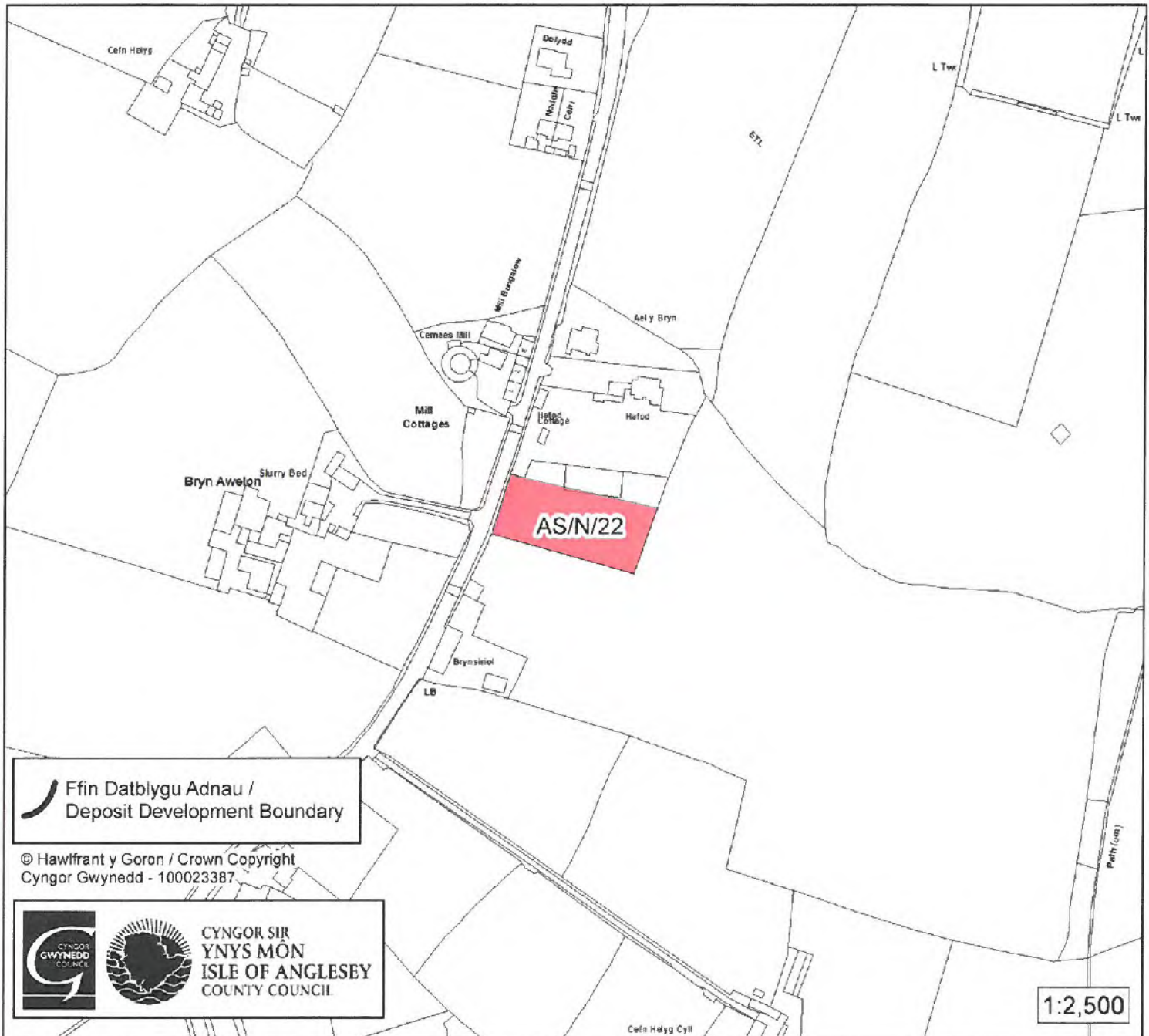


**Cynllun Datblygu Lleol ar y Cyd Gwynedd a Môn
Anglesey and Gwynedd Joint Local Development Plan
2011- 2026**

COFRESTR SAFLEOEDD AMGEN / ALTERNATIVE SITES REGISTER



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

Cyfeirnod / Reference: AS/N/22

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

Lleoliad / Location: Cemaes

Cyngor Cymuned / Community Council: Llanbadrig

Maint (ha) / Size (ha): 0.19

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

AS/N/22



CYNGOR SIR
YNYS MÔN
ISLE OF ANGLESEY
COUNTY COUNCIL

For office use only:

Representor No.

Date received: 16/3/15

Date acknowledged:

**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	HYWEL REES & OLWEN REES	
Address	[REDACTED]	
Postcode	[REDACTED]	
Telephone Number	[REDACTED]	
Email address	[REDACTED]	

Guidance Note.

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

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

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

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

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

2a. Which part of the Deposit Plan are you commenting on?	
Policy number (please specify)	
Paragraph number (please specify)	
Proposals/ Inset Map (please specify ref no.)	<i>Cemaes 12</i>
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.	
<p>Candidate site SP851 was initially not taken forward in the deposit plan as it was only 0.996 ha and deemed to be in open countryside. We would now wish to resubmit as an Alternative Site.</p> <p>The site meets all the strategic objections of the JLDP vision, including its proximity to the community facilities of Cemaes e.g school, shops, post office, surgery, dentist, pharmacy, play area and village hall (SA2.15)</p> <p>The site is located within the built form of a settlement of 9 properties, all within walking distance of Cemaes. (SA2.21 :SA3.21: SA4.15: SA 10)</p> <p>There is no risk of flooding. (SA3.1: SA11).</p> <p>Accessible from public highway, Ffordd y Felin (SA3.13), and has adequate frontage to provide access. (SA10,13)</p> <p>Development of this site is to house one property only and would definitely not have a detrimental impact on the character of the settlement. (SA5.19). The site has been partly planted with an orchard which would remain as its garden as would the existing hedgerow on its south and west side. (SA1,4)</p> <p>All utility connections are within 25 metres of highway. (SA6.16)</p> <p>As the proposal by the current owner is for the development of the site for one property only, the question of meeting the affordable housing requirement does not arise, as it would not be in keeping with the existing settlement. (SA.7)</p> <p>The new build would be sensitively integrated with the landscape and would not have an adverse impact on anyone's views, or have a detrimental impact on the character of the settlement. (SA8)</p> <p>According to the Deposit Plan, the expected level of growth for Cemaes is 81 units. This site would provide one, and ease the pressure on the village.</p>	
	ry.

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

Resubmission of SP851 as an Alternative Site

Site is situated within a cluster/settlement of 9 houses, all within walking distance of Cemaes and all its facilities/services.

Development would be restricted to one ecofriendly property only.

Accessible from public highway with adequate frontage to provide access.

The site is within the geographical spread of the village and would fit within 'Medium Growth Option' of Spatial Strategy. (Consider Wylfa Newydd requirements)

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

Adoption of SP851 to Cemaes Plan.

2dd. Is the Deposit Plan sound?

Yes No

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

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

Part 3: What Happens Next?

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

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

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



I want to speak at a hearing session.



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

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

Submission of documents and evidence to the examination



Publish Inspector's report



Plan's adoption



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

05 PLAN GRID REF 366 926

Signed:



Dated: 12/3/2015

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

**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**

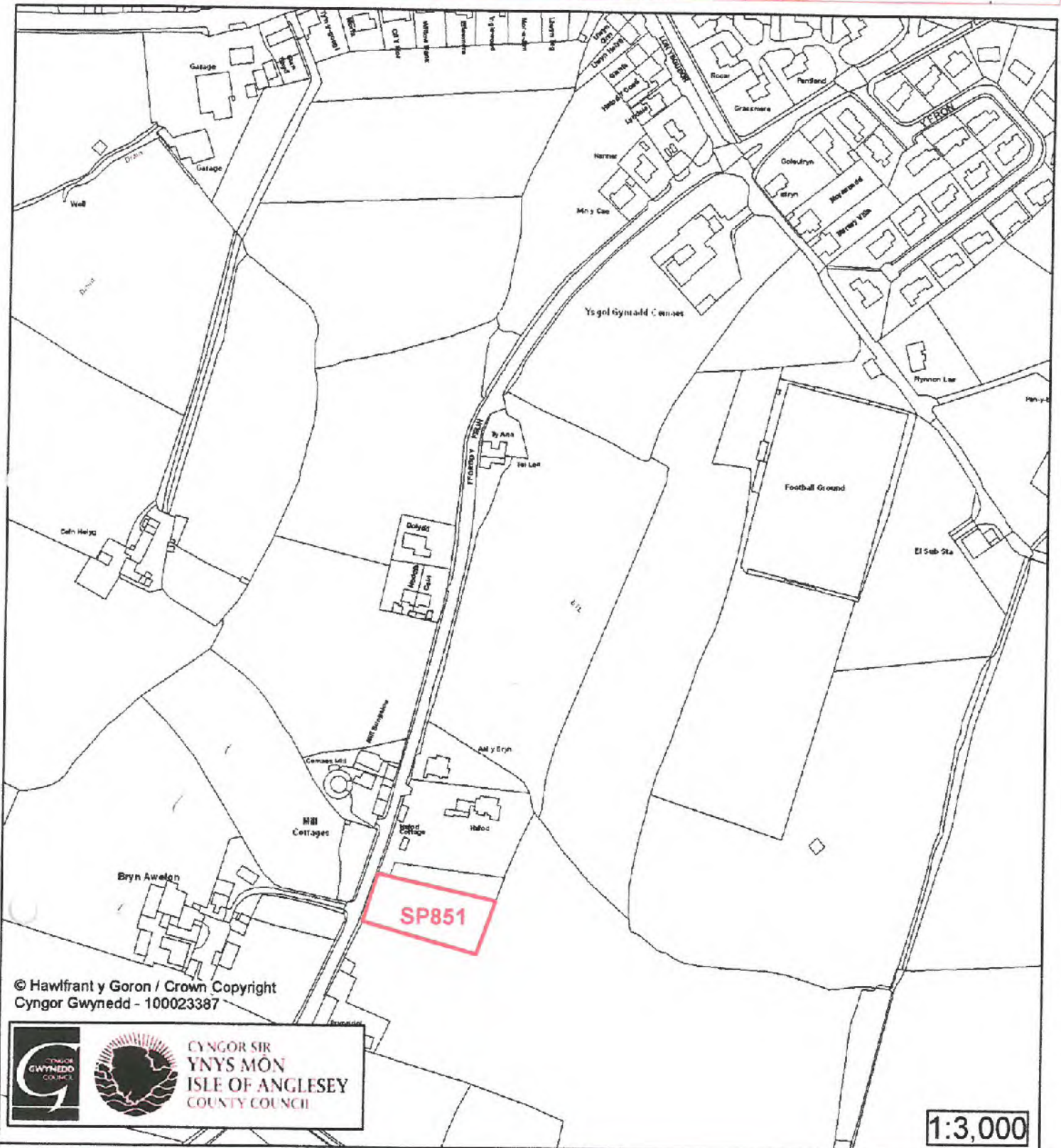
Test of Soundness

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.

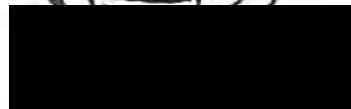
Where you propose a change to the Deposit Plan you should therefore make clear which test(s) of soundness you believe the Deposit Plan fails. The tests are in 3 groups - 'Procedural' (2 tests); 'Conformity' (4 tests); and 'Coherence and Effectiveness' (4 tests). If you wish to comment on the way in which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

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



Cyfeirnod/ Reference	: SP851
Enw'r Safle / Site Name	: Tir ger / Land adj Hafod
Lleoliad / Location	: Cemaes
Cyfeirnod Grid / Grid Reference	: 366 926
Maint (ha) / Size (ha)	: 0.19
Defnydd â Awgrymir / Suggested Use	: Tai / Housing

15/3/8



CYNGOR CYMUNED
LLANBADRIG
COMMUNITY COUNCIL

23/3/15
(ebest)

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

planningpolicy@gwynedd.gov.uk

March 28, 2015

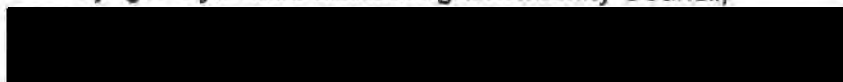
Dear Sirs,

Objection to the Joint Local Development Plan – Cemaes

Following a special meeting of the Llanbadrig Community Council and members of the community I write to officially lodge an objection against the Joint LDP, in particular, the proposed development site labelled T35 on Map/Inset 12 Cemaes. I also ask that the Community Council be granted the right to speak with the Inspector during the public inquiry before the proposed Joint Local Development Plan is formally adopted.

Concerns regarding the document were as follows (in no particular order) –

- Land (labelled T35) identified for development
- Cemaes village boundary moved without consultation (land once 'rural' now included within the development boundary)
- Over development of quaint sea side village dependent on tourism
- Lack of evidence of local housing need
- Traffic and road safety
- Safe access for potential developments
- Sewerage facilities
- Surgery and health services
- School (already near full capacity)
- Public services
- Noise
- Depreciation of properties
- Presentation of proposals
- Complexity of the LDP document
- Pressures from various angles to accept change



The first point of concern is that no-where is there actual evidence of need for additional properties in Cemaes referenced, neither is there a breakdown of the type of people/family units needing homes in the locality. When the Isle of Anglesey Rural Housing Enabler addressed the Community Council in November 2014, it was stated that 16 new properties would be required in the village. The LDP states 71. Where is the evidence to suggest such different levels of need? Members were disappointed at the way information, or indeed lack of information had been presented, and as such, how Members feel they have been misguided.

It was noted on Map/Inset 12 that the boundary of Cemaes village had been altered to include two fields identified as T35 along with another field along Ffordd y Felin. May I take this opportunity to remind you that in 1990, an application to develop this site was refused following receipt of community survey highlighting the concerns of local residents and there being no safe access on to the highway. This issue is more apparent now than ever with an increase in traffic and road use. Parking is also a big problem in the immediate area. Residents have previously asked for pavements but the road is deemed too narrow and dangerous for pedestrian use.

Estate Agent Jones Peckover, in the last few weeks have advertised the particulars of three parcels of development land (T35 and an additional field back to back with Holyhead Road). There were concerns that the land in its entirety would be identified as 'candidate sites' and assured planning permission for 'affordable housing'.

Other land previously identified by planning policies for future development are not included this time around, yet their possible development is more viable and more favourable by those living in the vicinity i.e. extension of Maes Cynfor.

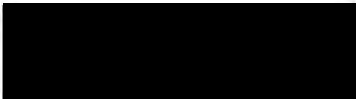
There are grave concerns regarding the deficiencies in the sewerage system for current properties without an additional 60-70 houses being built in the immediate area. Welsh Water would need to guarantee and assure residents that the system would be updated and upgraded prior to any potential development taking place.

Pressures on other services such as the doctor's surgery, police and the primary are also a cause for concern. The school is already nearing full capacity. Parking and road safety is an ongoing issue with regard to lack of parking and crossing facilities for school pupils and their families.

It was noted that the consultation document was made up of numerous segments, none of which were cross referenced and easily followed; access was only available online unless visiting the LDP office. Members stated that the expectation of the lay person to post comment and make an informed decision on a document such as the LDP was farcical.

I have enclosed the minutes of the special meeting held to discuss the Council's response to the LDP document for your information.

Yours sincerely



Carli Evans-Thau
Clerk

Cyngor Cymuned Llanbadrig Community Council

Minutes of the Special Meeting held on Monday March 23rd at the Library at 7pm to discuss the Council's response to the Joint Local Development Plan

Present – Derek Owen, Dave Livingstone, Dei Owens, Elfed Jones, Julia Dobson, Carys Davies, Marilyn Hughes, Wil Hughes, Aled M Jones, Dr Tom Conway and members of the community.

Apologies – None.

Declaration of Interest – Wil Hughes

The meeting was chaired by Derek Owen. All present were welcomed to the meeting and thanked for their attendance.

Wil Hughes addressed all present and explained that he was at the meeting for observation only and would not be taking part in any discussion as doing so would jeopardise his ability to speak and vote on the matter at the County Council. He has sought legal advice and has completed the declaration of interest forms as required.

Aled Morris Jones confirmed that he will be able to take part in the discussion and also to represent the community at Llangefnï.

Before any detailed discussion was to take place, Derek Owen emphasised that the Community Council had not approved sixty houses being built in Cemaes. The information presented to the Council by Mrs Mary Sillitoe on behalf of Grwp Cynefin stated twelve houses, and the Council approved the project in principle based on the information provided and subject to detailed information and plans being made available for consideration in the near future.

Dr Tom Conway gave a short presentation on the current situation as understood by the residents of nearby properties. He will be submitting a report to the Isle of Anglesey Monitoring Officer outlining the concerns raised.

The Community Council were reminded of recent activities involving the land identified for potential development.

- December 2013 – land up for auction at highly inflated price as development land
- August 2014 - Exchanges between IACC and local landowners re potential development land. (IACC already intending to develop land without consultation)
- November 2014 – Grwp Cynefin information presented to the Community Council
- December 2014 – Grwp Cynefin public consultation, lack of information, suspicions raised

It was understood that a development company has already been offered the land in question (Grwp Cynefin don't actually own the land as yet), and there is a possibility for the developer to sell the completed housing estate to the housing association. This would cost Grwp Cynefin approx. £120k more than if they were to buy the land and develop it themselves. Considering that the Welsh Government provide grants of 58% to the association, it is not deemed good value of public money.

The original, proposed extension of Maes Cynfor would still be viable should the IACC worked its own policies with regard to affordable housing and sold the land at less than market value. The land in question is still available and still suitable for the task in hand.

It was noted that the assessed need for housing in Cemaes was originally quoted as 16 properties, the LDP states that 71 properties will be required by 2026.

