge or result in illogical extensions to the existing settlement adding to the sporadic nature of the development in the area. The settlement boundary for Llysfaen is sound as now submitted.
- 4.21 Similarly, areas of **Penrhynside** and **Penrhyn Bay** have differing development styles and character. However, the two settlements form a single developed area in planning terms. The soundness of the plan is not undermined by the inclusion of these two areas within the single settlement boundary, which is sound as submitted.
- 4.22 At **Llanfairfechan**, there are some physical and visual links between the Bryn y Neuadd hospital site and the town. However, the hospital site is largely characterised by parkland interspersed with sporadic hospital related developments, as compared with the built-up area of Llanfairfechan. There is no connection sufficient to justify including the hospital land within the settlement boundary, which is appropriate as submitted.
- 4.23 Further appropriate modifications to settlement boundaries are effected by **MAC281** to include development land at Gainsborough House, Abergele, **MAC294** to remove undeveloped land at Llansannan and **MAC295** to include land at Glyn Farm, Colwyn Bay now subject to planning permission.
- 4.24 With these changes in place, all the settlement boundaries are appropriately defined.

## Recommendation

- 4.25 In order to make the LDP sound the following changes are required:

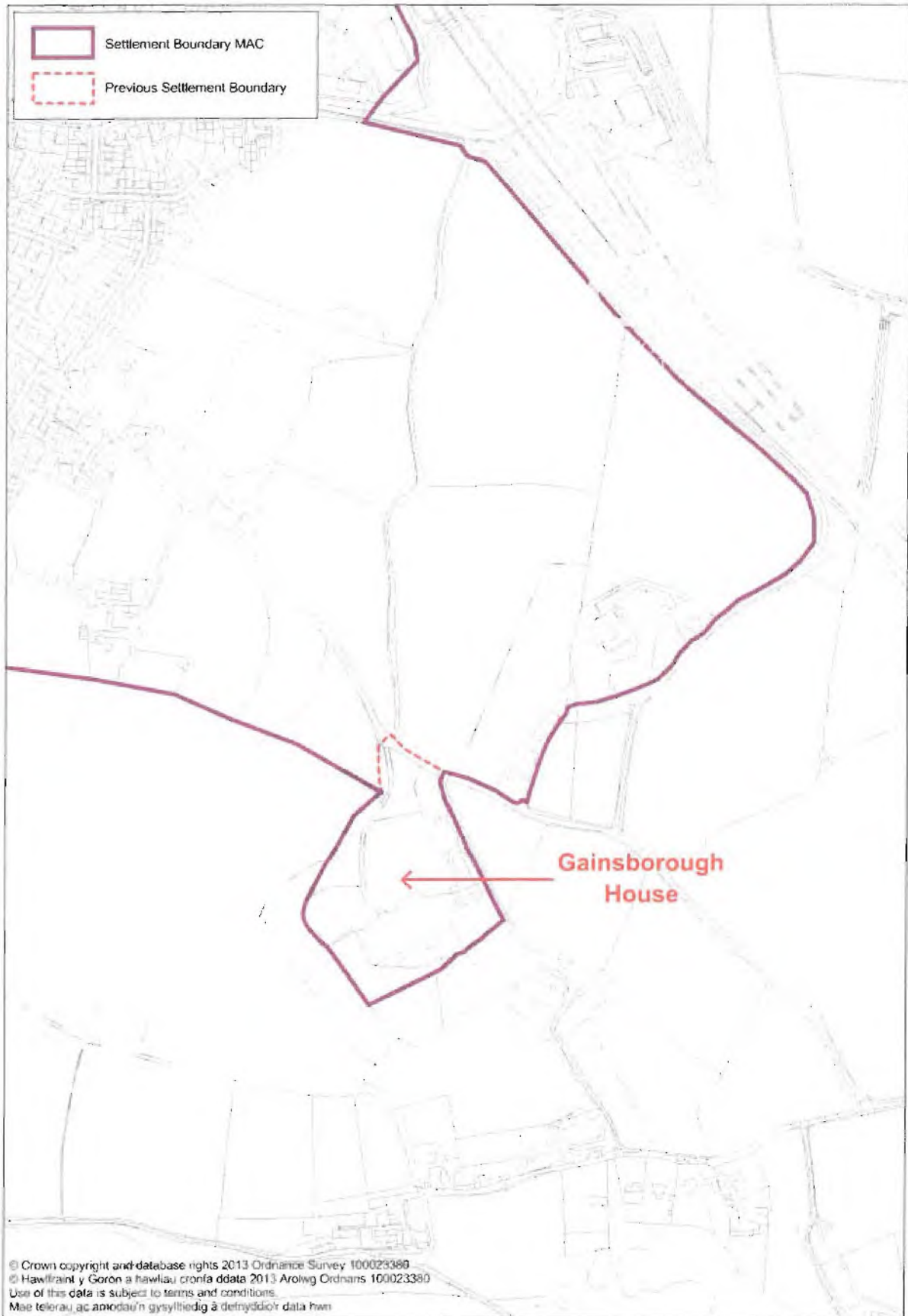
**MAC138, MAC281, MAC 294, MAC295**

## 5. Housing Provision

### *Housing Land Requirement*

- 5.1 PPW5 at section 9.2 makes clear that the starting point for assessing housing requirements is the latest Welsh Government (WG) Household Projections. For Conwy, including that part of the Snowdonia National Park (SNP) that

<b>MAC138</b>		Maps	See Map Annex 1	Amendment to settlement boundary, to include both Gwellyn Avenue site and Interleisure
<b>MAC281</b>			See Map Annex 1	Include Gainsborough House inside Settlement Boundary
<b>MAC294</b>			See Map Annex 1	Llansannan settlement boundary (related to MAC136)
<b>MAC295</b>			See Map Annex 1	Amend the settlement boundary around Glyn Farm, Colwyn Bay.
MAC136		Maps	See Map Annex 1	Reduce size of Llansannan site to 0.9 ha be reflected in the area of site included in Table 11 Phasing Plan
MAC137		Maps	See Map Annex 1	Amendment to Holiday Accommodation Zone
