

	 <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 Cyngor. 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 neu 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 Cyngor yn: www.gwynedd.gov.uk/cdll neu 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	Cerys Eung Wyn	
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 (nodwch)	
Paragraff rhif (nodwch)	
Cynigion/ Map Mewnsoed (nodwch y rhif cyfeirnod)	Map 88 Wainfawr
Map Cyfyngiadau	
Atodiadau (nodwch)	

2b. A ydych yn gwrthwynebu neu gefnogi?

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

Nid ydych chi'n cael dros y ffordd i Snowdonia Five wedi ei gynnwys yn y llyn datblygu er bod ymlynyddiaeth i ddatblygu meddyfffa a chae peldroed yn

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

2c. 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

Hoffwn weld y tir/can dras ffodd i Snowdonia Ffre yn cael ei gyrru o fewn llin datblygu penber Wainfawr. Mae cytundeb wedi ei wneud rhwng ~~af~~ awdurdod reilydd Betsi Cadwaladr a meddyffwr penber mawr dynna fodd lleoliad meddyffwr neuadd y penber. Mae bras cytundeb hefyd i leoli cae peldreud i fedyffwr y penber h a d i meddyffwr.

2dd. Ydi'r Cynllun yn gadarn?

Ydi	<input type="checkbox"/>	Nac ydi	<input type="checkbox"/>
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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								Cydyniad ac Effeithiolrwydd							
P1	<input type="checkbox"/>	P2	<input type="checkbox"/>	C1	<input type="checkbox"/>	C2	<input type="checkbox"/>	C3	<input type="checkbox"/>	C4	<input type="checkbox"/>	CE 1	<input type="checkbox"/>	CE 2	<input type="checkbox"/>	CE 3	<input type="checkbox"/>	CE 4	<input type="checkbox"/>

		<p>CYNGOR SIR YNYS MÔN ISLE OF ANGLESEY COUNTY COUNCIL</p>	<p><i>For office use only:</i></p> <p>Representor No.</p> <p>Date received: 31/3/15 <i>[Signature]</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 or 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 or 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)

Enwam Hebydd (Arabad 4)

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

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

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

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

Part 3: What Happens Next?

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

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

I do not want to speak at a hearing session and am happy for my written comments to be considered by the Inspector.	<input checked="" type="checkbox"/>
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:

Signed:



Dated:

31/3/15

THANK YOU FOR YOUR COMMENTS ON THE DEPOSIT PLAN

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

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

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

BY EMAIL – planningpolicy@gwynedd.gov.uk

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

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

Test of Soundness

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

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

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

Rhosgadfan

- 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.
- Rhosgadfan is served by Llanfaglan Wastewater Treatment Works (WwTW). The proposed growth being promoted for this catchment area would require improvements which would need to be funded through our Asset Management Plan or potentially earlier through developer contributions.

1306

1307

Rhostryfan

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

1308

Sarn Mellteyrn

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

1309

Talysarn

- Talysarn is served by Llanllyfni Wastewater Treatment Works (WwTW) which can accommodate the foul flows from the proposed growth figure allocated for this catchment area.

1310

Tregarth

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

1311

1312

Trefor

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

1313

Tudweiliog

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

1314

Waunfawr

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

1315

Y Fron

- Y Fron is served by Llanllyfni Wastewater Treatment Works (WwTW) which can accommodate the foul flows from the proposed growth figure allocated for this catchment area.

1316

GWYNEDD COASTAL/RURAL VILLAGES

Aberdaron

- Aberdaron Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed growth figure allocated for this catchment area. 1317

Borth y Gest

- Borth y Gest is served by Porthmadog Wastewater Treatment Works (WwTW) which can accommodate the foul flows from the proposed growth figure allocated for this catchment area. 1318

Clynnog Fawr

- Clynnog Fawr is served by Pontllyfni Wastewater Treatment Works (WwTW) which can accommodate the foul flows from the proposed growth figure allocated for this catchment area. 1319

Corris

- Lower Corris Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed growth figure allocated for this catchment area. 1320

Ederm

- Ederm is served by Morfa Nefyn Wastewater Treatment Works (WwTW) which can accommodate the foul flows from the proposed growth figure allocated for this catchment area. 1321

Fairbourne

- No additional growth is anticipated in Fairbourne as the indicative housing growth is provided for by completed units and the existing landbank. 1322

Llanaelhaearn

- The proposed growth being promoted for this settlement would require improvements at Llanaelhaearn Wastewater Treatment Works (WwTW) which would need to be funded through our Asset Management Plan or potentially earlier through developer contributions. 1323