Dr Tom Conway noted the six potential development sites identified by the IACC in the LDP, and the reasons given against the development of five of them. The sixth site 'land adjacent to Brookside Garage' actually refers to the land behind the garage between Ffordd y Felin and Holyhead Road.

There were grave concerns regarding the deficiencies in the sewerage system for the current properties and the issues that would arise should an additional 70 houses be built in the immediate area. Pressures on other services such as the surgery and the school would also pose problems and concern.

Cllr Aled M Jones reminded all present that objections to planning applications can be submitted at any stage of the planning process.

Dr Tom Conway went on to state that planning applications on the land identified for private dwellings had already been denied in 1990, when a survey was completed locally and concerns raised for road safety and pressure on local services.

Residents are concerned that the frontage of the proposed development would be Ffordd y Felin, a road already proven to be too dangerous (as per 1990 objections to planning applications), the issue being more apparent now than ever with an increase in traffic. Local residents have in the past requested pavements along the road but it is too narrow and too dangerous.

It was suggested that land identified by the LDP as 'candidate sites' would be assured planning permission for affordable housing.

A copy of the LDP map outlining development sites in Cemaes was distributed along with the particulars of sale for Jones Peckover selling the four fields located between Ffordd y Felin and Holyhead Road. The community and Council members were concerned that the village boundary had been moved, and that the fields were no longer 'rural'. The Jones Peckover document also included an additional parcel of land, stating that the lots were being considered for inclusion as development land in the LDP.

Julia Dobson stated that she had been to the Joint LDP office in Bangor and had confirmation that the parcel of land labelled T35 was identified for 'normal/executive housing' and that the other parcel of land had been identified for affordable, rented accommodation (such as Grwp Cynefin's project). There is no mention of the fourth field in the LDP document.

Cllr Aled M Jones reminded those present that the LDP has not yet been adopted, and that objections can be lodged during the consultation period. There is no reason why the Community Council cannot write to the LDP Office stating their concerns and seeking to make representation during the public enquiry.

Members asked for confirmation whether a response was required on all, or part of the LDP document. It was agreed that with numerous segments, none of which were cross referenced and easily followed; and the fact that access was only available online unless visiting the LDP office, the expectation for the lay person to post comment on such a document was farcical.

No information on the evidence of need for the number of properties is apparent in the LDP document, neither is there a list of the type of families needing homes in the locality. When Mrs Sillitoe was asked about the Grwp Cynefin proposal, no answers were given. Members were disappointed at the way information, or lack of information had been presented, and as such, how Members have been misguided.

The influx of workers for Wylfa Newydd was still a concern to be considered and addressed. The building project will last 10-12 years, and with up to 8500 employees on site, homes will be

required in the locality. Wylfa Newydd, the biggest building site in Europe, will effect quality of life in the local communities.

It was agreed that the Community Council write a letter objecting to the proposed development sites identified in Cemaes and asking for the right to speak at the inquiry. It was agreed to include the history of the parcel of land for information as the issues raised in 1990 are still as relevant today.

Points to be included in the letter were confirmed as follows –

- Over development of a sea side village
- Sewerage
- Services
- Way proposals presented
- Local need
- School already at full capacity
- Surgery and health services
- Traffic and road safety
- Noise
- Community boundary moved without consultation
- Complexity of the document
- Pressures from various angles
- Depreciation of properties
- Safe access for potential developments

The importance of letters signed by individuals and groups in the community also stating the above concerns would benefit the cause.

Derek Owen thanked Dr Tom Conway for his presentation and the discussion that followed. Community members present were given the opportunity to ask three questions / make three statements based on the meeting.

1) There are grave concerns from residents nearby that the current sewerage infrastructure is already struggling. Welsh Water would need to guarantee and assure residents that the system would be updated and upgraded prior to any potential development taking place.

2) There are concerns that the village boundary has been moved without consultation. It appears that developments and decisions are being made behind closed doors. Aled M Jones confirmed that IACC had asked landowners for potential candidate sites, but the inspector will ultimately decide whether they are included.

3) The residents thanked the Council for the opportunity to attend the meeting. Cemaes needs protecting from large scale developments. Properties are being devalued; quality of life is being reduced. Maes y Capel is a relatively new development which went ahead despite opposition. There are concerns that a property on Holyhead Road may be purchased to gain access to the land behind.

It was asked whether the Community Council would consider buying the land to safeguard it from development. Derek Owen stated that the £1 million was nothing to do with the Council, and had been invested in trust. Everyone, everywhere thinks the Council has a surplus of funds to spend but do not understand the concept of Cronfa Padrig!

Dr Tom Conway was thanked for his time and efforts on behalf of the community of Cemaes.

The meeting closed at 20:30.

CET03/2015

	 <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**

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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.

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

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

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

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

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

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

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

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

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

2dd. Is the Deposit Plan sound?

Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
-----	--------------------------	----	--------------------------

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

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

Part 3: What Happens Next?

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

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

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



I want to speak at a hearing session.



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

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

Submission of documents and evidence to the examination



Publish Inspector's report



Plan's adoption



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

Signed:



Dated:

31/3/15.

THANK YOU FOR YOUR COMMENTS ON THE DEPOSIT PLAN

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

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.

TAI15 HOUSING IN LOCAL SERVICE CENTRES

(i) ALLOCATIONS

T32 Casita, Beaumaris

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

T33 Adjoining Wendon, Benllech

- A water supply can be provided to serve this site.
- Potential developers need to be aware that the site is crossed by a sewer and protection measures in the form of easement widths or a diversion of the pipe would be required, which may impact upon the housing density achievable on site.
- Benllech Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed growth figure allocated for this catchment area.

T34 Land near Llwyn Angharad, Bodedern

- A water supply can be provided to serve this site.
- The public sewerage network can accept the potential foul flows from the proposed development site.
- Bodedern Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed growth figure allocated for this catchment area.

T35 Land to rear of Holyhead Road, Cemaes

- A water supply can be provided to serve this site.
- The public sewerage network can accept the potential foul flows from the proposed development site.
- The proposed growth being promoted for this settlement may require improvements at Cemaes Wastewater Treatment Works (WwTW) which would need to be funded through our Asset Management Plan or potentially earlier through developer contributions.

T36 Land near Bryn Eira, Llanfairpwll

- Potential developers need to be aware that this site is crossed by a water main and protection measures in the form of easement widths or a diversion of the pipe would be required, which may impact upon the density achievable on site.
- Off-site sewers would be required to connect to the public sewerage network. These can be provided through the sewer requisition scheme under Sections 98-101 of the Water Industry Act 1991
- Llanfairpwll Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed growth figure allocated for this catchment area.

T37 Land near Penmynydd Road, Llanfairpwll

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

T38 Ty Mawr, Porthaethwy

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

T39 Tyddyn Mostyn, Porthaethwy

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

T40 Land near Lon Gamfa, Porthaethwy

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

AS/018

2736-1397 - T35



Joint Planning Policy Unit
1st Floor
Bangor City Council Offices
Ffordd Gwynedd
Bangor
LL67 1DT

29th March, 2015

Re: Anglesey & Gwynedd Joint Local Development Deposit Plan

Dear Sir / Madam

Please find this letter in support of my objection of the JLDP Deposit Plan for land off Ffordd y Felin, Cemaes Bay. I find the Representation Form very restrictive in its nature, and I don't believe this affords the general public the opportunity to convey their opinions in a simplified manner. I hope therefore that my comments in this letter will be given the same consideration as they would had they been submitted on the representation form.

We purchased our property, Llwyn Teg on Ffordd Caergybi in November 2006. We were first time buyers, my husband having lived in Cemaes all his life and myself in Amlwch. We carried out extensive research into the potential for planning to be granted on the land behind our home. We discovered that this was a green belt area and that planning permission had been refused numerous times. Due to this, it was highly unlikely to be granted in the future as the land was outside of the development area. With this knowledge, we went ahead with the purchase. As a Paramedic working for the Welsh Ambulance Service, I regularly work night shifts. It was vital that we purchased a property that was in a relatively quiet area so that I could sleep during the day. We have two bedrooms here, and both bedrooms are at the back of our property overlooking the proposed development site. I understand that there are approx. 60 homes hoping to be built there, and have been told that it may take in excess of a year to complete the work. I hope you can understand why, therefore, I am anxious about my own health and wellbeing should this proposal be given the go-ahead.

Myself and my husband are being directly affected by this issue, yet the first we hear of it

is when we saw that the field directly behind my property is for sale. This became apparent to most of us on Ffordd Caergybi when a For Sale sign was erected which came to my attention on Friday 20th March. We looked at the auctioneer website and discovered that the land was proposed for development and that the landowner had been informed of this in August 2014. I am disappointed that the information wasn't made available to those of us affected at the same time and that consequently I have had 11 days until the closing date for comments. Through further word of mouth, I have discovered that there was a meeting locally on the 16th December 2014 for people who may have an interest in renting one of these properties to come forward. This meeting was not widely advertised, and I certainly wasn't aware of it.

I have attempted to make a pre-auction offer for the land directly behind my property, but have been advised that the Vendor wishes to proceed to auction with the over-inflated starting price. I would say this in itself speaks volumes, as it has already been witnessed that developers will try their best to capitalise on the Plan.

Personal issues aside, once I had heard of the JLDP deposit plan, I undertook some research regarding the proposal and what it was about.

Having looked into the other possible sites proposed in the Cemaes Bay area, I am dubious at the reasons given for not developing on Anglesey County Council's own Land at Manora (SP334) directly behind Maes Cynfor (which is a council owned estate).

According to yourselves, this site has been ruled out due to poor accessibility and quoted as 'Unsuitable access'. I regularly walk my dog along the footpath which runs alongside this land, and I see farm vehicles using the road which goes from the back of Maes Cynfor towards Manora. I would suggest that this is already an access?

I wish to highlight ACC's past refusal to construct a footpath along 'Ffordd y Felin' as that particular stretch of country road was deemed too dangerous. Too dangerous, yet it is apparently now reasonable to consider making an entrance to a housing estate for potentially 120 cars to turn in and out of daily? (If each of the 60 homes has 2 cars)

The close proximity to Cemaes Primary School causes me concern. Both my children attend the school, and I am aware that the Cylch Meithrin is currently full to capacity. There are ongoing issues with parking at the school during drop off and pick up times, and North Wales Police have recently attended during these times to ensure the safety of pupils and parents. The issue of the previously declined footpath should be considered as the proximity to the school would mean parents would need to walk their children to school.

Regarding the other candidate sites that have apparently been ruled out - Land adj. Hafod (SP851) and Former Faraway Site (SP852) - filtered out as it is in open countryside and would be contrary to 'national planning policy and JLDP strategy'. Land adj Primary school (LS013) - not allocated due to it being an unacceptable intrusion into the open countryside.

Please see attached photographs (taken from my bedroom window) of the fields that are earmarked for development on Ffordd y Felin. I would argue that this is indeed open

countryside also. I have searched through your documents to seek a definition of 'open countryside' but I'm unable to find anything. I would therefore argue that this is a matter of personal opinion and cannot be used as a reason to discount the other sites. If the aforementioned sites are unsuitable for that reason, then I would assume that Ffordd y Felin should also be deemed unsuitable.

I firmly believe that the land in question is unsuitable for development. 19 previously declined planning applications can only add strength to my belief. I find it disappointing to say the least that the development boundary of Cemaes Bay has been extended without any form of public consultation. The land is not within the original development boundary, the goalposts have actually been moved to accommodate the land as such. The general public of Cemaes Bay are mostly still unaware of this, and I find this an issue in itself.

Since we purchased our home little over 8 years ago, there have been two estates built in close proximity to us - Cae Derwydd and Maes Capel (some of these houses are now second homes). With Wylfa Newydd looming over the village and the huge increase in traffic expected I would urge you to reconsider any further developments in what should remain a coastal village. The risk of overdevelopment is a major concern, and will kill the tourism industry which Cemaes relies on during the summer months.

The school will struggle with an influx of pupils from such a large development, as mentioned the Cylch Meithrin is currently full to capacity. How will the GP Surgery cope with the potential increase of permanent patients, as well as the temporary patients that Wylfa Newydd will bring? I believe that there is an issue with the sewerage system that also needs addressing - has this been considered?

On the 'Overview of the Anglesey and Gwynedd JLDP' chart you state the 'Anglesey Energy Island Programme' as one of the influences. As far as is widely conveyed to the public of Anglesey, Wylfa Newydd will be employing local people throughout all stages of the construction, set up and running of the power plant. I do believe that Horizon themselves have confirmed that this will not be the case and that they will need to rely on a specialist workforce from outside the area. Cemaes is being infringed on enough by Horizon's compulsory purchases and demolition protocols - to add to the disruption within the Village would be unfair. I urge you not to rely on the Nuclear Industry as a platform for developing our Island. It is by no means certain that Wylfa Newydd will be going ahead, and seeing as your JLDP is heavily focused on the 'Anglesey Energy Island Programme' I would argue that you have no solid foundation for your intention to build a total of 7902 new homes in Anglesey and Gwynedd.

'Vision and Objectives' - you state that you wish to 'Maintain and create a safe, healthy, distinctive and active community' I would argue that the only location you deem suitable for housing in Cemaes is in direct conflict with this statement with regards to my previous comments about the road (Ffordd y Felin). I would also request that you look

further into the impact that Wylfa Newydd would have on its immediate neighbours' health and safety. Is it reasonable to build yet another housing estate within such close proximity to the massive scale operation that will be the construction of Wylfa Newydd?

Again regarding the 'Vision and Objectives' aspect - you state that you wish to afford the opportunity to everyone to have access to suitable housing. I consider this to be to the detriment of those of us immediately affected by these proposals - if these houses are allowed to be built on Ffordd y Felin then my home will be unsuitable for me to live in due to the nature of my employment. Don't the people of Anglesey matter? Are we all going to be sidelined in your quest for land for these houses?


You have also made reference to 'Language and Culture' in your Overview document. Cemaes Bay is well known for its low amount of Welsh speakers. Indeed my children are one of a few at the Primary School who come from a Welsh speaking home. Many local parents send their children to neighbouring schools as the English language is dominant in Cemaes. The proposed new homes coupled with the assumed influx of people who aren't local to the Village (Wylfa Newydd) would practically render the Welsh language null and void. Our own WAG is betraying its own language and culture policies by over developing rural areas where Welsh is the dominant language.

How is Ysbyty Gwynedd expected to cope with the potential of a 16,000 increase in population within its catchment area? Indeed the Welsh Ambulance Service is focused on heavily in the local media of late. How will they, and the other emergency services cope? I know from first-hand experience that they won't.

I would urge you not to be hasty in applying the JLDP, and would request that you make the Plan more known to the general public for consultation. As aforementioned, it is a little known plan, which is unfair to the true Welsh communities that this will affect. Your documents are not presented in a simple enough manner for the general public to decipher, I'm hoping that this hasn't been done with intent. At the very least each household directly affected by the candidate sites should have been informed directly, at most each household in Anglesey and Gwynedd.

I look forward to hearing how you intend to take the plan forward and I would be grateful if you could please acknowledge receipt of my objection.

Yours faithfully,

A solid black rectangular box redacting the signature of Mrs Cerrie Douglass.

Mrs Cerrie Douglass



OVERLOOKING LAND PROPOSED FOR DEVELOPMENT ON FORD Y FELIN CEMETES BMS



OVERLOOKING LAND PROPOSED FOR DEVELOPMENT ON FERRER Y FELIX, CEMATEZ BAY

AS/21/18

3298-1303 - Cemaes

Miss J Madoc-Jones



29.03.2015

Welsh Assembly Government
Anglesey & Gwynedd Joint Local Dev Plan 2016-2026
Nia Haf Davies JPPU Manager
Bangor City Council Offices
Ffordd Gwynedd
Bangor
LL57 1DT

Dear Sir/Madam

I write to you as a resident of Cemaes Bay who has spent the whole of my life here. I wish to express my concern regarding the sale of land at Cefn Helyg ref T 35 for a proposed housing development to accommodate 61 homes.

The land ref T35 is first class agricultural land and was outside the original boundaries of Cemaes Bay, which have recently been extended to include plot T 35.

In my opinion the land at Manora ref SP334 could be extended to link in with Maes Padrig and Maes Cynfor where similar housing already exists. Developing this area of land would fit in with the type of housing required by the Anglesey & Gwynedd Joint Local Development Plan. Access for this site ref SP 334 extended to Maes Padrig would be from A5025 Holyhead Road with access from Maes Cynfor.

I have included a sketch of the land at Manora ref SP334 extended to Maes Padrig, the area is marked in red.

My concerns about the sale of land ref T35 and it's possible development are as follows:

Access: Ffordd Y Felin.

This road has not been designed or constructed to accommodate the extra amount of traffic travelling to and from plot T35.

Sewerage:

The Cemaes sewerage system is not capable of coping with a major development, serious problems have occurred in the past.

Cemaes Primary School:

Currently the pupil role is at or near capacity. What plans are in place to provide the extra pupil places which will be required if/when the development goes ahead? I would like to express great concern for the safety of parents and children while attending school. The provision of parking is currently very poor. There are no warning road markings to indicate the presence of a school. There is also no dedicated crossing area supervised by a lollipop person. The access for vehicles entering and leaving the school lane has poor visibility.

Surgery: Cemaes Bay

Appointments with doctors and nursing staff are not always readily available now. With a comparatively large increase in the population of Cemaes what will the situation be like in the future?

Yours faithfully

Jane Madoc-Jones

Tom Bruen

AS/D/128

3299-1304 - T35



29.03.2015

Welsh Assembly Government
Anglesey & Gwynedd Joint Local Dev Plan 2016-2026
Nia Haf Davies JPPU Manager
Bangor City Council Offices
Ffordd Gwynedd
Bangor
LL57 1DT



Dear Sir/Madam

I write to you as a resident of Cemaes Bay who bought the above named property just over 3 years ago. I am extremely concerned to read and hear that some land at Cefn Helyg farm ref T35 is to be sold and is a possible site for a housing development of up to 61 houses. When I purchased my property the usual searches were undertaken and there was no indication of any future development plans. The 3 fields in question ref T35 are prime agricultural land and were outside the original boundaries of Cemaes Bay which have now been extended to include T35. To my knowledge no one has been contacted to inform them of these changes and it is extremely worrying to think that boundaries can be extended/moved at a whim without any public consultation and regardless of the effects such moves may have on the concerned parties in the future.