MAC293			See Map Annex 1	Amendment to green wedges
MAC135		Maps	See Map Annexes 1 and 2	Amendments to Special Landscape Areas
<b>MAC282</b>			See Map Annex 1	Remove Abergele Traffic Improvement Scheme notation from the proposals map.
<b>MAC292</b>			See Map Annex 1	Remove the Llanrwst bypass from the proposals map.
MAC109	N/A	N/A	See Map Annex 3	<p>No further mineral resources are considered necessary for safeguarding however it has been recommended that buffers are drawn around the current safeguarded deposits.</p> <p>Maps will now include buffer zones of 200m for hard rock (including Sandstone) and 100m for sand and gravel around the previously safeguarded minerals and waste.</p>



MAC Ref	MAC281
Justification	To incorporate development land within the adjacent settlement boundary



From: Richard Clarke [REDACTED]  
Subject: Settlement boundary changes  
Date: 6 March 2015 16:34:04 GMT  
To: [REDACTED]

Hi Jan,

You have already seen the schedule of MACs at the end of the Inspector's report, which provides less detail than I had thought. I could find no other related Examination documents however I did find a draft document which was not submitted, which states:

*The extension encompasses an area which has received planning permission for residential units and the development has been implemented in part. The site is bounded to the west and north by a residential allocation therefore for continuity the area should be included within the settlement boundary.*

Kind regards,

**Richard Clarke**

Swyddog Cynllunio / Planning Officer  
Gwasanaeth Polisi Cynllunio Strategol / Strategic Planning Policy Service  
Cyngor Iwrodistref Siro Cymru / County Borough Council  
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Mae'r neges e-bost hon ac unrhyw ymgysylltiadau yn gyfrinachol, ac wedi eu bwriadu ar gyfer yr un sy'n cael ei h/enwi yn unig. Gallent gynnwys gwybodaeth freintiedig. Ar gyfer yr amodau llawn ynglŷn â chynnwys a defnyddio'r neges e-bost hon ac unrhyw atodiadau, gweler [www.conwy.gov.uk/ebost\\_ymwadiad](http://www.conwy.gov.uk/ebost_ymwadiad)

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## **ERYRI LOCAL DEVELOPMENT PLAN**

**2007 – 2022**

PROPOSED FOCUSSED CHANGES

MAY 2010

Produced by

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## Summary of Proposed Changes to Inset and Proposals Maps