Llangian

- Llangian is served by Abersoch Wastewater Treatment Works (WwTW) which can accommodate the foul flows from the proposed growth figure allocated for this catchment area. 1324

Llanbedrog

- No additional growth is anticipated in Llanbedrog as the indicative housing growth is provided for by completed units and the existing landbank. 1325

Llithfaen

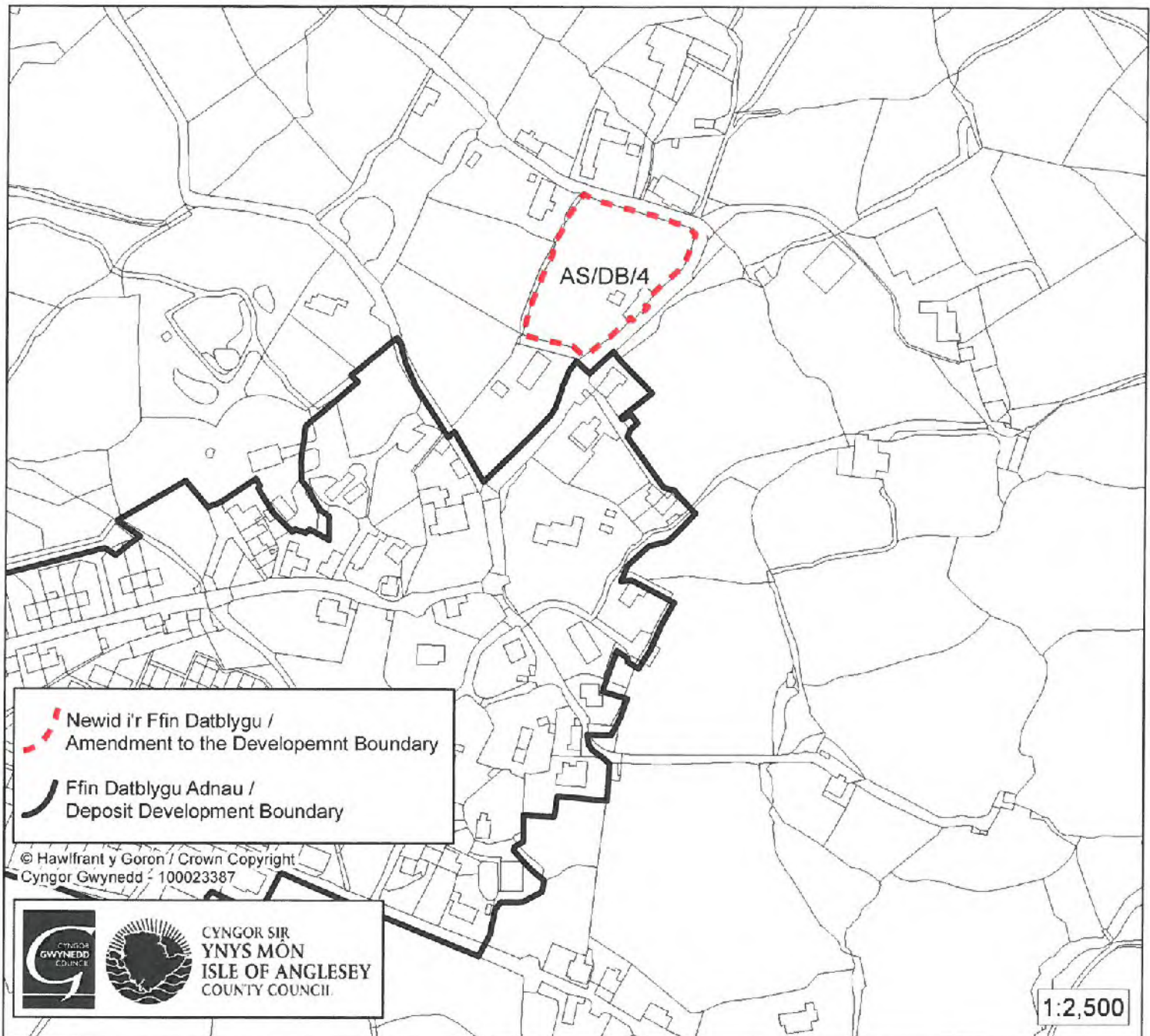
- Llithfaen Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed growth figure allocated for this catchment area. 1326

Morfa Bychan

- No additional growth is anticipated in Morfa Bychan as the indicative housing growth is provided for by completed units and the existing landbank. 1327

**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/4

Enw'r Safle / Site Name: Safle / Cae Top Frondeg Site

Lleoliad / Location: Waunfawr

Cyngor Cymuned / Community Council: Waunfawr

Maint (ha) / Size (ha): 0.32

03
AS/A/4

	 <p>CYNGOR SIR YNYS MÔN ISLE OF ANGLESEY COUNTY COUNCIL</p>	<p>For office use only:</p> <p>Representor No.</p> <p>Date received: 16/3/15</p> <p>Date acknowledged:</p>
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PART 1: Contact details

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

Guidance Note.