In my opinion the land at Manora ref SP334 could be extended to link in with Maes Padrig and Maes Cynfor where similar housing already exists. Developing this area of land would fit in with the type of housing required by the Anglesey & Gwynedd Joint Local Development Plan. Access for this site ref 334 extended to Maes Padrig would be from A5025 Holyhead Road with access from Maes Cynfor.

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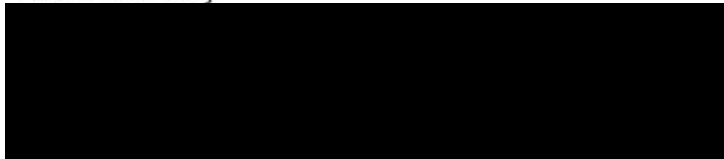
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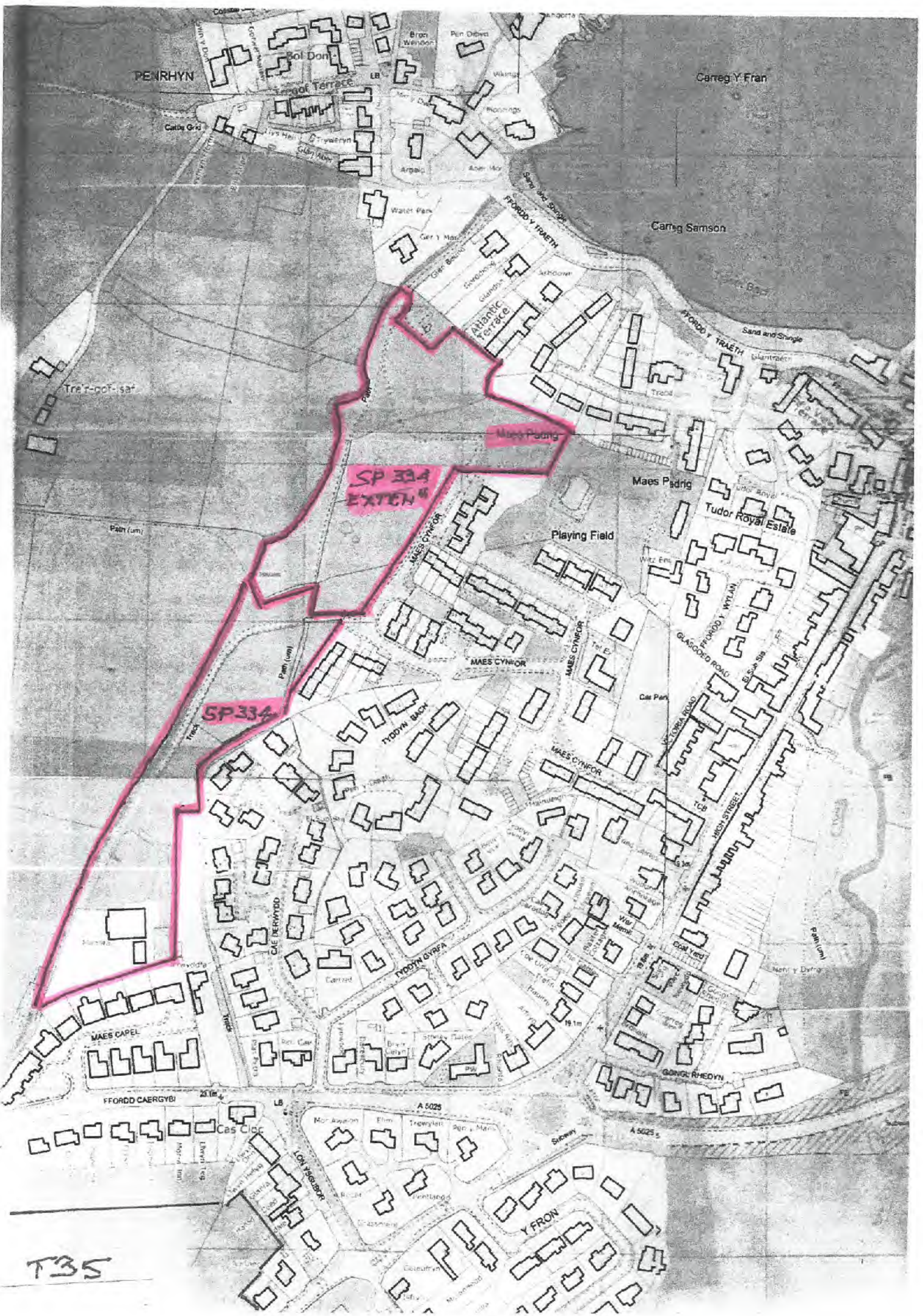
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Yours faithfully

A large black rectangular redaction box covering the signature area.

Felicity Lillywhite



PENRHYN

Carreg Y Fran

Carreg Samson

SP 334
EXTENSION

SP 334

A 5025

A 5025

T35

3300-1305 - T35

AS/D/188



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

29th March 2015

Dear Sir/Madam

We are writing to lodge our objection to the change of use and proposed development of land located behind Lon Ysgubor. This land (T35) is located behind our property and runs alongside Ffordd y Felin which is adjacent to the primary school.

Currently we have a view of agricultural land from the rear of our house and see many different birds and a variety of wildlife that live in the hedgerows and trees, we have even had frogs breeding and spawning when the fields flood. There are birds of prey that frequently hunt here. If this land were to be used as proposed then all of this would disappear. Not only would this be very upsetting but it would have a detrimental effect on the resale value of our home and quality of life.

We are extremely concerned about the increase in both human and vehicle traffic that would be going past our house on a narrow but fast road where it has already been deemed necessary to put in traffic calming measures to reduce risk to road users and pedestrians. Our children cross this road, as do many others, to get to the local primary school and the traffic and parking issues in this area currently are already hazardous and the issue has been raised many times with the Highways Department.

The classrooms in the primary school are already at their optimum capacity but it currently copes well with the natural movement of people into and out of the area. When Education Services on the island have already been earmarked as in need of improvement, why add to concerns with overcrowding of the local school?

Local services will be greatly affected by a large influx of people and an in depth study of the current need for housing in Cemaes Bay has not been carried out to the knowledge of any of the local residents that we have spoken to. Who is this housing for?

We are also concerned about the possible sewage issues that may occur mainly due to the age and capacity of the Cemaes Wastewater Treatment Works. Problems have already been experienced by local residents due to the last housing development that was built in Cemaes.

We are upset and disappointed that this develop plan has been pushed forward with no concern shown for the residents currently living in this part of the village. We have chosen to live here because we enjoy the peace and quiet and the safety of a rural area for our children. Many of the residents that would be affected by this development are very elderly and have lived here for many years, this proposed development is causing them a great deal of upset and fear. An influx of people in very close proximity to your home is worrying: the safety of residents and security of homes has not been considered.

The boundaries of Cemaes have been changed without consultation with those affected by including the land (T35) and this is unfair and inconsiderate. When we bought our home the land behind the house was graded as agricultural and not for development. Why use this land, when land already exists that was originally earmarked for the Maes Cynfor Estate Expansion and is suitable for development?

We hope wholeheartedly that the proposed development does not go ahead.

To summarise, our objections are:

1. Loss of habitats, hedgerows and wildlife.
2. Depreciation of value to property.
3. Increase in risk to school children and pedestrians.
4. The ability of sewage systems to cope.
5. The increase in noise and possible crime impact.
6. Reduction in quality of life for residents.
7. Lack of consultation on changes to boundaries and housing needs.

Yours sincerely


Glyn Williams


Karen Williams

AS/D/K88

(above)

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

29th March 2015

Dear Sir/Madam

We are writing to lodge our objection to the change of use and proposed development of land located behind Lon Ysgubor. This land (T35) is located behind our property and runs alongside Ffordd y Felin which is adjacent to the primary school.

Currently we have a view of agricultural land from the rear of our house and see many different birds and a variety of wildlife that live in the hedgerows and trees, we have even had frogs breeding and spawning when the fields flood. There are birds of prey that frequently hunt here. If this land were to be used as proposed then all of this would disappear. Not only would this be very upsetting but it would have a detrimental effect on the resale value of our home and quality of life.

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The classrooms in the primary school are already at their optimum capacity but it currently copes well with the natural movement of people into and out of the area. When Education Services on the island have already been earmarked as in need of improvement, why add to concerns with overcrowding of the local school?

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6. Reduction in quality of life for residents.
7. Lack of consultation on changes to boundaries and housing needs.

Yours sincerely

Glyn Williams

Karen Williams

MISS GWENEETH MARY JONES

29-03-2015

WELSH ASSEMBLY GOVERNMENT
 APPOINTED PLANNING INSPECTOR
 ANGLESEY AND GWYNEDD JOINT LOCAL DEVELOPMENT PLAN
 2016 - 2026

NIA HAF DAVIES - JPPU MANAGER
 BANGOR CITY COUNCIL OFFICES
 FFORDD GWYNEDD
 BANGOR
 LL57 1DT

DEAR SIR/MADAM

I WRITE TO YOU AS AN ELDERLY
 RESIDENT OF CEMAES BAY. I WAS BROUGHT UP
 WITH MY PARENTS IN THIS PROPERTY AND HAVE
 LIVED HERE EVER SINCE. I AM VERY CONCERNED
 TO READ ABOUT THE SALE OF LAND AT
 CEMAES HELG REF. T35 FOR A HOUSING DEVELOPMENT
 TO ACCOMMODATE 61 HOUSES.

THIS LAND REF. T35 IS AND HAS
 ALWAYS BEEN AGRICULTURAL LAND. I AM VERY CONCERNED
 TO LEARN THAT THE ORIGINAL BOUNDARIES HAVE BEEN
 CHANGED TO ACCOMMODATE THIS WITH NO PRIOR
 NOTICE TO THE RESIDENTS OF CEMAES BAY.

YOURS SINCERELY



		<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 or www.anglesey.gov.uk/ldp. Separate forms should be completed for each comment that you wish to make.

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

PART 1: Contact details

	Your details/ Your client's details	Agent's details (if relevant)
Name	Mr Llyr Jones	Cadnant Planning Ltd
Address		[REDACTED]
Postcode		
Telephone Number		
Email address		

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

2a. Which part of the Deposit Plan are you commenting on?	
Policy number (please specify)	The Strategy-Settlement Boundaries, TAI15
Paragraph number (please specify)	
Proposals/ Inset Map (please specify ref no.)	12
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.

We wish to object to the Deposit Local Development Plan’s development boundary for Cemaes. It is proposed that land to the west of the Football field should be included within the development boundary (as outlined in red on the attached plan).

The site is within a sustainable location close to the A5025, a key public transport route which will link the village with the planned Wylfa Newydd Nuclear Power Station.

The land is also close to the local primary school and could be developed for housing.

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

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

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

We wish to seek the following changes:

The development boundary of Cemaes be reviewed and altered to include land to the north and west of the football field.

2dd. Is the Deposit Plan sound?																							
Yes						<input type="checkbox"/>						No						<input checked="" type="checkbox"/>					
2e. If you think that the Deposit Plan is unsound which test of soundness do you think that it fails? (Please tick below). <i>More details are provided at the back of this form.</i>																							
Procedural				Consistency								Coherence & Effectiveness											
P1	<input type="checkbox"/>	P2	<input type="checkbox"/>	C1	<input type="checkbox"/>	C2	<input checked="" type="checkbox"/>	C3	<input type="checkbox"/>	C4	<input type="checkbox"/>	CE 1	<input checked="" type="checkbox"/>	CE 2	<input checked="" type="checkbox"/>	CE 3	<input type="checkbox"/>	CE 4	<input checked="" type="checkbox"/>				

Part 3: What Happens Next?

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

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

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

Location Plan

Signed:		Dated: 31.03.15
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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

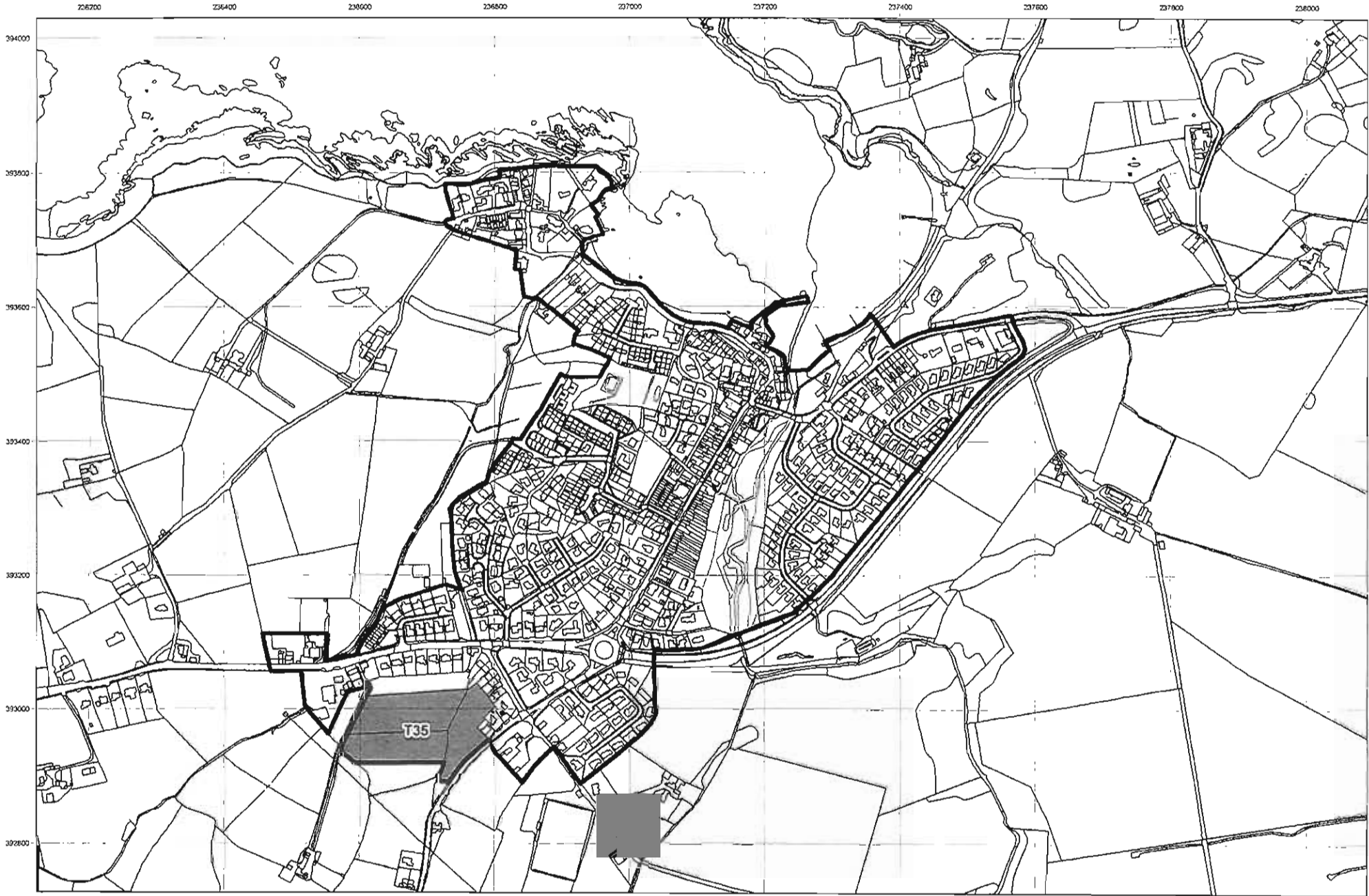
REPRESENTATION FORMS SHOULD BE RETURNED BY NO LATER THAN 5.00pm on the 31st March 2015
REPRESENTATIONS RECEIVED AFTER THIS TIME WILL NOT BE CONSIDERED

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.



REPORT TO:	Communities Overview and Scrutiny Committee Cabinet
PORTFOLIO HOLDER:	Councillor Chris Hughes
DATE:	20 th November 2014 9 December 2014
LEAD OFFICER:	James Harland Strategic Planning Policy Manager [REDACTED] Sam Parry Housing Services Manager [REDACTED]
CONTACT OFFICER:	Terry Stevens Planning policy Officer [REDACTED]
SUBJECT:	Gypsy and Traveller Site provision in Conwy County Borough
ELECTORAL DIVISION:	All

1. PURPOSE OF THE REPORT

- 1.1 This Report updates members on progress made in relation to the identification and provision of site accommodation for gypsies and travellers in Conwy County Borough following identified need set out in the North Wales Gypsy and Traveller Accommodation Needs Assessment (GTANA 2013).
- 1.2 The Report seeks Committee agreement to:
 - a) Progress the Bangor Road, Conwy site as a permanent residential location for Gypsy and Travellers, and;
 - b) Progress the former Smithy Layby, near Bodelwyddan, as a temporary/transit location for Gypsy and Travellers, and;

- c) Adopt an interim tolerance policy pending future adoption of a joint unauthorized encampment protocol
- 1.3 The above follows a 'call for sites' exercise and a 'sequential test assessment' undertaken via the Conwy Gypsy and Traveller Working Group.
- 1.4 For quick reference the Report contains the following appendices:

Appendix A: Scoring Assessment of Shortlisted Sites

Appendix B: Statutory Consultation Responses to Shortlisted Sites

Appendix C: Preferred Sites at Bangor Road, Conwy (Permanent Residential) and Smithy Layby, near Bodelwyddan (Temporary/Transit)

Appendix D: Interim tolerance policy for unauthorised encampments

2. EXECUTIVE SUMMARY

- 2.1 Under the requirements of the Housing Act 2004 and Welsh Office Circular 30/2007 'Planning for Gypsy & Traveller Caravan Sites' all local authorities in Wales are required to identify the housing needs of gypsies and travellers in its area and make provision for any needs identified. These requirements are reinforced in the Housing (Wales) Bill which received Royal Assent and became an Act on 17th September 2014. The Act includes provisions to place a duty on local authorities to provide sites where a need has been identified.
- 2.2 Based on the need identified in the North Wales Gypsy & Traveller Accommodation Needs Assessment (GTANA), the adopted Conwy LDP contains a commitment by the Council to identify and seek planning permission for suitable G&T sites in the County Borough and incorporates a timetable for the process.
- 2.3 In line with this timetable the Council established a Gypsy & Traveller Working Group in 2013 and work has been progressing on site identification and assessment. This work has involved consultation with various Council Departments and statutory authorities on the suitability of sites in terms of, for example, access, availability of services, and environmental impact.
- 2.4 Following this consultation and assessment exercise a shortlist of sites remained (**refer to Appendix A**), which were then ranked in order of suitability. Whilst further investigations are still being carried out on the higher ranking sites, two brownfield sites (in ownership of the Welsh

Government) score highly and are proposed to be taken forward as potential temporary/permanent site(s). As a contingency plan the investigations into the lesser ranked sites (shown in Appendix A) will continue should the preferred sites become undelivered following further discussions with Welsh Government.