### Inset Maps

Focussed Change Number	Settlement	Reason for Change	Proposed Change
64	Y Bala	The housing allocation should be included within the Housing Development Boundary.	Extend the Housing Development Boundary to include the Affordable Housing allocation.
65	Betws y Coed	A logical rounding off of the Housing Development Boundary to reflect existing built development.	To extend the Housing Development Boundary to include the site
66	Bontddu	A logical rounding off of the Housing Development Boundary to reflect existing built development.	To include the site within the Housing Development Boundary
67	Bryncrug	A logical rounding off of the Housing Development Boundary to reflect existing built development.	To extend the Housing Development Boundary to include the site
68	Bryncrug	A logical rounding off of the Housing Development Boundary to reflect existing built development.	To extend the Housing Development Boundary to include the site
69	Dolgellau	The housing allocation should be included within the Housing Development Boundary.	Extend the Housing Development Boundary to include the Affordable Housing allocation.
70	Dolgellau	To remove the employment land allocated in Dolgellau as it has been fully developed.	To remove the employment allocation
71	Dolgellau	Include within the Housing Development Boundary to reflect land which is likely to be developed in the plan period.	To extend the Housing Development Boundary to include the site with existing planning permission
72	Dolwyddelan	The housing allocation should be included within the Housing Development Boundary.	Extend the Housing Development Boundary to include the Affordable Housing allocation.