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

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

2a. Which part of the Deposit Plan are you commenting on?	
Policy number (please specify)	
Paragraph number (please specify)	
Proposals/ Inset Map (please specify ref no.)	Map Ref no 88 - Waunfawr
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.

I wish to make a representation to include the site 'Cae Top Frondeg' for inclusion for development of housing within the within the Anglesey and Gwynedd Deposit Joint Local Development Plan 2011-2026. I feel that the current proposed development boundary around this site does not take into account the natural and historical boundary of the village and also the fact that this site is situated between 3 residential properties and the road making it suitable for inclusion within the boundary as a windfall/infill site. The site is not green belt, has never been in agricultural use, also there has also been recent development of an area only 25 metres away also outside the boundary into a hard standing car park for Antur Waunfawr, this shows that there is scope for development. I request that this site is included within the boundary as windfall/infill site.

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 wish to include the site at 'Cae Top Frondeg', see attached map for consideration as suitable for development of housing within the Deposit Plan.

The site is within the natural and historic boundary of the village of Waunfawr, and is enclosed between 3 houses and a road, it already has a gated entrance, and is already connected to the mains sewerage, electricity and telecommunications connections are within a metre of the entrance. It offers an exciting opportunity to develop a single eco-friendly dwelling housing project which would be done sympathetically to fit in with the character of the surrounding area and landscape. The proposed and current development Boundary is only 10 metres away from the proposed site, including this site would not encroach on to the green belt as it is surrounded on three sides by residential properties and on the other side by the road.

The boundary for the proposed and current development Boundary is flawed because it does not take into account the natural or historic boundary of the village, there has been a recent development of a hard standing car park for Antur Waunfawr outside the proposed boundary only 25 metres away from the proposed site, this development of the area has been granted as it does not encroach onto green belt land, as would the site I am proposing.

This site is not agricultural land and never has been, the only use this site could have would be to be developed for residential housing, the site has been offered to local farmers, but because of the size of the site and location they have shown no interest, the site is unused and it has become an eyesore, it is encountering constant problems with fly tipping. As the owner, I have to deal with the issue of fly tipping, sometimes on a weekly basis.

Previous developments in the village have offered small houses on small plots, built by large companies to maximise profits. This site would provide something different. For a family, or adults who enjoy the outside and healthy living, the site is only 50 metres from the Antur

Waunfawr play area and Park. Unlike previous housing projects, this site offers the opportunity of building a unique environmentally friendly property which would offer access to walking paths, whilst also fitting in with the character of the village. The size of the site also offers a sizable garden which would provide young children a healthy environment to play in safely and for adults the opportunity to spend time outside, gardening, etc. This fits in with the SA of promoting health living and well being.

The site will not lead to the loss of an important habitat, priority species, trees and hedgerows, development would lead to enhancement of the area.

The site meets the majority of thresholds for distance to sustainable modes of transport (bus stops, railway station, walking and cycling routes) and is of a distance to the main service centres and areas of employment that development is likely to reduce the need to travel. The site is only 500 metres from the bust stop, 700 metres from the railway station; between them they offer excellent links to all local towns, i.e. Caernarfon, Porthmadog and Bangor, also to the railway station in Bangor and airport in Valley. The site is only 800 metres from the local Primary School and Doctors surgery. Access to good community and business links are served through current transport links to the village, all of which are within reach by walking.

Development at the site has the potential for indirect long-term positive effects on health through the provision of housing or employment by meeting the future needs of the Plan area.

The development of the site would have no effect on the traffic, there would be no parking issues as the site would have off road parking for 2, or possibly 3 cars.