- 2.5 The aim is to seek to submit a planning application by January 2015 in order that application for Welsh Government grant funding can be submitted within the next WG 'window' for grant applications, in accordance with the LDP timetable. The two preferred sites, at Bangor Road, Conwy (**Permanent Residential Site - refer to Appendix C**) and the former **Smithy Layby near Bodelwyddan (Temporary/Transit - refer to Appendix C)**, which both comprise sections of former highways, are already in public ownership. Following further investigations it is proposed that these be progressed with a view to planning applications being submitted for temporary/permanent sites to meet the existing identified need.
- 2.6 As the proposed permanent residential Bangor Road site is currently occupied by two traveller families on a temporary basis, and as no nuisance is being caused, this site is currently being 'tolerated' by the Council and Welsh Government, though the Council currently has no formal protocol for dealing with unauthorised encampments. The Smithy Layby site also has potential for use as a temporary/transit stopping place in the short term, pending the outcome of a planning application.
- 2.7 Welsh Government guidance on managing unauthorised encampments advises that local authorities should adopt a protocol for dealing with such encampments, and advocates the toleration of encampments where appropriate. It is therefore proposed that such a protocol be progressed in Conwy and, pending its establishment that an interim tolerance policy be adopted. However, once the temporary/permanent sites proposed are progressed, the need for a tolerance policy will be lessened.
- 2.8 The need for a site (residential or temporary) has been exacerbated recently as a result of the gypsy and traveller unlawful encampment activity throughout the County Borough (Tir Llwyd Industrial Estate, Betws Yn Rhos, Mochdre Commerce Park and Betws Y Coed). Whilst unlawful encampments are more frequent in the summer months, they are expected to continue as evidenced in the GTANA unless a temporary/permanent site is provided now in anticipation of a full permanent site. Unlawful encampments are detrimental in terms of the Officer time involved, financial implications, impact on the community and uncertainty for the gypsy and traveller community. For example, the costs to Conwy County Borough Council at Tir Llwyd (legal and clean-up) exceeded £20,000.

3. RECOMMENDATION(S)/OPTIONS

- 1) That, subject to further investigations with the Welsh Government (the landowners), Officers progress the Bangor Road, Conwy site as a permanent residential location and the former Smithy Lane, Bodelwyddan site as a temporary/transit location with a view to the submission of planning applications, and;
- 2) That as an interim measure, members agree that the Bangor Road, Conwy site be tolerated as a temporary encampment subject to 1 above, and;
- 3) That Members agree that the Council adopts an interim tolerance policy for unauthorised encampments based on Appendix D to the Report, and works with North Wales Police and Betsi Cadwaladr University Health Board to develop a joint protocol similar to that recently adopted by Wrexham County Borough Council, in accordance with Welsh Government guidance.

4. BACKGROUND INFORMATION

- 4.1 Under the requirements of the Housing Act 2004 and Welsh Office Circular 30/2007 'Planning for Gypsy & Traveller Caravan Sites' all local authorities in Wales are required to identify the housing needs of gypsies and travellers in its area and make provision for any needs identified. These requirements are reinforced in the Housing (Wales) Bill which received Royal Assent and became an Act on 17th September 2014. The Act includes provisions to place a duty on local authorities to provide sites where a need has been identified.
- 4.2 The Gypsy and Traveller Accommodation Needs Assessment (GTANA) carried out by Bangor University on behalf of local authorities in North Wales (excluding Wrexham) identified a need for 3 residential pitches in Conwy for the period up to 2016, with this need projected to grow by 3% per annum to 2021. In addition the assessment estimated a need for transit provision (approx. 7 pitches) possibly on the Conwy/Denbighshire border along the A55 corridor. The GTANA recommended that, where possible, local authorities collaborate to identify transit provision, which could be in the form of transit sites or temporary (up to 28 days) stopping places. To clarify, a residential site must be allocated in Conwy, but a transit/temporary site could be allocated more regionally.
- 4.3 Based on this identified need, Policy HOU/9 in the adopted Conwy LDP contains a commitment to identify and seek planning permission for suitable sites and, at the request of the Local Development Plan Inspector,

incorporates a target timetable for the process.

Site Search

- 4.4 An initial 'call for sites' exercise was undertaken in 2013/14 and 20 sites were suggested as possible sites at that time. In addition a Conwy Gypsy & Traveller Working Group has been established which includes Council members, officers and representatives from outside organizations and the gypsy & traveller community. Further possible sites were also suggested subsequently and as part of the exercise, sites considered in a previous exercise have been reconsidered. In total some 55 have been considered. Not all 55 sites are shown in this Report due a high number being discounted at a very early stage resulting from constraints and being undeliverable.
- 4.5 Following a preliminary assessment undertaken by officers a number of sites were omitted on policy or other grounds (e.g. flood risk, environment, or in some cases the site had received planning permission or was allocated in the LDP for another use. The remaining sites were subject to consultation with various Council departments and statutory authorities to ascertain their suitability in terms of, for example, access, availability of services, and environmental impact. A copy of the consultation comments are detailed in Appendix B.
- 4.6 The sites were then ranked in order of suitability, based on the consultation responses, and the results discussed with the Working Group. The higher ranking sites (i.e. those scoring 13 or more points) are listed in the attached Appendix A. It should however be pointed out that the nature of the site could affect the ranking. For example while a lack of service availability would be a major constraint for a residential site, it would not necessarily be a significant constraint for a temporary stopping place i.e. it could be served by portaloos.
- 4.7 Also the ranking does not at this stage take into account site availability and further investigations are being carried out on the sites listed to ascertain ownership (where the land is not in Council ownership) and availability/deliverability. Two sites (Bangor Rd, Conwy and Smithy Lane, Bodelwyddan) are in public ownership and have been identified as more sequentially preferable to other sites listed in Appendix A. In agreement with Welsh Government, the site at Bangor Road, Conwy already tolerates two gypsy and traveller families. Therefore, it is proposed that officers progress planning applications in line with the LDP timescale, but also tolerating one site as a temporary stopping place on a short term basis.
- 4.8 This should both discourage the establishment of unlawful encampments in the area and also assist the Council in taking action in relation to any unlawful encampments which might be established. However, it must be

noted that further negotiations (at the time of writing the report) are under way with Welsh Government over the preferred sites. As a contingency, continued investigations will continue of the lesser ranked sites. Where, following further discussions with Welsh Government, it is apparent that the lesser ranked sites may be required, they will be presented again through the political process for discussion and agreement.

Unauthorised encampments

- 4.9 The Council continues to experience a number of unauthorised encampments each year. These encampments contain both 'resident' North Wales travellers and travellers passing through the area. The Welsh Government published guidance on managing unauthorised encampments in October 2013 and has recently written to all local authorities to remind them of the need to adopt the guidance and adopt a protocol for dealing with unauthorised encampments. The guidance advocates the toleration of encampments where appropriate and states that tolerance can be a pragmatic and cost effective solution where there is a shortage of official sites. For example, the legal and clean-up costs associated with Tir Llwyd alone equated to some £20,000.
- 4.10 Where an unauthorised encampment occurs on Welsh Government Land or other public land such as that owned by the Snowdonia National Park Authority, the same guidelines and responsibilities outlined in the guidance apply.
- 4.11 Wrexham County Borough Council have recently adopted the first protocol in North Wales for dealing with unauthorised encampments, in association with the North Wales Police and the Betsi Cadwaladr University Health Board. The protocol sets out the roles and responsibilities of each organisation and the criteria for tolerating encampments. Officers wish to progress a similar protocol for Conwy CBC and a detailed report on this will be submitted in the near future. In the interim officers are asking for an interim tolerance policy to be adopted as a first step to following the guidance. This policy will include a welfare assessment and criteria for the provision of facilities as appropriate.
- 4.12 The need to provide for, and engage with, the gypsy traveller Community is a corporate issue which spans the whole range of frontline services. It is proposed that a Gypsy Traveller Project Board be established to oversee tasks such as the adoption of the protocol and awareness training for members and staff.

5. CONSULTATION

- 5.1 Consultation has been carried out with the Cabinet Member for Communities, Councillor Chris Hughes, and local members falling in the

wards where the preferred sites are proposed. With regards to the Bangor Road, Conwy site, Cllr Joan Vaughan and Cllr Sara Allardice were generally supportive of the site. However, Cllr Joan Vaughan raised the issues of access for graziers, walkers and the emergency services. Local Ward Cllrs for the former Smithy Lane site have also been consulted as part of the process. Cllr Tim Rowlands has raised concerns over the potential impact on nearby residential properties and with regards to the more strategic approach to delivering a temporary/transit site as per the recommendations of the GTANA.

- 5.2 Consultation has also been carried out with the Conwy Gypsy & Traveller Working Group which comprises Council officers, members, (including the Cabinet Member for Regulatory Services and Housing), and representatives of other organizations and the gypsy & traveller community. Further consultation has also taken place with statutory bodies.
- 5.3 As part of the GTANA consultation was carried out with the G&T community across the study area via self-assessment questionnaires and interviews. In addition to this a young persons questionnaire was also used to capture the views of young gypsy travellers.

6. RESOURCE IMPLICATIONS

- 6.1 Local Authorities can access funding from the Welsh Government towards the cost of developing new gypsy and traveller sites. Welsh Government funding is however only available for sites owned or leased by the local authority and will only cover site development costs, not the costs of acquisition. While Officers are exploring possible ways of funding acquisition, the two sites proposed for progression are in public ownership already.

7. RISK

- 7.1 That unlawful encampments will continue if the housing needs of Gypsies and Travellers are not met, at a cost to the authority and partners.
- 7.2 If the Local Planning Authority fail to identify a site or planning permission is not granted within the timescale referenced in the LDP this could trigger an early plan review to commence (with allocation of a site).
- 7.3 Failure to deliver a site could, under the provisions contained in the new Housing (Wales) Act, result in the Welsh Government directing the Council to make provision.

8. DRIVERS AND IMPLICATIONS

8.1 Links to the Corporate Plan and Risk Register:

- Outcome 2 - People in Conwy are safe and feel safe
- Outcome 3 - People in Conwy live in safe and appropriate housing
- Outcome 4 - People in Conwy are healthy and independent
- Outcome 6 - People in Conwy live in a sustainable environment
- Outcome 8 - People in Conwy are informed, included and listened

8.2 Impact on the Building Resilient Communities and Tackling Poverty Agenda:

8.2.1 The provision of suitable sites should reduce potential conflicts arising from unauthorised sites while enabling improved access to educational, social and medical facilities for the gypsy and traveller community.

8.3 Equality Implications:

8.3.1 There is currently no site provision for gypsies and travellers within Conwy and the identification and provision of suitable sites as proposed will assist in meeting the needs of the gypsy and traveller community who have often suffered from inequality and social exclusion.

8.4 Sustainability Implications:

8.4.1 The site identification and assessment process, which included consultation with Natural Resources Wales, has taken into account sustainability issues.

8.5 Biodiversity Implications:

8.5.1 The site identification and assessment process, which included consultation with Natural Resources Wales, has taken into account biodiversity issues.

8.6 Effect/Impact on existing policies and procedures

8.6.1 The proposals seek to implement the requirements of Policy HOU/9 of the Conwy LDP

9. PUBLICATION

9.1 A formal planning application process will be undertaken in progressing the sites.

10. REASON(S) FOR RECOMMENDATION(S)

- 10.1 In order to meet the requirements for the gypsy and traveller site provision contained in the Housing Bill 2014, LDP (2013) and GTANA (2013)
- 10.2 In order to meet timescales for site provision incorporated in the Adopted Conwy LDP.
- 10.3 In order to comply with the Welsh Government guidance on managing unauthorized encampments (October 2013).

11. OVERVIEW AND SCRUTINY COMMITTEE COMMENTS

- 11.1 The Communities Overview and Scrutiny Committee supported the recommendations within the report, subject to consultation with Denbighshire County Council in relation to the Smithy Layby, Bodelwydden. In addition the Scrutiny Committee recommended that Cabinet approve pre-planning consultation to be undertaken in close proximity to the sites, provided that it did not delay the process.

12. REPORT REVIEW GROUP (RRG) COMMENTS

- 12.1 RRG supported the recommendations within the report.

BACKGROUND PAPERS	LOCATION	WEBSITE INFO.
Conwy Gypsy and Traveller Accommodation Needs Assessment	CCBC Intranet/Internet	www.conwy.gov.uk/ldp
Adopted Conwy LDP	CCBC Intranet/Internet	www.conwy.gov.uk/ldp

APPENDIX A

Ref	Site	Location	Accessibility	The Site	Amenities	Environment	Utilities	Availability	Ownership	Total score	Type Suitability		
		- need Rank	Rank	Rank	Rank	Rank	Rank	Rank	Rank		Res	Transit	Temp
1(4)	Land between the school and football ground at Old Colwyn	2	1	2	3	1	2	1	1	13	Y	Y	N
3(1)	East of Macdonalds restaurant, Rhuddlan Road Abergele	3	2	2	3	2	1	1	1	15	Y	Y	N
3(4)	North of Bodtegwel Terrace, St Asaph Rd	3	2	2	2	2	2	1	1	15	Y	Y	N
3(12)	Adj. woodland, E of St George Rd / N of St Asaph Rd	3	2	2	2	2	2	1	1	15	Y	Y	N
3(14)	N East of School, Primrose Hill, St George	3	1	2	2	2	3	1	1	15	Y	Y	N
3(18)	Road supplies storage site & lay by on right hand side of Llanfair Road travelling south, immediate prior to left turn to Llanefydd.	1	2	3	2	2	1	2	2	15	N	N	Y
3(23)	Land at Penmaen Road, Conwy	2	2	2	3	1	3	1	3	17	N	Y	Y
3(25)	Council Depot, Bron Y Nant Road, Mochdre	2	2	2	3	2	3	1	2	17	N	Y	Y
3(11)	Smithy layby, Off Old highway, East of St George Rd & North of St Asaph Rd	3	3	2	2	2	2	2	2	18	Y	Y	Y
1(6)	Land off Bangor Road, Conwy	2	3	3	3	2	2	3	2	20	Y	Y	Y