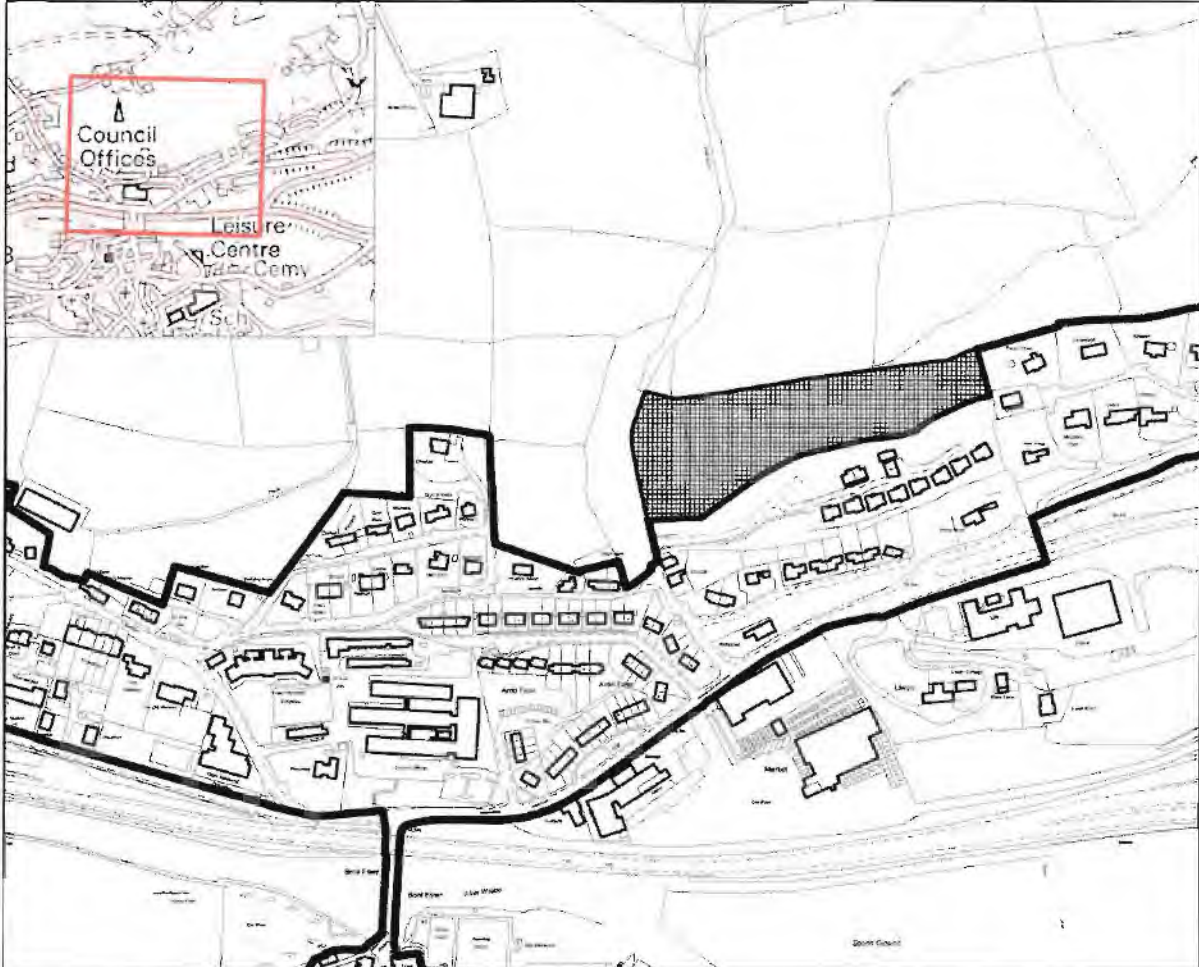
# Eryri Local Development Plan

## Proposed Focussed Changes

Focussed Change Number: 71

Settlement: Dolgellau

Inset Map Number: 22b



Site



Housing Development Boundary

Scale 1:5000

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Copyright Snowdonia National Park, 2009.



**Site Location:** Site Adjacent Fronallt, Dolgellau

### Proposed Change

Extend the Housing Development Boundary to include the site with existing planning permission.

## 1.0 Summary of Objections

1.1 Objection 8/243 wishes to see the site classed as category 2\* under the Land Availability Study and an element of the scheme to be affordable housing. Objection 31/1108 wishes to see the site allocated for 10 houses as this is a more appropriate size for the village. Objection 154/75 wishes to see the allocation increased to more accurately reflect the area which benefits from existing planning permission.

## 2.0 Council Response

2.1 Caergeiliog has been identified as a village within the A5 sub group. Proposal T16 benefits from existing planning permission for 40 dwellings. The site is needed to fulfil the plan's housing strategy and meet its housing requirements. Proposed Changes PC516 and PC517 define the extent of the revised area of Proposal T16.

## 3.0 Issue

3.1 Should the number of dwellings on this allocation be increased or decreased?

## 4.0 Inspector's Conclusion

4.1 I concur with the boundary revision to Proposal T16 made under PCs 516 and 517. The site has planning permission for the erection of 40 dwellings and is therefore committed for development; the dwelling yield should for Proposal T16 should be amended accordingly from 20 to 40 units under Proposed Change PC169. Policy HP7 of the plan relating to affordable housing may not be capable of being applied to land with an extant planning permission.

## 5.0 Recommendation

5.1 That Map 12 – Caergeiliog be modified in accordance with Proposed Changes PC516 and PC517, and that Proposed Change PC169 in respect of Proposal T16 should be amended to refer to 40 dwelling units, for inclusion in the deposited plan.

Map 13	Holyhead – Proposals T39, T41, T62 and T63
Proposed Change 169	Density of allocations
Counter Objection	31/2392 - Flintshire Green Party

## 1.0 Summary of Counter Objection

1.1 Amend the densities applied to the following housing sites: T62 (former Wells Kello, Holyhead) to 28 units; T63 (Land at Yr Ogorf, Holyhead) to 70 units; T39 (Former Druids Hospital, Llangefni) to 71 units; and T41 (Land off Talwrn Road, Llangefni) to 120 units.

## 2.0 Council Response

2.1 The precise density which will be delivered at each housing site will be determined at planning application stage. The figure given in the housing schedule is an indication of the "Anticipated Number Of Units", and how they will contribute to the overall strategy of the plan. The issues raised by the objector are best discussed at pre application/application stage.