There is a need for good quality property in Waunfawr which would offer eco friendly quality character houses and at the same time offer parking and large gardens to their inhabitants. The properties previously constructed in the village have been constructed on small plots. This proposal is unique as it would offer the opportunity of a quality, sympathetically housing project designed to fit in with the local landscape/area and character of the area. There are currently no building plots for sale on the market in Waunfawr. 11/3/2015.JA

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 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.	<input checked="" type="checkbox"/>
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 type="checkbox"/>

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

Sustainability Appraisal Matrix
Map of site

Signed: Jason Anderson

Dated: 12 March 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 or www.anglesey.gov.uk/ldp

BY EMAIL – planningpolicy@gwynedd.gov.uk

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

Test of Soundness

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

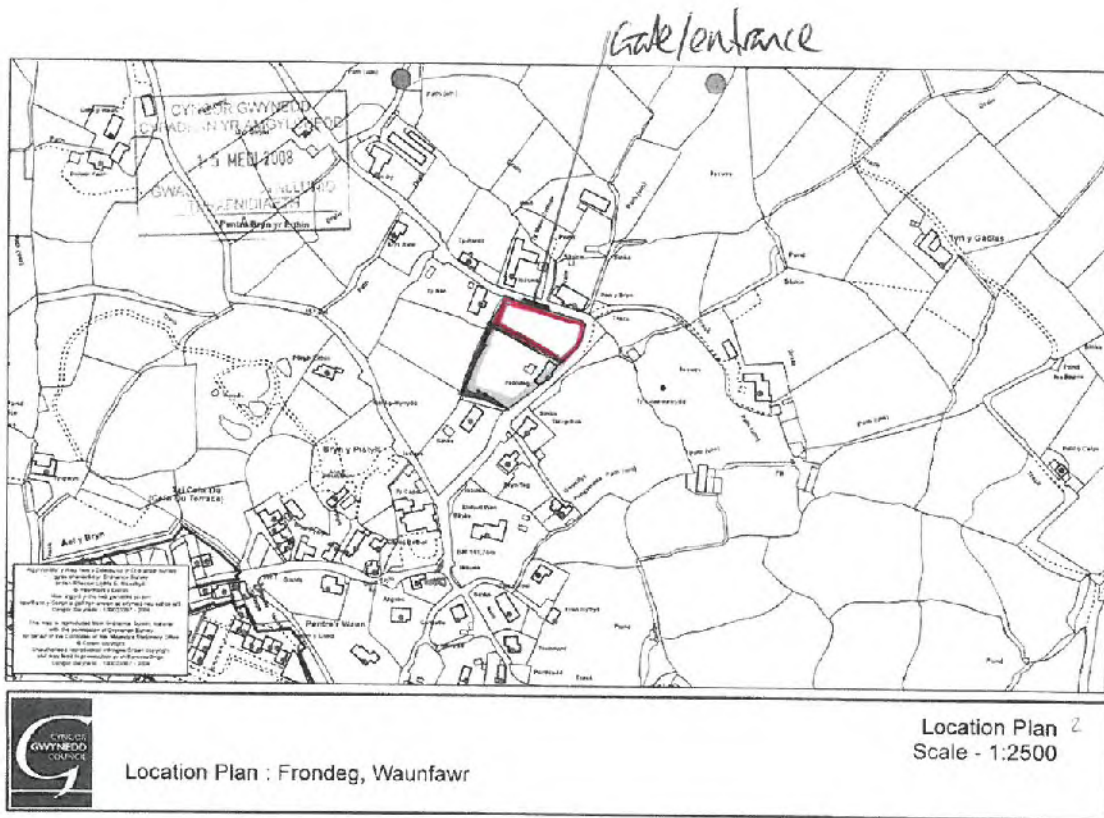
The Planning and Compulsory Purchase Act 2004 states that the purpose of the examination of a Local Development Plan (the Plan) is to consider whether it is "sound". This means that anyone who wants to comment on or object to the Deposit Plan should seek to say how it is unsound and what is needed to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

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

Annex 1

Cae Top Frondeg 1.65 ha

The area within the red boundary is the site in question.



RLC

Sustainability Appraisal Matrix		
Site Name: Cae Top – Frondeg		
Site Area 1.65 Ha		
SA Objective	Assessment	Summary
1. Maintain and enhance biodiversity interests and connectivity (SEA Topics: biodiversity, fauna, flora, soil)	+	<p>The site will not lead to the loss of an important habitat, priority species, trees and hedgerows or lead to fragment of green corridor and there are potential opportunities to enhance biodiversity.</p> <p>The site is situated between three houses and a road, it is not agricultural land and has never been agricultural land, it is currently over grown with grass and has been subject to problems with fly tipping which has led to it becoming an eyesore. The site is situated within the natural and historical boundary of the village of Waunfawr, with the proposed and current Development Boundary being only 15 metres away, proposing this site for inclusion within the plan for development would not encroach on to the green belt as it is surrounded on three sides by houses and the other side by a road.</p>
2. Promote community viability, cohesion, health and well being (SEA Topics: human health, population)	+	<p>Community Facilities/Services</p> <p>The site meets the distance thresholds for the majority of community services and facilities.</p> <p>Human Health</p> <p>Development at all of the sites has the potential for indirect long-term positive effects on health through the provision of housing or employment by meeting the future needs of the Plan area.</p> <p>The site is only 500 metres from the bus stop, 700 metres from the railway station; between them they offer excellent links to all local towns, i.e. Caernarfon, Porthmadog and Bangor. The site is only 800 metres from the local Primary School and Doctors surgery. For a young family and adults who enjoy the outside, the site is only 50 metres from the Antur Waunfawr play area and Nature Park. Unlike previous housing projects, this site offers the opportunity of building a unique environmentally friendly property which would offer access to walking paths and whilst also fitting in with the character of the village. The size of the site also offers a sizable garden which</p>