APPENDIX B – Summary of Consultation Responses

Notation

SPS – Sewage Pumping Station
SW – Surface Water

WwTW -- Welsh Water Treatment Works
SNP -- Snowdonia national Park

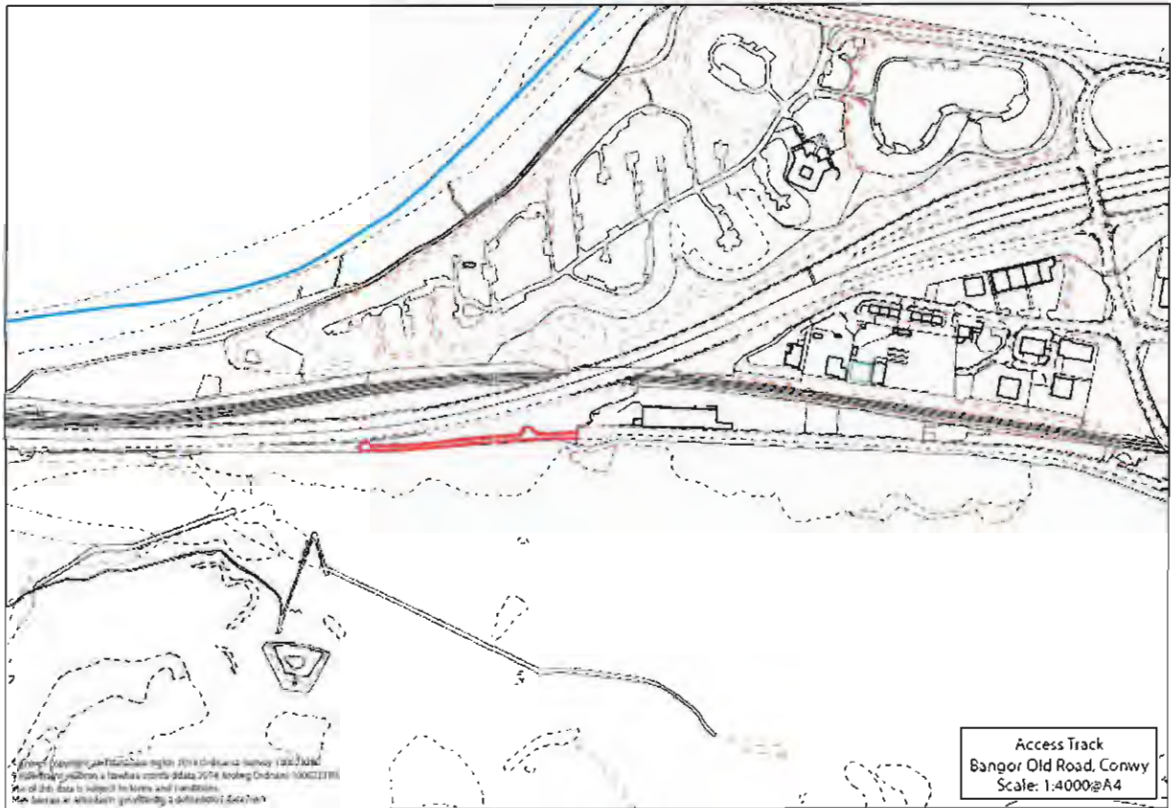
Map Ref	Location	Conwy Highways	Natural Resources Wales	Dwr Cymru/Welsh Water	Conwy Env. Strat.
1(4)	Land between the school and football ground at Old Colwyn	<i>New access reqd & site 3-4m higher than rd. Good visibility & footway.</i>	<i>Record of bats & otter in area but proposals unlikely to have impact on these.</i>	<i>Water main outside site Public Sewer 50m. SPS may need improving WwTW - Ganol</i>	<i>Need to ensure no increase in SW run off into ex. systems</i>
3(1)	East of Macdonalds restaurant, Rhuddlan Road Abergele	<i>Good access minimal traffic conflict & good pedestrian links.</i>	<i>Record of water vole but unlikely to affect protected sites/species.</i>	<i>Water main outside site Public Sewer 750m may be issues to be resolved WwTW- Kinnel Bay- may need programmed improvements.</i>	<i>No flooding issues.</i>
3(4)	North of Bodtegwel Terrace, St Asaph Rd	<i>Close to A55 but poor visibility & access concerns. No footways.</i>	<i>Principal aquifer. Record of water vole but unlikely to affect protected sites/species</i>	<i>Water main outside site Public Sewer outside site. WwTW- Bodtegwel- improvements may be needed</i>	<i>No flooding issues but need to ensure no increase in run off</i>
3(12)	Adj. woodland, E of St George Rd / N of St Asaph Rd	<i>No objection. Slight improvements required to access</i>	<i>Secondary aquifer A. Record of water vole May need to separate dev. from ditches</i>	<i>Water main outside site Public Sewer 275m WwTW- Rhuddlan</i>	<i>No flooding issues</i>
3(14)	N East of School, Primrose Hill, St George	<i>Existing access visibility substandard & hedge removal reqd to improve. No footways</i>	<i>Principal aquifer. Record of otter in area but unlikely to affect protected sites/species</i>	<i>Water main outside site Public Sewer outside site WwTW- Rhuddlan</i>	<i>No flooding issues</i>

Map Ref	Location	Conwy Highways	Natural Resources Wales	Dwr Cymru/Welsh Water	Conwy Env. Strat.
3(18)	Road supplies storage site & lay by on right hand side of Llanfair Road travelling south, immediate prior to left turn to Llanefydd.	North access needs redesigning to improve access/egress. South access poor visibility. No footways.	Secondary aquifer A No ecological impacts expected	Water main 230m Public Sewer 1.4km WwTW- Llanfair Talhaiarn	No flooding issues
3(23)	Land at Penmaen Road, Conwy	Access needs redesigning, widened & track regraded. Visibility OK & good footways	Secondary aquifer A Historical landfill. Unlikely to affect protected sites/species. Adj. SNP	Water main outside site Public Sewer crosses site WwTW- Ganol	Southern boundary adjoins high risk zone & need to ensure no increase in run off
3(25)	Council Depot, Bron Y Nant Road, Mochdre	Good access & close to A55. Good pedestrian links.	Close to C1 zone, but not in. No ecological impacts expected.	Water main outside site Public Sewer crosses site WwTW- Ganol	Adjoins high risk area but as currently impermeable unlikely to be additional sw issues. Main issue is access in event of a flood via Bron Y Nant.
3(11)	Smithy Layby, Off Old highway, East of St George Rd & North of St Asaph Rd	No objection. Slight improvements required to access	Secondary aquifer A. Record of water vole. May need to separate dev. from ditches	Water main outside site Public Sewer 360m WwTW- Rhuddlan	No flooding issues
1(6)	Bangor Road, Conwy	Good access, minimal traffic conflict & good pedestrian links	Unlikely to impact on any protected species. Suggest consult SNP (adj. boundary)	Water main 20m Public Sewer 750m. & SPS may need improving WwTW- Ganol - but possible non mains system as alternative.	No flooding issues

APPENDIX C

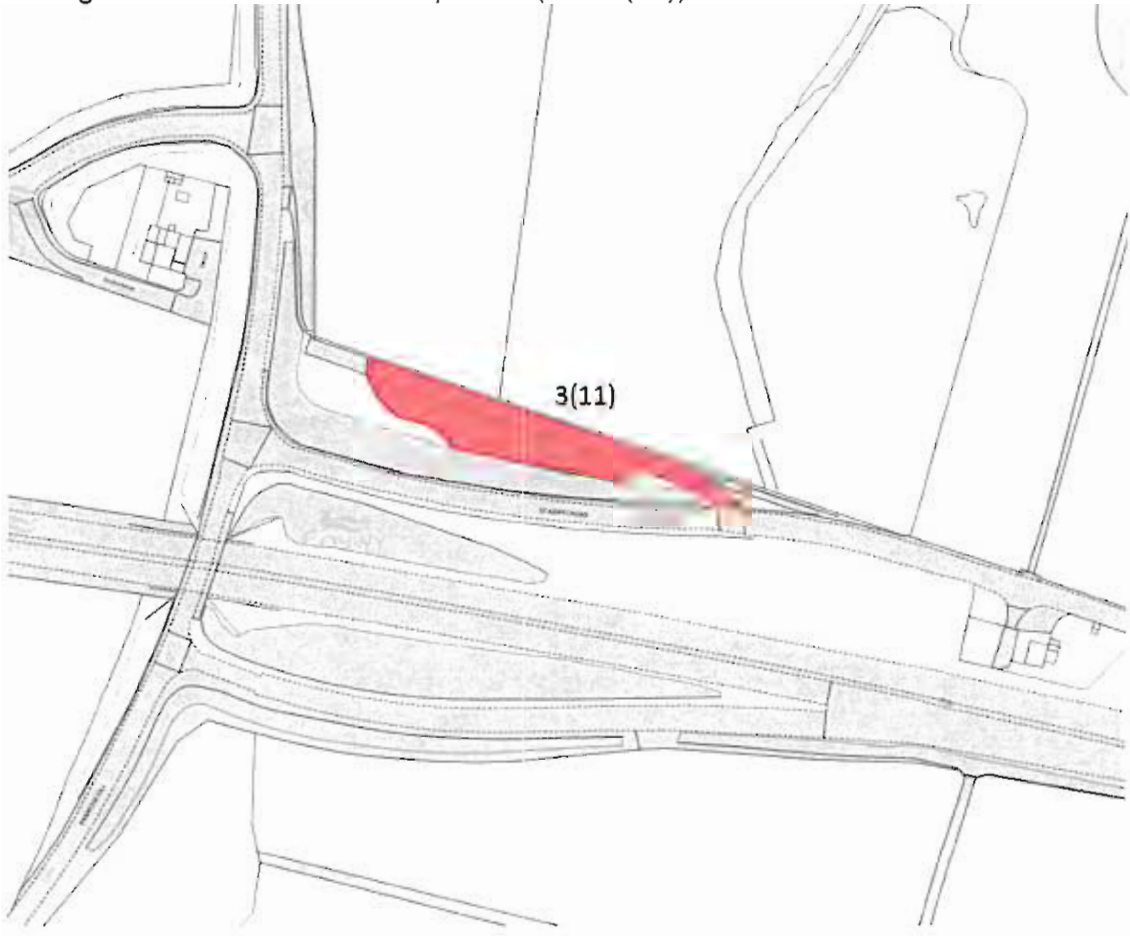
LOCATION PLAN

Proposed Permanent Residential - Land off Old Bangor Road, Conwy



LOCATION PLAN

Proposed Temporary/Transit – former Smithy Layby, Off Old Highway, East of St George Rd and North of St Asaph Rd. (Site 3(11))



APPENDIX D

PROPOSED INTERIM POLICY FOR TOLERATING OR EVICTING UNAUTHORISED ENCAMPMENTS

Criteria for Tolerating Unauthorised Sites

In accordance with the Guidance on Managing Unauthorised Camping 2013 (WG), it is recognised that temporary encampments may be tolerated where conditions are suitable and that there will not be an automatic presumption against them.

The following will be considered when deciding whether to tolerate or require the removal of the encampment:

- The welfare needs of the occupiers of the encampment
- The impact of the encampment on the local environment
- The nature, suitability or intrusiveness of the encampment
- The proposed duration of the stay
- The size of the encampment (number of people, vehicles and animals), their behaviour and the level of nuisance
- The number and seriousness of valid complaints received by the partner agencies and any proven anti social behaviour
- The level of willingness of the occupiers of the site to engage effectively with officers of statutory organisations

Criteria for Eviction

Action will be taken to remove any unlawful encampments if:

1. The nature, suitability or intrusiveness of the encampment requires it, because the land is or forms part of:

- a business (including manufacturing and agriculture)/retail park/market
- school grounds or playing field or is adjacent to and interfering with the proper functioning of a school
- an essential public service, and interferes with the proper functioning of the service, for example, Doctor's surgery
- a recreational facility such as an urban public park, public playing fields or picnic site
- a public car-park/park and ride

- land designated as requiring special protection due to wildlife, landscape or archaeological considerations or is a site of special scientific interest (SSSI)
- an area which, by its nature, gives rise to a health and safety risk e.g. through pollution or flood risk
- a busy highway or is causing an obstruction or other highway danger

2. The size and/or the behaviour of the group makes it necessary because:

- of the number of vehicles in relation to the surrounding environment
- there has been fouling or dumping by those on the site
- there has been anti social behaviour by one or more of those on the site
- there is evidence of occupiers of the encampment damaging property, land or the environment at or near to the site
- animals belonging to the users of the site have not been kept under control
- statutory nuisance has arisen

3. The number and seriousness of valid complaints against the encampment justify the decision to evict.

This interim policy will operate with sensitivity to all parties, but cannot allow the continuation of encampments where there is clear evidence of good reason for complaint.

Criminal or anti-social behaviour will be reported to the Police by agency partners, who will consider use of any of their powers under the criminal law that are appropriate.



Joint Planning Policy Unit (JPPU)

Joint Local Development Plan (JLDP)

Candidate Sites Process and Methodology

September 2011

Contents

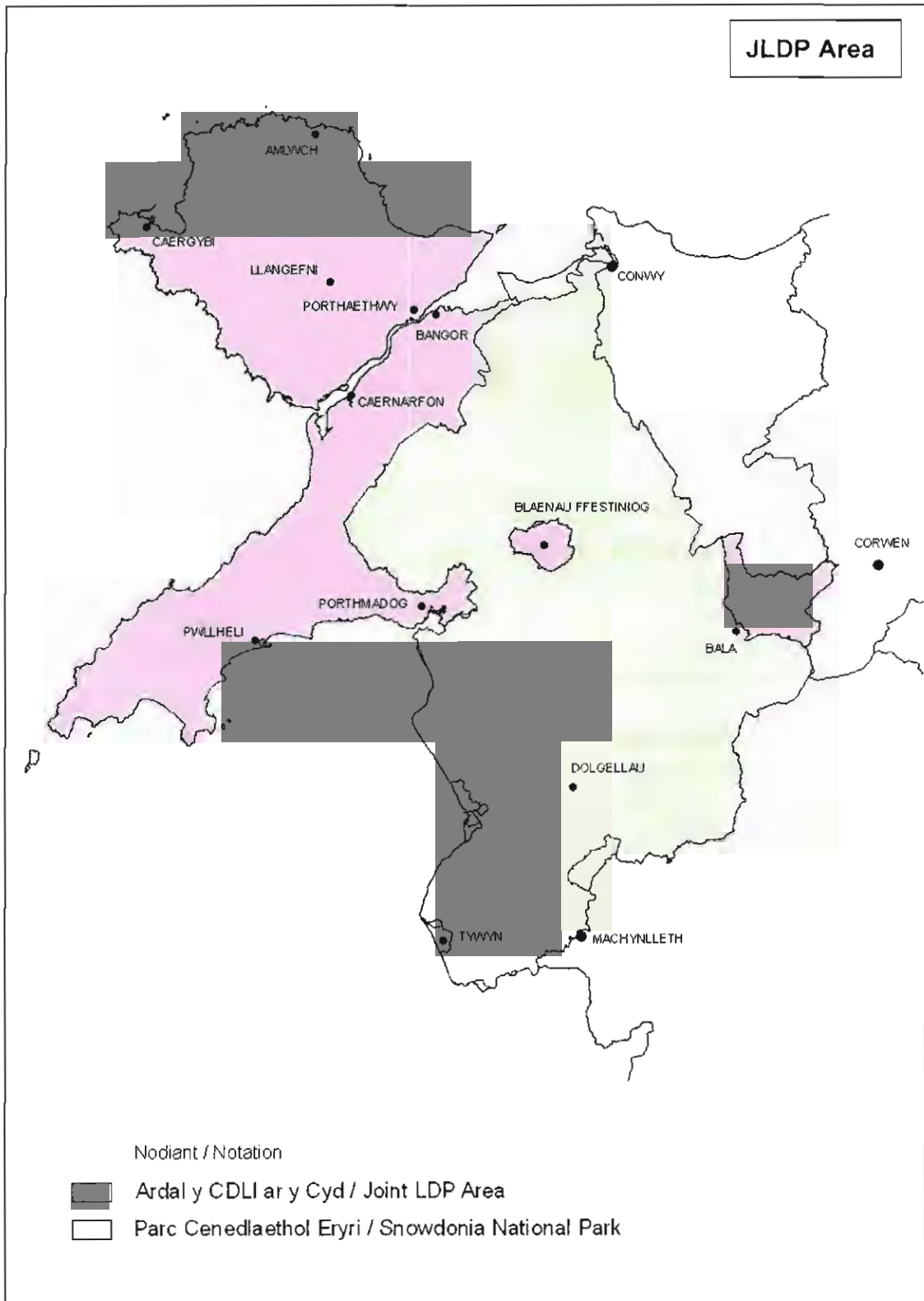
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1.0 Introduction

- 1.1 A key element in developing the Joint Local Development Plan's (JLDP) evidence base will be the identification of potential sites, known as Candidate Sites, for new housing, employment and other uses such as community and recreation. In order to ascertain what land is available to meet Anglesey and Gwynedd's development needs a Candidate Site Register (CSR) will be opened where developers, landowners and the public can submit land for potential inclusion within the plan either as sites for future development or change of use, or sites that need protecting for their special landscape, open space or conservation value.
- 1.2 The JLDP, through the Candidate Site process, will identify land to meet Anglesey and Gwynedd's development needs for various land uses, which could include:
- Residential
 - Employment
 - Retail
 - Tourism
 - Amenity and Open Space
 - Recreation
 - Minerals
 - Waste
 - Gypsy and Traveller
- 1.3 The CSR process does not represent a commitment on the part of the Councils to take sites forward into the JLDP. Also as the JLDP is a new development plan, land included in the current development plan framework does not automatically get put forward for the JLDP. The current development plan framework includes the following:
- Gwynedd: Unitary Development Plan (2009)
 - Isle of Anglesey: Ynys Môn Local Plan (1996), Stopped Unitary Development Plan (2005)

Local Development Plans Wales (2005) states that *"the identification of sites should be founded on a robust and credible assessment of the suitability and availability of land for particular uses or a mix of uses and the probability that it will be developed"*.

- 1.4 Undeveloped residential, employment or other commercial allocations in the previous development plans will be reassessed to ascertain whether they can be carried forward into the JLDP.
- 1.5 The Isle of Anglesey County Council opened its original CSR in January 2007 and by the closing date had received information about over 400 sites. Sites submitted during the previous CSR period will need to be re-assessed against the new set criteria and filtering mechanisms included in the proposed candidate sites assessment methodology for the JLDP outlined in this document.
- 1.6 The JLDP area covers the Anglesey and Gwynedd Local Planning Authority areas and does NOT include the Snowdonia National Park Area as shown in the map below.



2.0 The Candidate Site Process

- 2.1 The CSR is an important information gathering exercise, and all submissions must be accompanied by appropriate supporting evidence and undergo a public consultation to justify the potential inclusion of any proposed site in the JLDP.

2.2 A flowchart highlighting the main stages in the Candidate Site process can be found in Appendix 1, and an indicative timetable which reflects the timeframe set out in the JLDP draft Delivery Agreement in Appendix 2.

3.0 Stage 1: Agreeing a Suitable Assessment Methodology

3.1 This consultation on the assessment methodology represents the first stage of the Candidate Site process. In order to fully evaluate the suitability and deliverability of sites submitted an assessment against a detailed and rigorous methodology is required. In accordance with the Welsh Government's (WG) guidance, included in the LDP Manual (2006), all submitted sites will need to be assessed, firstly to see if they are suitable and capable of being developed, and, secondly, to determine if they are compatible with the emerging Joint Local Development Plan strategy.

3.2 The methodology will include criteria to filter out sites that are below a certain size, contrary to national policy or are unsuitably located due to major constraints such as sites that are liable to flooding. The site appraisal process also considers the Councils' requirements for undertaking various appraisals, which include a Strategic Environmental Assessment (SEA), Sustainability Appraisal (SA), Welsh Language Impact Assessment (WLIA) and Habitats Regulations Assessments (HRA).

4.0 Stage 2: Opening the Register – The Call for Sites

4.1 After the above Stage 1 consultation has been completed and its results have been evaluated, the CSR will be formally opened during **October 2011** and will remain open for **four months**.