# 12) CAERGEILIOG

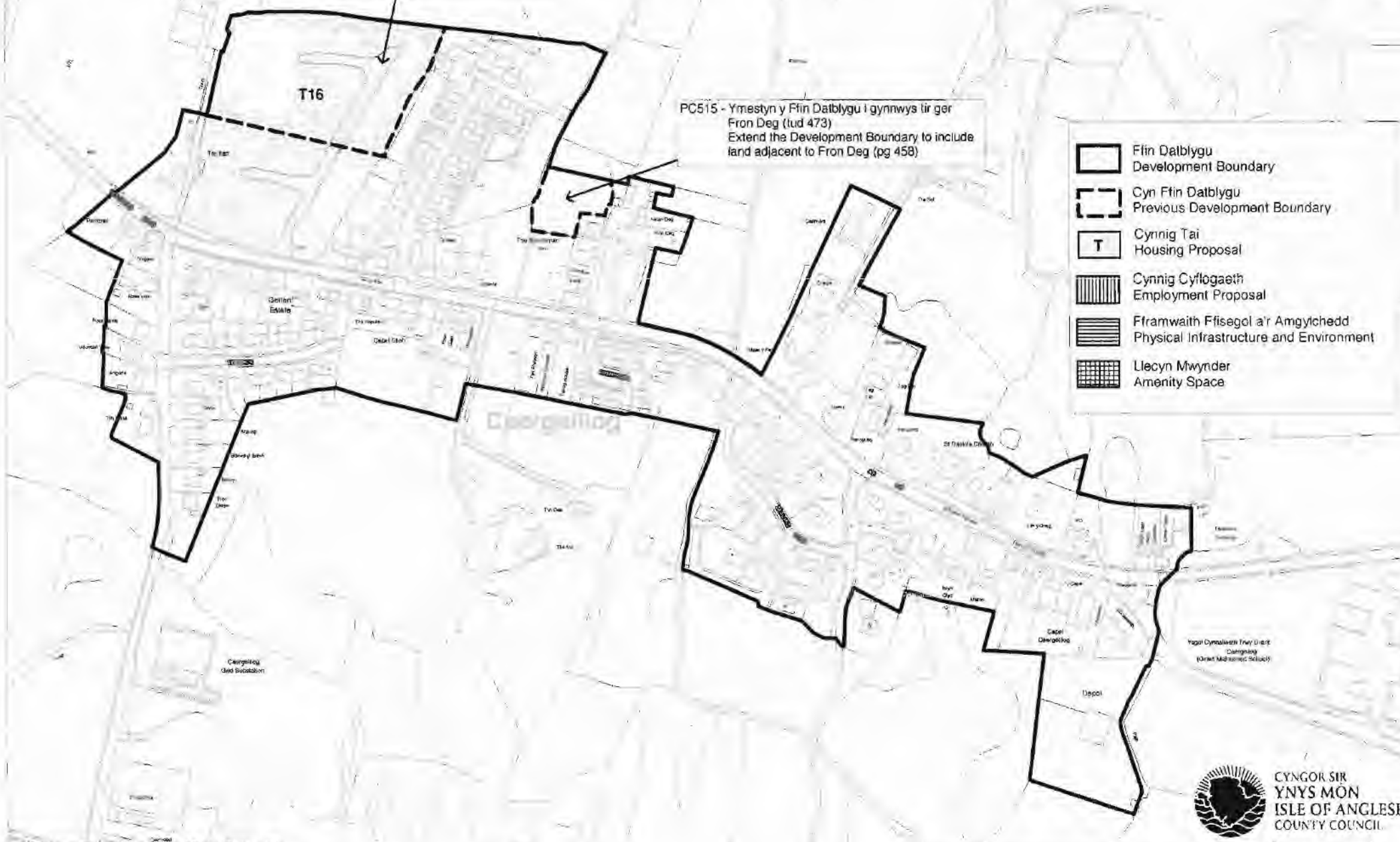
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PC516 - Ymestyn T16 a'r Ffin Datblygu (tud 474)  
Extend T16 and the Development Boundary  
(pg 459)

PC515 - Ymestyn y Ffin Datblygu i gynwys tir ger  
Fron Deg (tud 473)  
Extend the Development Boundary to include  
land adjacent to Fron Deg (pg 458)