		would provide young children a healthy environment to play in and for adults the chance to spend time outside, gardening, etc. This fits in with the SA of promoting health living and well being.
3. Manage and reduce the impacts of climate change by promoting and supporting mitigation and adaption measures (SEA Topics: climatic factors, air)	0	<p>Development at the site will have a neutral effect on traffic. Possible that suitable mitigation is available to reduce negative effects with the potential for a residual neutral effect.</p> <p>The development of the site would have no effect on the traffic, there would be no parking issues as the site would have off road parking for 2, or possibly 3 cars.</p>
4. Conserve, promote and enhance the Welsh Language (SEA Topic: Cultural heritage)	0	<p>The site is considered to have a neutral effect against this SA Objective.</p> <p>The village has a primary school which delivers its education through the medium of the Welsh Language. The population in the village is predominantly Welsh speaking, so therefore most people who move/or live to the village do speak Welsh or learn Welsh.</p>
5. Conserve, promote and enhance cultural resources and historic heritage assets (SEA Topic: Cultural heritage)	0	<p>Development will have a neutral effect. This may be because there are no heritage assets within the influence of proposed development or that mitigation measures are considered sufficient to address potential negative effects with the potential for a residual neutral effect.</p> <p>There are no heritage assets within the site.</p>
6. Support economic growth and facilitate a vibrant, diversified economy providing local employment opportunities (SEA Topic: Population)	0	<p>With residential development being proposed for the site then it would be expected that local tradesmen would be used in the construction process and a local supplier of building materials and Welsh slate would be used. This would have a positive, if short, impact on the local economy.</p>
7. Provide good quality housing, including affordable housing that meets local needs (SEA Topic: population, human health)	++	<p>Predominantly residential development being proposed. Potential for a major positive effect against this SA Objective.</p> <p>There is a need for good quality plots/property in Waunfawr which would</p>

		offer eco friendly quality houses and at the same time offer parking and large gardens to their inhabitants. The properties previously constructed in the village have been constructed on small plots. This proposal is unique as it would offer the opportunity of a quality, sympathetically housing project designed to fit in with the local landscape/area and character of the area. There are currently no building plots for sale on the market in Waunfawr. 11/3/2015.JA
8. Value, conserve and enhance the plan area's rural landscapes and urban townscapes (SEA Topics: landscape)	+	<p>Development would remove an eyesore and/or would regenerate brownfield land that is currently having a minor negative effect on the landscape/ townscape.</p> <p>The current site is an eye sore as it is an overgrown, neglected area of land which is being commonly used by fly tippers. The site is too small for agriculture; the development of the site for a single dwelling would be sympathetically designed to fit in with the local landscape whilst also offering a large garden, this would offer the opportunity of improving and enhancing the area.</p>
9. Use land and mineral assets efficiently and promote mechanisms for waste minimisation, re-use and recycling (SEA Topic: materials assets, soil)	0	Any proposal development on the site would be subject to mechanisms for waste minimisation and recycling being put in place.
10. Promote and enhance good transport links to support the community and the economy (SEA Topic: population, human health)	+	<p>The site meets the majority of thresholds for distance to sustainable modes of transport (bus stops, railway station, walking and cycling routes) and is of a distance to the main service centres and areas of employment that development is likely to reduce the need to travel.</p> <p>The site is only 500 metres from the bust stop, 700 metres from the railway station; between them they offer excellent links to all local towns, i.e. Caernarfon, Porthmadog and Bangor, also to the railway station in Bangor and airport in Valley. The site is only 800 metres from the local Primary School and Doctors surgery. Access to good community and business links are served through current transport links to the village,</p>

		all of which are within reach by walking.
11. Safeguard water quality, manage water resources sustainability and minimise flood risk (SEA Topic: water, biodiversity)	0	The site is not within a flood risk area and not within a groundwater or surface water protection area.