4.2 In order to publicise the Call for Sites letters will be sent to stakeholders, including those who submitted sites during the withdrawn Anglesey LDP call for sites period (see paragraph 4.4), and adverts will be placed in the press and on the websites of both authorities.

4.3 Evidence to support sites **will have** to be submitted via a standardised form, a draft of which can be found in Appendix 3. All sites submitted must have regard to international, national and local policy and sites that are clearly unfeasible for development will not be considered suitable for potential inclusion to the JLDP. An example of which may be a proposed residential development located in an open countryside location and unrelated to existing settlements or a housing development proposed on land subject to flooding.

Please note the submission of sites is an open and transparent process, therefore submission forms cannot be treated as confidential. All comments submitted will be available for public inspection.

- 4.4 Following the consultation on the Candidate Site Methodology letters will be sent to everyone who has previously submitted land for inclusion into the withdrawn Anglesey LDP outlining the need for the new criteria. Stakeholders who still want their land to be considered as part of the JLDP will be required to confirm this by completing and returning the submission form and submit any relevant supporting evidence.
- 4.5 All of the Candidate Sites submitted will be available for inspection on the websites and also paper copies will be made available in the Town Hall, Bangor, in the Planning Service Reception, Pwllheli, and in the Planning and Public Protection Reception (Rovacabin) of the Isle of Anglesey County Council.
- 4.6 Discussions will take place with public service providers, including other Council departments, health organisations and utilities companies to identify whether sites for any additional facilities need to be included in the JLDP.
- 4.7 Early engagement will also take place with the development industry and/ or their representatives to obtain information on potential sites, including those already identified in Joint Housing Land Availability Studies (TAN1), in order to avoid a substantial number of sites coming forward at the Deposit stage, and to ensure that the JLDP strategy is deliverable.
- 4.8 The CSR will be periodically updated and a final version will be published following the closing of the submission period.
- 4.9 It is anticipated that a range of sites will be submitted for consideration which will include:

Strategic Sites	Large sites that will significantly contribute to the strategy of the JLDP because of their nature, scale and location
Non Strategic Sites	Small to medium sites that are of sufficient size to accommodate local growth requirements.
Infill / Windfall Sites	Smaller sites that may not be required for the future allocation process but will be considered when the JPPU undertakes work on behalf of the Councils to define development boundaries.

5.0 Stage 3: Assessing the Candidate Sites

- 5.1 After the site is submitted the site assessment process will begin using the agreed methodology to filter out any inappropriate sites. A Candidate Site Assessment Form has been designed to ensure uniformity of assessments between different officers and to promote transparency. Paper copies of the form will be made available in the Town Hall, Bangor, in the Planning Service Reception, Pwllheli, and in the Rovacabin, Llangefni and will be downloadable via the Councils'

websites. A draft version of the Officer Assessment Form can be found in Appendix 4.

5.2 The assessment can be broken into three different stages:

3a) Initial filtering of sites and Identification of Potential Strategic Sites and Non Strategic Sites

5.3 The first part of the assessment process will consider initial site constraints and identify potential strategic sites for the Preferred Strategy as well as non strategic sites.

5.4 The initial assessment of sites will consider its general location, site area, any obvious site constraints and the site's planning history.

5.5 Any sites which are identified as being totally unrealistic to develop, do not comply with international, national or local policy or have fundamental constraints that cannot be overcome or mitigated will be not be taken forward to the next stage. However, these sites can be submitted as an Alternative Site at the Deposit Stage if the submitter can prove how the original reason(s) for non-inclusion has been overcome.

5.6 This stage of the assessment will discard development sites (unless sufficient information is provided to prove otherwise) if they lie within or likely to have a significant effect on any of the following designations:

- Sites of Special Scientific Interest (SSSI)
- Special Areas of Conservation (SAC)
- Special Protection Areas (SPA)
- National Nature Reserves (NNR)
- C2 Flood Zones (TAN15)
- Mineral and Coal Safeguarding Sites

5.7 Sites will also be assessed for their potential to contribute to the strategic aims and objectives of the JLDP, including the level and distribution of development. Potential strategic sites will be identified based on their size, location and proposed use and will be identified as Strategic Sites within the Preferred Strategy if they make it through the assessment. These potential Strategic Sites will be subject to public consultation during the Preferred Strategy consultation. The Council may also suggest other sites that have not been put forward in the CSR.

3b) Detailed Site Assessment (including assessment against the SA/SEA/HRA objectives)

5.8 Following the initial assessment a detailed, site specific assessment will need to be undertaken for sites that have successfully filtered through initial assessment. The assessment is divided into the following areas:-

- **Environmental Capital** – considering whether or not the site is at risk from flooding, whether there would be any loss of best and most versatile agricultural land, whether the site is greenfield or brownfield, whether there is a potential risk of contaminated land, whether or not it is protected by environmental designations, whether it is considered to have environmental value, would the proposal be vulnerable to the effects of climate change including issues of flooding or drainage, would the development be able to incorporate renewable energy sources or energy conservation measures.
- **Accessibility** – considering the suitability of vehicular access to the site, location of the site with regard to public transport routes and accessibility by foot or cycle to a range of community facilities.
- **Site Context and Character** – whether topographical characteristics of the site may present an obstacle to development, whether development would have an impact on views/vistas, whether the site is in close proximity to existing infrastructure, an evaluation of the landscape character using CCW's LANDMAP database and whether or not there would be potential adverse impact from adjoining land uses.
- **Relationship with Existing Settlements** – whether development of the site would provide continuity and enclosure in respect to adjacent land uses.

5.9 Parts of this assessment will require additional information to be provided by internal departments of both authorities such as highways as well as external statutory consultees where appropriate.

5.10 As the JLDP Strategic Options and Preferred Strategy have not been finalised it is not possible to provide details of them in this consultation document. However a full public consultation on the objectives and Preferred Strategy will take place in order to give statutory consultees, stakeholders and members of the public an opportunity to be involved with formulating the strategic objectives, assessing options and formulating the Preferred Strategy.

5.11 The JPPU is currently consulting on the Draft Scoping Report for the Sustainability Appraisal of the JLDP, which contains a variety of Sustainability Objectives that will ensure that the JLDP is assessed against environmental, economic and social criteria. The Candidate Sites will be assessed against this framework, which will use the table below to identify the sustainability credentials of the candidate sites.

SUSTAINABILITY APPRAISAL KEY	
■	Development actively encouraged as it would resolve an existing sustainability problem
■	No Sustainability constraints and development acceptable
■	Neutral
■	Unknown/uncertain effect
■	Potential sustainability issues; mitigation and /or negotiation possible
■	Problematical and improbable because of known sustainability issues ; mitigation or negotiation difficult and /or expensive
■	Absolute sustainability constraints to development

3c) Assessing the sites against other appraisals

5.12 Below is a list of other strategies/assessments that the sites taken forward to this stage will be assessed against. Please note that this list is not exhaustive

and we welcome any comments regarding strategies/assessments we have not included.

- Welsh Language Impact Assessment (TAN20)
- Strategic Flood Consequences Assessment (SFCA)
- Health Impact Assessment
- Equalities Impact Assessment

6.0 Stage 4: Deposit JLDP Consultation and Alternative Sites

6.1 As mentioned previously, Strategic Sites will be identified, published and consulted upon during the Preferred Strategy consultation. Potential NonStrategic Sites that have satisfied all stages of the assessment will be carried forward and published in the Deposit JLDP. There will be extensive engagement with statutory consultees throughout the Candidate Site assessment process and consultation with the public and other relevant parties/organisations will be undertaken during the Deposit JLDP consultation.

6.2 **Alternative Sites:** A justification will be provided as to why a site was discounted and not included in the Deposit JLDP. If the site does not have an adverse impact upon an SAC or SPA and if the reason for non-inclusion can be overcome or alternative locations can be proposed they can be resubmitted as an Alternative Site during the consultation period of the deposit JLDP.

Please note that the final decision on which sites are included in the JLDP lies with an independent Planning Inspector- not with the Isle of Anglesey County Council and Gwynedd Council.

7.0 How to participate in this consultation

7.1 The following consultation questions are provided as a guide. Please feel free to comment on any aspect of the proposed Candidate Site methodology.

- 1) Do you agree with the Candidate Site selection process that is outlined within this document? If not, please explain why
- 2) Do you have any comments regarding the Candidate Site Submission Form?
- 3) Do you agree that the proposed Candidate Site assessment methodology provides an appropriate mechanism for identifying and assessing sites that are suitable for development? If not, how should the methodology be changed?

4) Do you have any other comments on the practicalities of the Candidate Site process and methodology?

7.2 Copies of the document are available for public inspection during regular opening hours of the following offices: Town Hall, Bangor, Gwynedd Council's HQ in Caernarfon, Anglesey County Council's Planning Services, Llangefni, as well as Gwynedd Council's principal area offices in Pwllheli and Dolgellau.

The document is also in the public local libraries in Anglesey and Gwynedd. Electronic copies can be viewed and downloaded on both Authorities' website.

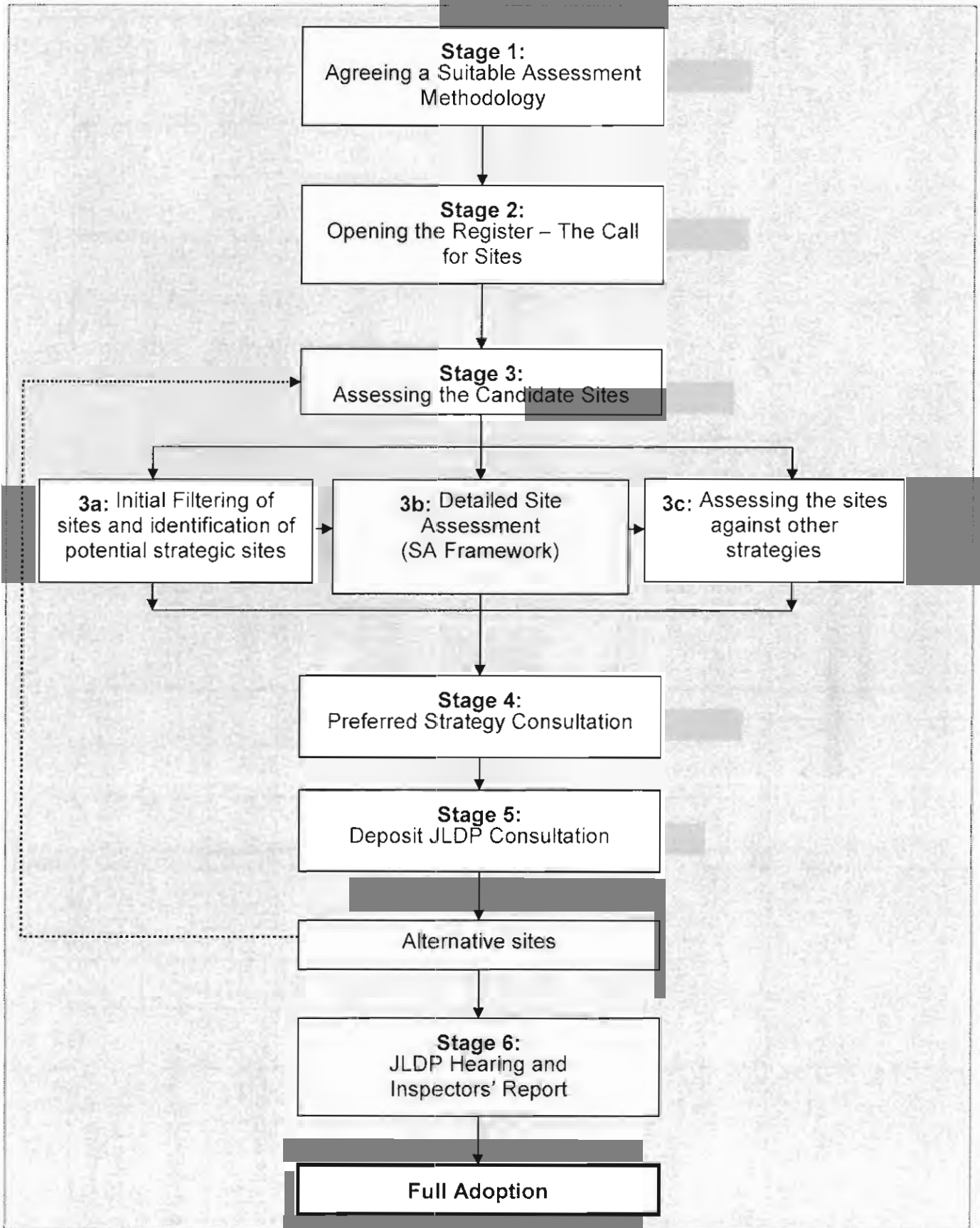
7.3 The closing date for stakeholders to submit comments on the Candidate Site Methodology is **5pm on Thursday 15th September**.

Comments should be returned via post to:

**JPPU Manager,
Joint Planning Policy Unit,
Gwynedd Council,
Town Hall,
Bangor,
Gwynedd,
LL57 1DT**

Or via email on: planningpolicy@gwynedd.gov.uk

**Appendix 1
Candidate Site Process Flow Chart**



**Appendix 2
Candidate Site Timetable**

Stage	2011						2012												
	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
Prepare Suitable Assessment Methodology																			
Consult on the Assessment Methodology																			
Open the Register – Call for Sites																			
Initial Assessment and identification of potential strategic sites																			
Detailed Assessment																			
Assessing the sites against other strategies																			
Prepare Preferred Strategy																			
Consultation on the Preferred Strategy																			

Appendix 3 Candidate Site
Submission Form

**UNED POLISI CYNLLUNIO AR
Y CYD (UPCC)**

**JOINT PLANNING POLICY
UNIT (JPPU)**

**CYNLLUN DATBLYGU LLEOL
(CDLI) AR Y CYD**

**JOINT LOCAL DEVELOPMENT
PLAN (JLDP)**

**Gwahoddiad ar gyfer cynnig
Safleoedd Posib**

**Invitation for Submission of
Candidate Sites**

Mae'r UPCC, ar ran Cyngor Sir Ynys Môn a Chyngor Gwynedd eisiau cael gwybod am unrhyw safleoedd o fewn ardal CDLI â photensial i'w datblygu neu eu hamddiffyn. Felly gwahoddir cynigion gan ddatblygwyr, perchenogion tir a'r cyhoedd am safleoedd gyda photensial i'w cynnwys yn y cynllun.

The JPPU, on behalf of the Isle of Anglesey County Council and Gwynedd Council, want to know about potential sites for development and protection within the JLDP area and therefore invite the submission of Candidate Sites from developers, landowners and the public for potential inclusion within the plan.

**MAE ARDAL UPCC YN CYNWYS
ARDALOEDD AWDURDODAU CYNLLUNIO
LLEOL YNYS MÔN A GWYNEDD AC NID
ARDAL PARC CENEDLAETHOL ERYRI.**

**THE JLDP AREA COVERS THE ANGLESEY
AND GWYNEDD LOCAL PLANNING
AUTHORITY AREAS AND DOES NOT
INCLUDE THE SNOWDONIA NATIONAL
PARK AREA.**

I gofrestru safle â photensial i'w cynnwys yn y proses CDLI, fydd **RHAID** cwblhau ffurflen Cynnig Safle Posib.

To register a site for potential inclusion in the JLDP process, the following Candidate Site Submission form **MUST** be completed.

Mae angen cwblhau un ffurflen am bob safle a gynigir. Amgawch fap Arolwg Ordnans yn amlinellu'r tir â chynigydd mewn coch.

Please complete one form for each site proposed. The form must be accompanied by an Ordnance Survey based map which clearly identifies the land in question highlighted in red.

Mae'r ffurflen yma ar gael ar y we hefyd.

This form is also available online.

**NODWCH OS GWELWCH YN DDA, NAD
YW'R BROSES SAFLEOEDD POSIB YN
CYNRYCHIOLI YMRWYMIAD AR RAN Y
CYNGOR I GARIO'R SAFLEOEDD YMLAEN
I'R CDLI AR Y CYD.**

**PLEASE NOTE THAT THE CANDIDATE SITES
PROCESS DOES NOT REPRESENT A
COMMITMENT ON THE PART OF THE
COUNCILS TO TAKE SITES FORWARD TO
THE JLDP.**

**FYDD SYLWADAU AR GAEL AR GYFER
YMCHWILIAD CYHOEDDUS.**

**ALL COMMENTS SUBMITTED WILL BE
MADE AVAILABLE FOR PUBLIC INSPECTION**

Os ydych angen cymorth i gwblhau ffurflen Cynnig Safle Posib, peidiwch ag oedi i gysylltu'r UPCC ar rif ffôn (01766) 771000 neu drwy e-bost i polisycynllunio@gwynedd.gov.uk

Should you require assistance with completing the Candidate Site Submission Form please do not hesitate to contact the JPPU on 01766 771000 or via email to

Swyddfa yn unig :	Safle wedi' ei ddigideiddio : Site	Rhif Cyfeirnod:	Cydnabyddiaeth wedi'i yrru:
Office use only :	digitised :	Reference No:	Acknowledgement sent:

1) Manylion Cyswllt / Contact Details

Eich Manylion:
Your Details:

***Manylion Asiant (os yn berthnasol):**
***Agent Details (if applicable):**

Enw: Name:	<input type="text"/>	<input type="text"/>
Mudiad (os yn berthnasol): Organisation (if applicable):	Llyr Jones	Cadnant Planning Ltd
Cyfeiriad: Address:	<input type="text"/>	<input type="text"/>
Côd Post: Post Code:	<input type="text"/>	<input type="text"/>
Cyfeiriad E-bost: E-mail Address:	<input type="text"/>	<input type="text"/>
Rhif Ffôn: Telephone Number:	<input type="text"/>	<input type="text"/>

*Nodyn: Fe gaiff gwybodaeth ei yrru i'r asiant os enwir un yma
**Note: Correspondence will be sent to the agent if these details are included*

Sut hoffwch i ni gysylltu efo chi yn y dyfodol ac ym mha iaith?
What is your preferred method of communication in the future and in which language?