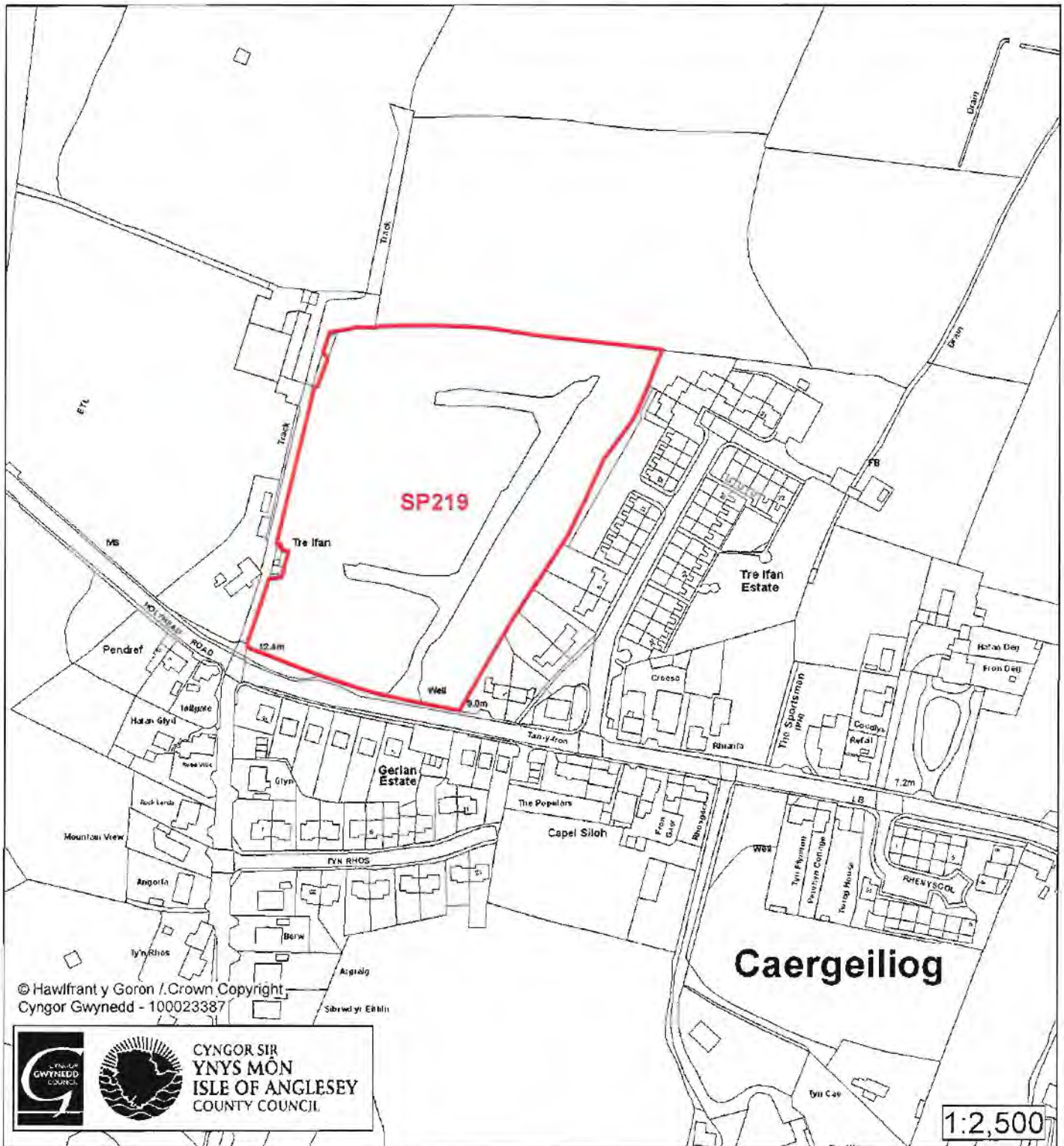
-  Ffin Datblygu  
Development Boundary
-  Cyn Ffin Datblygu  
Previous Development Boundary
-  Cynnig Tai  
Housing Proposal
-  Cynnig Cyflogaeth  
Employment Proposal
-  Fframwaith Ffisegol a'r Amgylchedd  
Physical Infrastructure and Environment
-  Lleocyn Mwynder  
Amenity Space



# Cynllun Datblygu Lleol ar y Cyd

## Joint Local Development Plan

### Cofrestr Safle Posib / Candidate Site Register



Cyfeirnod / Reference	: SP219
Enw'r Safle / Site Name	: Tir ger / Land adj Tre Ifan
Lleoliad / Location	: Caergeiliog
Cyfeirnod Grid / Grid Reference	: 305 786
Maint (ha) / Size (ha)	: 2.18
Defnydd â Awgrymir / Suggested Use	: Tai / Housing

## **SUSTAINABILITY APPRAISAL BASED ON DECISION AIDING QUESTIONS NOTED IN TABLE 2.6: OF THE ANGELSEY AND GWYNEDD JLDP SUSTAINABILITY APPRAISAL REPORT:**