Cymraeg / Welsh: E-bost / Email:
Saesneg / English: Llythyr / Letter:

2) Manylion y Safle / Site Details

Enw'r Safle: Site Name: Land to the east of the Football Field

Cyfeiriad y Safle: Site Address: Cemaes
Ynys Môn

Côd Post: Post Code:

Cyfeirnod Grid OS: OS Grid Reference: 407 453

Arwynebedd y Safle (ha): Site Area (ha) 0.42ha

A ydych wedi amgau map AO yn amlinellu'r safle mewn **COCH**? Do:
Have you included an OS map outlining the site in **RED** with the submission? Yes:

3) Perchnogaeth / Ownership

3.1 Ai'r cynigydd yw'r unig berchennog? Is the proposer the sole owner of the site?
Ydy / Yes: Nac Ydy / No:

3.2 Os nac ydy, a yw'r perchenogion eraill i gyd yn ymwybodol o'r cynnig? If not, are all other land owners aware of this submission?
Ydy / Yes: Nac Ydy / No:

3.3	<p>Nodwch, os gwelwch yn dda, manylion cyswllt y perchenog(wyr) eraill os yr ydych yn eu gwybod: <i>Please provide contact details of other landowner(s) if known:</i></p>
-----	--

3.4	<p>A oes gan y cynnygydd unrhyw dir oedd yn ei berchnogaeth o amgylch y safle? <i>Does the proposer own any additional land surrounding the site? Ydy / Yes:</i></p> <p style="text-align: center;"><input type="checkbox"/> Nac Ydy / No: <input checked="" type="checkbox"/></p> <p>Os oes, amlinellwch y tir mewn GLAS ar y Map AO. <i>If so, please outline the land in BLUE on the OS map.</i></p>
-----	---

4) Defnydd Tir / Land Use

4.1	<p>Nodwch, os gwelwch yn dda, defnydd presennol y tir: Please specify the existing use of the land:</p> <p>Agricultural land</p>
-----	---

4.2	<p>Pa ddefnydd yr ydych yn ei gynnig i'r safle? What use are you proposing for the site?</p> <p>Inclusion within the development boundary</p>
-----	--

4.3	<p>Os ydych eisiau gwarchod y safle rhag ddatblygiad nodwch y rhesymau: If you wish to propose that the site is protected from development please state the reason(s):</p> <p>N/A</p>
-----	--

4.4	<p>Os hoffwch weld y safle'n cael ei ddefnyddio fel safle tai , yn eich barn chi, faint o unedau sydd yn addas i'r safle ac ar ba sail: <i>If the proposed use of the site is residential, please specify how many units you think the site can accommodate and on what basis:</i></p>
-----	--

4.5	<p>Pa ddefnyddiau tir sy'n ffinio'r safle a gynigir? What land uses adjoin the proposed site?</p> <p>The site is adjoined by agricultural land to the east, south and north of the site, with residential properties located to the north east and north west and Cemaes Football Field located to the west.</p>
------------	---

4.6	<p>A oes adeiladau ar y safle? Are there existing buildings on the site?</p> <p style="text-align: center;">Oes / Yes: <input type="checkbox"/> Nac Oes / No: <input checked="" type="checkbox"/></p> <p>Os oes, wnewch chi roi manylion a nodwch, os gwelwch yn dda, os ydynt yn cael eu defnyddio neu beidio: If yes, please give details and whether they are currently in use or redundant:</p>
------------	--

4.7	<p>A oes unrhyw cyfamod rhwystrol ar y tir? Are there any restrictive covenants on the land?</p> <p style="text-align: center;">Oes / Yes: <input type="checkbox"/> Nac Oes / No: <input checked="" type="checkbox"/></p> <p>Os oes, rhowch fanylion, os gwelwch yn dda: If yes, please provide details :</p>
------------	--

4.8	<p>A gafodd y safle ei ddynodi mewn Cynllun Datblygu blaenorol? Has the site been allocated in a previous Development Plan?</p> <p>Ydy / Yes: <input type="checkbox"/> Nac Ydy / No: <input checked="" type="checkbox"/></p>
	<p>Oes ydy, allwch chi roi manylion, os gwelwch yn dda: If yes, please give details:</p>

4.9	<p>A yw'r safle wedi bod yn destun ceisiadau cynllunio ac oes yna ganiatâd cynllunio cyfredol ar y safle sydd ddim wedi cael ei weithredu? Has the proposed site been subject to previous planning applications and are there any valid permissions on the site which have yet to be implemented?</p> <p>Oes / Yes: <input type="checkbox"/> Nac Oes / No: <input checked="" type="checkbox"/></p> <p>Os oes, rhowch y manylion, os gwelwch yn dda: If so please give details:</p>
------------	---

5) Cyfyngiadau Ffisegol ac Amgylcheddol / Physical and Environmental Constraints

5.1 A yw'r safle yn agos i gwrs dŵr?
Is the site near a watercourse?

Ydy / Yes: Nac Ydy / No: Dim yn Gwybod / Don't Know:

Os ydy, pa mor agos ydy o (mewn medrau)?
If so, how close is it (in meters)?

Approximately 350m

5.2 A oes hanes llifogydd ar y safle (yn cynnwys llifogydd arwyneb tir ac/neu draeniad gwael)?
Has the site ever been subject to flooding (including surface water flooding and/or poor drainage)?

Ydy / Yes: Nac Ydy / No: Dim yn Gwybod / Don't Know:

Os oes, rhowch fanylion, os gwelwch yn dda: *If so please give details:*

5.3 A yw'r safle o fewn ardal bygythiad llifogydd? *Is the site within an area of floodrisk?*

Nac ydy / No: C1: C2: B1: Dim yn Gwybod / Don't Know:

5.4 A oes dynodiadau tirwedd, bywyd gwyllt, hanesyddol neu archeolegol ar y safle (neu rhan o'r safle)?
Are there any landscape, wildlife, historic or archaeological designation on the site (or part of the site)?

Oes / Yes: Nac Oes / No: Dim yn Gwybod / Don't Know:

Os oes, allwch chi roi manylion am y dynodiad(au) a dweud pa ran o'r safle mae'n effeithio:
If yes, please identify the designation(s) and state which part(s) of the site are affected:

5.5 A oes dynodiadau tirwedd, bywyd gwyllt, hanesyddol neu archeolegol ar y tir sy'n ffinio'r safle?
Are there any landscape, wildlife, historic or archaeological designation on the land that adjoins the site?

Oes / Yes: Nac Oes / No: Dim yn Gwybod / Don't Know:

Os oes, allwch chi ddweud pa ddynodiad(au) ydynt: *If yes, please identify the designation(s):*

5.6	A fyddai datblygu'r safle yn golygu colli tir amaethyddol Graddfa 1, 2 neu 3a? Would development of the site lead to the loss of Grade 1, 2 or 3a agricultural land?
	1: <input type="checkbox"/> 2: <input type="checkbox"/> 3a: <input type="checkbox"/> Na Fydd / No: <input checked="" type="checkbox"/> Dim yn Gwybod / Don't Know: <input type="checkbox"/>

5.7	A fyddai datblygu'r safle yn golygu colli coed ac/neu gwrychoedd? Would development of the site lead to the removal of any trees and/or hedgerows?
	Bydd / Yes: <input type="checkbox"/> Na Fydd / No: <input checked="" type="checkbox"/>

5.8	Oes llwybrau cyhoeddus yn croesi'r safle? Do any public rights of way cross the site?
	Oes / Yes: <input type="checkbox"/> Nac Oes / No: <input checked="" type="checkbox"/> Dim yn Gwybod / Don't Know: <input type="checkbox"/>

5.9	Beth ydy topograffi'r safle (fflat/ar osgo/serth) ac yr agwedd (gwynebu tua'r gogledd/de)? What is the topography of the site (flat/sloping/steep) and aspect (north/south facing)?
	The site topography consists of land which is fairly flat.

6) Isadeiledd / Infrastructure and Utilities

6.1	A yw'r safle yn hygyrch o ffordd gyhoeddus? Is the site accessible from a public highway?
	Ydy / Yes: <input checked="" type="checkbox"/> Nac Ydy / No: <input type="checkbox"/>
	Os na, allch chi ddangos ar y map sut bydd mynediad yn cael ei gyflawni. <i>If not, please provide information (on the map) of how access could be achieved.</i>

6.2	A yw'r safle o fewn pellter cerdded rhesymol (800m neu llai) o wasanaeth trafnidiaeth cyhoeddus sydd ar gael yn gyson rhwng 7yb a 7yh? Is the site within reasonable walking distance (800m or less) of a public transport service that operates consistently between 7am and 7pm?
	Ydy / Yes: <input checked="" type="checkbox"/> Nac Ydy / No: <input type="checkbox"/> Dim yn Gwybod / Don't Know: <input type="checkbox"/>

6.3	<p>Nodwch, os gwelwch yn dda, y pellter i'r gwasanaeth agosaf: Please state the distance to the nearest utility connection:</p> <p style="text-align: center;"> Trydan / Electricity: Within 100m Nwy / Gas: Within 100m Dŵr / Water: Within 100m Carffosiaeth / Sewerage: Within 100m Telathrebu / Telecommunications: Within 100m </p>
------------	--

7) Agosrwydd i Wasanaethau Lleol / Proximity to Local Services

O ran y safle posib, nodwch, os gwelwch yn dda, yn lle mae'r gwasanaethau canlynol i'w cael ac yn fras pa mor bell i ffwrdd oddi ar y safle mae nhw: *In Relation to the proposed site, please state in which settlement the following services are found within and the approximate distance to them from the site:*

Gwasanaeth / Service	Enw'r Anheddle / Settlement Name	Pellter o'r safle (km) / Distance from Site (km)
Swyddfa Bost / Post Office	Cemaes	0.6km
Siop Cyfleustra / Convenience Store	Cemaes	0.6km
Ysgol Gynradd / Primary School	Ysgol Gynradd Cemaes	0.2km
Ysgol Uwchradd / Secondary School	Ysgol Syr Thomas Jones, Amlwch	8.6km
Archfarchnad / Supermarket	Amlwch	9.3km
Meddygfa / Doctor's Surgery	Cemaes	0.6km
Deintydd / Dentist	Cemaes	0.8km
Fferyllfa / Pharmacy	Cemaes	0.8km
Lle Chwarae / Play Area	Cemaes	0.8km
Arall (nodwch os gwelwch yn dda): / Other (please specify): i) ii) iii) iv)		

8) Gwybodaeth Pellach / Further Information

Nodwch, os gwelwch yn dda, unrhyw fater arall sydd yn berthnasol i'ch cynnig (gall cydnabyddiaeth cynnar o unrhyw faterion helpu'r cynigydd, y Cynghorau a'r ymgynghorydd statudol i leddfu unrhyw broblem):

Please provide details of any other matters considered relevant to this submission (early identification of any issues may help the proposer, the LPA and statutory consultees to mitigate any problems):

Please refer to section 2c of the Anglesey and Gwynedd Deposit Joint Local Development Plan 2011-2026 Representation Form

(Defnyddiwch dudalen arall os oes angen – ticiwch os ydych wedi defnyddio tudalen arall)

(Please continue on a separate sheet of paper if necessary – tick if you have used a separate sheet)

9) Datganiad / Declaration

Yr ydwyf yn cadarnhau hyd y gwn i fod y gwybodaeth a ddarparwyd yn gywir. I confirm that the information provided is correct to the best of my knowledge.

Arwyddwyd/ Signed.....

Dyddiad/ Date.....

**DIOLCH YN FAWR AM GWBLHAU'R
FFURFLEN SAFLEOEDD POSIBL**

**Dylid gyrru ffurflenni wedi eu cwblhau i'r
cyfeiriad sydd ar ddechrau'r ffurflen neu
drwy'r e-bost.**

**COFIWCH AMGAU FAP AO SY'N
DANGOS Y SAFLE MEWN COCH AC
UNRHYW TIR CYFAGOS SYDD YN
BERCHENOGAETH YR YMGEISYDD
MEWN GLAS**

**THANK YOU FOR COMPLETING
THE CANDIDATE SITE SUBMISSION
FORM**

**ADDITIONAL ADJACENT LAND IN
THE SAME OWNERSHIP IN BLUE**

**Completed forms should be returned to
the address on the front page or via email.**

**PLEASE REMEMBER TO ENCLOSE
AN OS MAP WITH THE SITE
OUTLINED IN RED AND ANY**

Appendix 4
Candidate Site Officer Assessment Form

Candidate Site Officer Assessment Form

1) SITE DETAILS

Site Reference:	
Site Name:	
Proposed Use of Site:	
Total Area (ha): • Brownfield (ha): • Greenfield (ha):	
Planning History:	
Compatibility with Preferred Strategy (Size, Location, Proposed Use):	
Assessed by :	
Date of Site Visit (if req'd):	
Location of photographs (if taken)	

2) INITIAL FILTERING

		Reasoning / Justification
Is the site located in or adjoining a town/city, village or rural cluster?	Yes No	If not, the site does not comply to national planning policy (PPW 4.6.8) and the Preferred Strategy. Sites that are located in the open countryside and away from existing settlements will not be taken forward to Stage 3 (Detailed Assessment).

Is the site over 0.3 hectares?	Yes No	If not, the site will be considered as a windfall/infill sites when the JPPU undertakes work to define development boundaries and will not be taken forward to Stage 3.
Would development of the site be in whole or part vulnerable to fluvial/ tidal flooding?	Yes No Part	If yes and the proposal is for highly vulnerable development as defined in TAN15 development of the site would not comply with national planning policy and would therefore not be taken forward to Stage 3.
Is the site within or in the vicinity of the following? <ul style="list-style-type: none"> • Sites of Special Scientific Interest (SSSI) • Special Areas of Conservation (SAC) • Special Protection Areas (SPA) • National Nature Reserves (NNR) • Mineral and Coal Safeguarding Sites 	Yes No	<p>If yes, the sites will not be taken forward to the next stage (unless sufficient information is provided to prove otherwise).</p> <p>If, at a later stage, the proposer can prove that the impact can be mitigated the site can be resubmitted as an alternative site during the Deposit JLDP consultation.</p>






3) DETAILED ASSESSMENT

SUSTAINABILITY APPRAISAL KEY	
■	Development actively encouraged as it would resolve an existing sustainability problem
■	No Sustainability constraints and development acceptable
■	Neutral
■	Unknown/uncertain effect
■	Potential sustainability issues; mitigation and /or negotiation possible
■	Problematical and improbable because of known sustainability issues ; mitigation or negotiation difficult and /or expensive

Absolute sustainability constraints to development

Issue		Details/	Suitability of Site					*Relevant SA
Environmental Capital								
1	Is there a risk of flooding?						3, 11	
2	Would development of the site lead to a loss of best and most versatile agricultural land (Grades 1,2 and 3a)?						9	
3	Is the site (or parts of the site) protected by landscape, ecological or cultural designations?						1, 5, 8	
4	Would development of the site lead to the loss of an important habitat, priority species or lead to fragmentation of green corridor?						1	
5	Does the site constitute Brownfield land?							
6	Does the site have any value as an open space or recreational importance?						2, 8	
7	Does the current/previous use of the site suggest that there is a potential risk of contaminated land?						9	
8	Would development of the site lead to a loss of trees and/or hedgerows?						1	
9	Would development of the site present an opportunity to remove an eyesore?						5, 8	
10	LANDMAP Evaluation: <ul style="list-style-type: none"> • Visual and Sensory: • Geological: • Landscape Habitats: • Historical: • Cultural: 						4, 5	

Accessibility and Ease of Movement							
11	Is the site located within walking distance of a public transport terminal/ bus stop? (Please specify distance and whether it is steep/obstructed route)						10
12	Is the site accessible from a public highway?						10

Issue		Details/ Comments	Suitability of Site					*Relevant SA Objective
								
13	Is the nearby highway system (including junctions) of sufficient quality to deal with potential development on the site?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6, 7, 10
14	Please state the distance to the nearest community service/facility: <ul style="list-style-type: none"> • Post Office • Convenience Store • Primary or Secondary School • Supermarket • Surgery • Pharmacy • Dentist • Play Area • Other (please state) 		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2, 4, 6, 7
15	Please state the distance to the nearest utility connection: <ul style="list-style-type: none"> • Electricity • Gas • Water • Sewerage • Telecommunications 		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6, 7
Site Context and Character								
16	Do the topographical characteristics of the site present an obstacle to development?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8
17	Would development on the site have an adverse impact upon important views/vistas?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5, 8
18	Would development of the site have a detrimental impact on the character of the settlement?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8
19	Would there be any adverse impact arising from		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2, 6, 7, 9

Issue	Details/ Comments	Suitability of Site					*Relevant SA Objective
potentially conflicting land uses?							
Relationship with Existing Settlements							
20	Is the site located within the built form of a settlement or does it constitute a minor extension to a settlement?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2, 3
Conclusion							
21	Additional Comments and Recommendations						

* The Draft SA Framework of Objectives can be found in Appendix 5. Consultation on the SA Scoping Report for the JLDP is currently ongoing. The closing date for comments is 08-09-11.

Draft SA Framework Objective	Objective Achieved (Y/N/?)	Comments
1. Maintain and enhance biodiversity interests and connectivity (SEA Topics: biodiversity, fauna, flora, soil)		
2. Promote community viability, cohesion, health and well being (SEA Topics: human health, population)		
3. Manage and reduce the impacts of climate change by promoting and supporting mitigation and adaptation measures (SEA Topics: climatic factors, air)		
4. Conserve, promote and enhance the Welsh language (SEA Topic: cultural heritage)		
5. Conserve, promote and enhance cultural resources and historic heritage assets (SEA Topic: cultural heritage)		
6. Support economic growth and facilitate a vibrant, diversified economy providing local employment opportunities (SEA Topic: Population)		

Draft SA Framework Objective	Objective Achieved (Y/N/?)	Comments
7. Provide good quality housing, including affordable housing that meets local needs (SEA Topic: population, human health)		
8. Value, conserve and enhance the plan area's rural landscapes and urban townscapes (SEA Topics: landscape)		
9. Use land and mineral assets efficiently and promote mechanisms for waste minimisation, re-use and recycling (SEA Topic: material assets, soil)		
10. Promote and enhance good transport links to support the community and the economy (SEA Topic: population, human health)		
11. Safeguard water quality, manage water resources sustainability and minimise flood risk (SEA Topic: water, biodiversity)		

Appendix 5

Candidate Site Assessment –Assessment Guidance Notes


Question		Assessment					Commentary
1	Is there a risk of flooding?	No known risk of flooding and surface water flooding and possible link to surface water run off to adjoining watercourse	No known risk of flooding but limited risk of surface water flooding and possible to link surface water to adjoining watercourse	Site some distance from watercourse for surface water run off	Site immediately adjacent to flood risk area or known surface water flooding	Site within area of known flood risk	<ul style="list-style-type: none"> Based on EA Areas of Flood Risk map and TAN15 DAM Maps

2	Would development of the site lead to a loss of agricultural land?	-	-	Not Agricultural Land	Loss of Agricultural Land	Loss of Best and Most Versatile Land	<ul style="list-style-type: none"> Based on Agricultural Classification Map Consultation with WG Agricultural Division may be required
3	Is the site (or parts of the site) protected by landscape, ecological or cultural designations?	-	-	No Designation	Local Designation	International or National Designation	<ul style="list-style-type: none"> Based on existing information held in development plans, CCW website Consultation with Biodiversity Units
4	Would development of the site lead to the loss of an important habitat or lead to fragmentation of green corridor?	-	-	No loss of habitat of fragmentation of green corridor	Development would impact on part of an important habitat. Fragmentation of green corridor could be mitigated	Development would impact on the whole of the important habitat. Fragmentation of green corridor could not be	<ul style="list-style-type: none"> Consult with Biodiversity Sections

Question		Assessment					Commentary
						mitigated	
5	Does the site constitute Brownfield land?	Brownfield	Mixed site – part Brownfield	Greenfield within settlement	Greenfield adjoining settlement	Greenfield in the open countryside	<ul style="list-style-type: none"> Consult with Biodiversity Sections

6	Does the site have any value as an open space or recreational importance?	-	-	Site has no recreational or open space value	Impact upon locally important open space which has not been allocated in existing development plan framework	Impact upon allocation in existing development plan framework	<ul style="list-style-type: none"> Gwynedd – UDP (2009) Anglesey – Local Plan (1996), Stopped UDP (2005)
7	Does the current/previous use of the site suggest that there is a potential risk of contamination?	-	-	No contamination	Mild contamination that can be overcome	Major contamination that can only be overcome with major economic input	<ul style="list-style-type: none"> Consultation with Contaminated Land Officer
8	Would development of the site lead to a loss of trees and/or hedgerows?	-	-	No loss of trees and/or hedgerows	Limited loss of trees/hedgerows	Removal of all trees/hedgerows	<ul style="list-style-type: none"> Consult with Landscape/Tree officers
9	Would development of the site present an opportunity to remove an eyesore?	A prominent eyesore which impacts upon the built environment and other possible regeneration proposals	Not prominent and does not seem to impact upon regeneration proposals	No eyesore	-	-	
10	LANDMAP Evaluation	Low	Moderate	-	High	Outstanding	<ul style="list-style-type: none"> Based on CCW LANDMAP database
11	Is the site located within walking distance of a public transport terminal?	Under 400m	401m to 800m	801 to 1000m	1001 to 3000m	3001m+	<ul style="list-style-type: none"> Distance to nearest bus stop and/or train station along footpaths and roads not as the

Question		Assessment					Commentary
							<ul style="list-style-type: none"> crow flies Based on guidelines from IHT
12	Is the site accessible from a public highway?	Direct access to main road network with more than adequate visibility splays. PRow from site to community facilities	Very minor obstacles capable of being overcome	-	Major obstacles unlikely to be overcome	Site landlocked, evidence of a ransom strip, on a sharp corner poor highway network, some distance from main highway network, access through existing estate	<ul style="list-style-type: none"> Consult with Highways dept
13	Is the nearby highway system (including junctions) of sufficient quality to deal with potential development on the site?	-	-	-	Substandard highway system which could be improved	Substandard highway system which could only be improved with major economic input	<ul style="list-style-type: none"> Consult with Highways dept
14	Is the site located within walking distance of a range of community services?	Under 200m (400m for schools)	201m to 400m (401m to 800m for schools)	401m to 800m (801m to 1200m for schools)	801m to 1000m(1201 to 1500m for schools)	1001m+ (1501m+ for schools)	<ul style="list-style-type: none"> Distances based upon standards by IHT
15	Please state the distance to the nearest utility connection	100m or less	101m to 200m	201m to 300m	301m to 400m	401m+	
16	Do the topographical characteristics of the site present an obstacle to development?	Vast majority of site is level with no rocky outcrops	—————→			Site major obstacles to development including steep incline and rocky outcrops	
17	Would development on the site have an impact upon important views/vistas?	-	-	No impact	Level of impact minor	Prominent site from a distance, impact upon Conservation Area and/or listed building	

Question		Assessment					Commentary
18	Would development of the site have a detrimental impact on the character of the settlement?	-	-	No impact	Minor impact	Major impact	
19	Would there be any adverse impact arising from potentially conflicting land uses?	-	-	No conflicting land uses	Conflicting land uses	Bad Neighbour land use	
20	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Whole site clearly within settlement	Site immediately adjoining settlement – minor extension with clear rounding off of settlement	Minor extension	 Distance form settlement		
21	Additional comments and recommendations	General Comments regarding site suitability					

After it is adopted the Plan will set out a development strategy and policies to guide the development and use of land in the Plan area until 2026. The statutory consultation on the Deposit Plan includes the opportunity to delete sites, suggest different sites or changes to boundaries to those included in the Deposit Plan. These 'alternative sites' will be subject to a separate consultation as soon as possible after the consultation about the Deposit Plan. An independent Planning Inspector will eventually decide whether they are included in the final Plan. To enable the appointed Inspector to consider your alternative site(s) you must provide all the necessary information and material (including a Sustainability Appraisal incorporating Strategic Environmental Assessment).

An 'alternative site' can be any piece of land which has not been included within the Deposit Plan either as an allocation or within a settlement boundary, which you wish to see considered as an alternative to sites allocated in the Plan. This can include either land previously assessed by the Councils as a Candidate Site or suggesting a different use for a site that has been allocated in the Deposit Plan. It can also include a site allocated in the Deposit Plan which you wish to see deleted or amended.

The Councils will publicise site allocation representations on an 'Alternative Sites Register' to provide an opportunity for comment by environmental consultation bodies, stakeholders and the public on the site(s) and all accompanying information (including the Sustainability Appraisal incorporating Strategic Environmental Assessment).

How do I submit an alternative site?

- You must submit your 'alternative site' as part of an objection to the Plan using the online consultation portal or the Deposit Plan Response Form (available from each Council's website from the 16 February 2015, or by contacting the Joint Planning Policy Unit – details below).
- You must submit any 'alternative site' representation during the Deposit Plan consultation period (16 February to 5pm 31 March 2015).
- You must submit a plan of the site you wish to be considered with your online representation or attach it to your Response Form. This must be an Ordnance Survey type map, of minimum scale 1:2500, outlining the land for consideration in RED. If it is a new site, points of access should be clearly marked.
- If it is a new site or an alternative use to an allocated site, you must demonstrate in your submission that the site accords with the Plan's strategy and that the Plan would be sound if the site is included in the final Plan.
- You must test the sustainability effects of new sites. This is called Sustainability Appraisal (SA) and incorporates Strategic Environmental Assessment (see below for more information).
- If you wish to delete a site allocated in the Deposit Plan or amend its boundaries, you must demonstrate in your submission how its inclusion makes the Plan unsound, referring to the Plan's strategy, the Sustainability Appraisal, the Sites Assessment Report (Topic Paper 1A) or any other Topic Paper, as appropriate.
- You must include sufficient information with your submission for the Council to carry out a Habitats Regulations Appraisal if inclusion of the alternative site in the Plan is likely to change the Plan significantly. If necessary, Habitats Regulations Appraisal will be carried out by the Council to ensure no significant effects on any European site of nature conservation importance (see below for more information).

What is a Sustainability Appraisal?

Sustainability Appraisal is a process that considers the likely social, economic and environmental impacts of a proposal, including alternative development sites, against local sustainability objectives. The Councils' Sustainability Appraisal incorporates the regulatory requirements of the Strategic Environmental Assessment. The Sustainability Appraisal should include evidence regarding:

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

The alternative site may have already been assessed as part of the Council's earlier assessment of sites (see the Deposit Plan SA Report; and the Site Assessment Report). You may object to the outcome of the Council's assessment and seek to have that site included or have the site excluded.

Alternative site representations will be dealt with at the Examination as objections to the soundness of the Plan. It is essential for you to demonstrate why you do not consider the Council's assessment to be sound (i.e. based on good evidence).

How do I undertake a Sustainability Appraisal (SA)?

It is important that your assessment of the site is consistent with the Councils' candidate site assessment methodology, set out in Topic Paper 1 (2013) and Topic Paper 1A (2015), and Sustainability Appraisal methodology, set out in the Deposit SA Report. Please note also that the Welsh Language Impact Assessment has informed the conclusions of the Sustainability Appraisal.

All assessments should be undertaken using the Sustainability Objectives established in the SA Scoping Report and used in the Deposit SA Report. These objectives are listed below in Appendix 1. The full SA report is available in public local libraries in Gwynedd and Anglesey, Siop Gwynedd in Caernarfon, Dolgellau and Pwllheli and the Planning Service's Reception, Rôvacabin, Llangefni. The report and the Welsh Language Impact Assessment report are available on each Council's website: www.gwynedd.gov.uk/ldp or www.anglesey.gov.uk/ldp. This paper details the sustainability baseline, issues and objectives which you may find useful in undertaking your assessment. If a new or alternative site has not been subject to Sustainability Appraisal it is unlikely that the Inspector will be able to recommend its inclusion in the Plan. In the absence of essential evidence the Inspector would be unable to conclude that the Plan would be sound with that change.

What information is needed for the Habitats Regulations Appraisal?

If your development proposal for the new or alternative site is likely to cause the Plan to change significantly and may have a likely significant effect on any European site of nature conservation importance you will need to ensure that sufficient information is provided for the Council to

undertake a Habitats Regulations Appraisal. This includes detailed information on the site's physical, environmental and geological condition and the proposed use of the site. Much of this information would be included in the environmental information provided with your Sustainability Appraisal of your site. European nature conservation sites are identified on the Deposit Plan Constraints Maps. Natural Resources Wales can provide more information on specific European sites of nature conservation importance (see web link below).

Where can I find more information on how to prepare the necessary appraisals?

For more information on undertaking your appraisal the following websites may be of assistance:

CCW Guidance on Strategic Environmental Assessment (SEA): [http://www.ccw.gov.uk/landscapes-wildlife/managing-land-and-sea/environmental-](http://www.ccw.gov.uk/landscapes-wildlife/managing-land-and-sea/environmental-assessment/strategic-environmental-assess.aspx?lang=en)

[assessment/strategic-environmental-assess.aspx?lang=en](http://www.ccw.gov.uk/landscapes-wildlife/managing-land-and-sea/environmental-assessment/strategic-environmental-assess.aspx?lang=en) NRW information on European sites:

[http://naturalresourceswales.gov.uk/conservation-biodiversity-and-wildlife/european-](http://naturalresourceswales.gov.uk/conservation-biodiversity-and-wildlife/european-protected-species/information-on-european-protected-species/?lang=en)

[protected-species/information-on-european-protected-species/?lang=en](http://naturalresourceswales.gov.uk/conservation-biodiversity-and-wildlife/european-protected-species/information-on-european-protected-species/?lang=en) SEA Directive:

<http://www.opsi.gov.uk/legislation/wales/wsi2004/20041656e.htm> DCLG Guidance

on SEA:

<http://www.communities.gov.uk/publications/planningandbuilding/practicalguidesea>

Welsh Government Technical Advice Note 5: Nature Conservation and Planning (see Annex 6 – Habitats Regulations Appraisal of Plans, page 75):

<http://wales.gov.uk/topics/planning/policy/tans/tan5/?lang=en>

Welsh Government Technical Advice Note 20: Planning and the Welsh Language

<http://wales.gov.uk/topics/planning/policy/tans/planning-and-the-welsh-language/?lang=en>

Welsh Government Practice guidance on planning and the Welsh language

<http://wales.gov.uk/topics/planning/policy/guidanceandleaflets/8855237/?lang=en>

The Anglesey and Gwynedd Deposit Joint Local Development Plan is available to view at the Joint Planning Policy Unit's offices, 1st Floor Bangor City Council Offices, Ffordd Gwynedd, Bangor, in Anglesey and Gwynedd public libraries, the Planning Service Reception, Rovacabin, Llangefni and Siop Gwynedd in Caernarfon, Dolgellau and Pwllheli and on the Councils' websites, with copies available on CD on request.

Further information on the Deposit Plan and this process is available on the Council website www.gwynedd.gov.uk/ldp or www.anglesey.gov.uk/ldp or from:

The Joint Planning Policy Unit.

1st Floor Bangor City Council Offices,

Ffordd Gwynedd,

Bangor LL57 1DT

Email: planningpolicy@gwynedd.gov.uk

Telephone: 01766 771000 or 01286 685003

Website: www.gwynedd.gov.uk/ldp or www.anglesey.gov.uk/ldp

Appendix 1: Sustainability Appraisal Objectives

1. Maintain and enhance biodiversity interests and connectivity

(SEA Topics: biodiversity, fauna, flora, soil)

7. Provide good quality housing, including affordable housing that meets local needs

(SEA Topic: population, human health)

- | | |
|---|---|
| <p>2. Promote community viability, cohesion, health and well being
<i>(SEA Topics: human health, population)</i></p> | <p>8. Value, conserve and enhance the plan area's rural landscapes and urban townscapes
<i>(SEA Topics: landscape)</i></p> |
| <p>3. Manage and reduce the impacts of climate change by promoting and supporting mitigation and adaptation measures
<i>(SEA Topics: climatic factors, air)</i></p> | <p>9. Use land and mineral assets efficiently and promote mechanisms for waste minimisation, re-use and recycling
<i>(SEA Topic: material assets, soil)</i></p> |
| <p>4. Conserve, promote and enhance the Welsh language
<i>(SEA Topic: cultural heritage)</i></p> | <p>10. Promote and enhance good transport links to support the community and the economy
<i>(SEA Topic: population, human health)</i></p> |
| <p>5. Conserve, promote and enhance cultural resources and historic heritage assets
<i>(SEA Topic: cultural heritage)</i></p> | <p>11. Safeguard water quality, manage water resources sustainability and minimise flood risk
<i>(SEA Topic: water, biodiversity)</i></p> |
| <p>6. Support economic growth and facilitate a vibrant, diversified economy providing local employment opportunities
<i>(SEA Topic: Population)</i></p> | |

Appendix 2: Example Sustainability Appraisal Matrix

The matrix below was used to assess the allocated sites within the LDP Deposit. The following symbols in the key (shown below) are inserted in the 'Assessment' column. The symbols in this column indicate whether the site contributes to meeting the SA Objective positively; is compatible with the SA Objective; whether the site has a neutral impact on the SA Objective; or whether the site is an obstacle to meeting the SA Objective. The 'Summary' column needs to provide a commentary of the assessment.

Key

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

Sustainability Appraisal Matrix

Site Name: Land to the east of the Football Field, Cemaes		
Site Area: 0.42ha		
SA Objective	Assessment	Summary
1. Maintain and enhance biodiversity interests and connectivity (<i>SEA Topics: biodiversity, fauna, flora, soil</i>)	+	The development of this site will not lead to the loss of an important habitat, protected species, trees and hedgerows or lead to fragmentation of green corridor and there are potential opportunities to enhance biodiversity.
2. Promote community viability, cohesion, health and well being (<i>SEA Topics: human health, population</i>)	++	The site is well within all the distance thresholds to community services and facilities.
	+	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.
3. Manage and reduce the impacts of climate change by promoting and supporting mitigation and adaptation measures (<i>SEA Topics: climatic factors, air</i>)	+	Development has the potential to reduce levels of traffic. Potential for a minor positive effect.
4. Conserve, promote and enhance the Welsh language (<i>SEA Topic: cultural heritage</i>)	0	All site options are considered to have a neutral effect against this SA Objective.
5. Conserve, promote and enhance cultural resources and historic heritage assets (<i>SEA Topic: cultural heritage</i>)	0	Development will have a neutral effect as there are no heritage assets within the influence of proposed development.
6. Support economic growth and facilitate a vibrant, diversified economy providing local employment opportunities (<i>SEA Topic: Population</i>)	0	Only residential development is being proposed. However housing developers are important economic drivers within the rural economy as they generate growth and jobs by providing work to help people out of poverty.
7. Provide good quality housing, including affordable housing that meets local needs (<i>SEA Topic: population, human health</i>)	++	Predominantly residential development being proposed. Potential for a major positive effect against this SA Objective.
8. Value, conserve and enhance the plan area's rural landscapes and urban townscapes (<i>SEA Topics: landscape</i>)	?	Element of uncertainty for all site options until lower level assessments have been carried out.

9. Use land and mineral assets efficiently and promote mechanisms for waste minimisation, re-use and recycling (SEA Topic: material assets, soil)	?	There is some uncertainty with regard to land type and/or agricultural land grade.
10. Promote and enhance good transport links to support the community and the economy (SEA Topic: population, human health)	+	The site meets the majority of thresholds for distance to sustainable modes of transport and is of a distance to the main service centres and areas of employment that development is likely to reduce the need to travel.
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.