**SITE:** Land adj to Tre Ifan Caergeiliog Anglesey

**SITE AREA:** 2.18 hectare

**PREVIOUS REFERENCE:** Candidate Site Ref SP219

### **Objective 1 Maintain and Enhance biodiversity interests and connectivity:**

**Score:** + This is a site with an existing full planning consent for the erection of 69 dwellings and 4 flats granted under planning consent reference 32C27C on the 19<sup>th</sup> August 2010 on which development has already commenced with the construction of the new road junction and visibility splays for the new road access into the site off the A5. There are no internationally, nationally or local biodiversity designations within the site or in the near vicinity. The site has some existing boundary hedging which is to be retained and a landscaping scheme has been approved for the site under the requirements of condition 3 of the above planning consent. The development of this site will not lead to the loss of any important habitat, priority species, trees or hedgerows or the fragmentation of a green corridor

### **Objective 2 Promote community viability, cohesion, health and well being:**

**Score:** ? + There is no existing public access to this land and as its current lawful use is for residential development in accord with the above planning consent it has no value as an open space nor is it of recreational importance and its existing/previous uses have resulted in no risk of land contamination. There are limited facilities available within the settlement, a primary school within 800m, play area within 100m and a village hall and hot food take away within 500m and 200m respectively. A far wider range of services are available within 1.5km of the site in the nearby settlement of Valley including a range of retail outlets including a supermarket, post office, doctor's surgery, dentist, pharmacy, public houses and restaurants. There are no conflicting land uses in the site's vicinity, the site is bounded by residential properties to its east, south and west and it lies within the development boundary of the stopped Ynys Mon UDP.

### **Objective 3 Manage and reduce the impacts of climate change by promoting and supporting mitigation and adaptation measures:**

**Score:** - This site is not at risk of flooding, and lies within the built form of the settlement. It has direct access onto the A5 and the nearby highway system is capable of dealing with its development as confirmed by the existing planning consent for 73 dwelling units mentioned above.

### **Objective 4 Conserve, promote and enhance the Welsh language:**

**Score:** 0 As detailed above the site is within 1.5km of a wide range of facilities in the nearby settlement of Valley, and a more limited range of facilities within the settlement itself.

### **Objective 5 Conserve, promote and enhance cultural resources and historic heritage assets:**

**Score:** 0 This site is not affected by any historical or cultural designations and will not adversely impact upon any important views or vistas or on the character of the settlement.

### **Objective 6 Support economic growth and facilitate a vibrant, diversified economy providing local employment opportunities:**

**Score:** 0 As detailed above the nearby highway system and junctions are able to cope with the development of this site. A bus stop lies within a few metres of the site and for access to local facilities see response to Objective 2. Connections to all utility services including gas, water



sewerage and telecommunications are either in the adjoining highway or on site. There are no conflicting land uses

**Objective 7 Provide good quality housing, including affordable housing that meets local needs:**

**Score: ++** See response to objective 6 above for comments on highway system and connections to utility services and objective 2 above for access to local facilities. The existing planning consent on this site includes 9 affordable housing units for local people and the development of this site will help deliver adaptable housing that addresses the individual needs of the community

**Objective 8 Value, conserve and enhance the plan area's rural landscapes and urban townscapes:**

**Score: ?** See responses to Objectives 1, 2 and 5 above.

**Objective 9 Use land and mineral assets effectively and promote mechanisms for waste minimisation, re-use and recycling:**

**Score: +** The site is already the subject of an existing planning consent and its development in accord with that planning consent has commenced. There is no loss of the best and most versatile agricultural land and there is no known risk of contamination from previous uses and as the site adjoins existing residential areas there are no potential conflicting land uses.

**Objective 10 Promote and enhance good transport links to support the community and the economy**

**Score: +** There is a bus stop within a few metres of the site and the route is not obstructed or steep. As detailed in objective 3 above site accessibility and the standards and capacity of relevant road junctions have previously been confirmed as acceptable for this site. The site is also within 1.5km of the Wales Coastal Path and 500m of National Cycle Route No 8

**Objective 11 Safeguard water quality, manage water resources sustainability and minimize flood risk:**

**Score: 0** The site is not within an area at risk of flooding or within a groundwater or surface water protection area.