

	 <p>CYNGOR SIR YNYS MÔN ISLE OF ANGLESEY COUNTY COUNCIL</p>	<p><i>For office use only:</i></p> <p>Representor No.</p> <p>Date received: 31/3/15 ebom</p> <p>Date acknowledged:</p>
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**Anglesey and Gwynedd Deposit Joint Local Development Plan 2011-2026  
Representation Form**

**Data Protection**

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

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

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

**PART 1: Contact details**

	Your details/ Your client's details	Agent's details (if relevant)
Name	Mr Robert 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)

<b>2a. Which part of the Deposit Plan are you commenting on?</b>	
Policy number (please specify)	The Strategy, Settlement Boundaries
Paragraph number (please specify)	6.20, 6.21, 6.22
Proposals/ Inset Map (please specify ref no.)	27
Constraints Map	
Appendices (please specify)	

<b>2b. Are you objecting or supporting the Deposit Plan?</b>			
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 development boundary proposed for the Local Service Centre of Penygroes.

We wish to propose a site adjacent to the Industrial Estate to be included within the development boundary of Penygroes. The site is located to the west of Penygroes Industrial Estate and adjoins the A487 local highway which runs in a north-south direction by-passing the settlement of Penygroes.

This area currently lies just outside the development boundary of the town which bounds along the western boundary of the Penygroes Industrial Estate. Land adjoining the western and southern boundaries of the site is agricultural land used predominantly for grazing. The A487 local highway runs along the western boundary of the site and Penygroes industrial estate is located the other side of the road. The B411 local highway which leads to Pontllyfni adjoins the northern boundary of the site.

It is proposed that the site in question could be developed for mixed commercial, community and leisure development which could include community services including a petrol filling station and retail shop, together with leisure services including a tourist information centre and tourist related workshops. Due to the highly accessible location of the site, it is considered that including the site within the development boundary would be highly deliverable and marketable and with the land readily available to be developed, the proposals should be considered as a realistic and feasible development.

It is suggested that the inclusion of this land within the development boundary offers great potential to enhance the facilities and services available to the local community and to visitors along a primary route when travelling north – south. The Wales Spatial Plan identifies the route along the A487 as a primary route as well as a regional link providing connectivity between the key settlements of Porthmadog and Caernarfon within the Eryri a Mon area of the plan.

*Please use additional sheet if necessary.  
Please state how many additional sheets have been used...1*

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

We wish to object to the development boundary proposed for the Local Service Centre of Penygroes. We wish to propose a site adjacent to the Industrial Estate to be included within the development boundary of Penygroes. The inclusion of the site within the development boundary of Penygroes would therefore be considered as a logical extension to the development boundary to provide a mix of commercial, community and leisure development which could include community services including a petrol filling station and retail shop, together with leisure services including a tourist information centre and tourist related workshops.

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

We wish to see the development boundary for Penygroes reviewed and altered to include the site adjacent to the Industrial Estate within the development boundary which would form a logical extension to the development boundary to provide a mix of commercial, community and leisure development which could include community services including a petrol filling station and retail shop, together with leisure services including a tourist information centre and tourist related workshops.

**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 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.



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.**

We wish to test the Council's reasoning for the exclusion of the site from the draft LDP development boundary through discussion and clarification 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:**

The continuation of section 2c

Location Plan

Signed:



Dated: 31.03.15

THANK YOU FOR YOUR COMMENTS ON THE DEPOSIT PLAN

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

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

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

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

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

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

## Test of Soundness

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

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

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

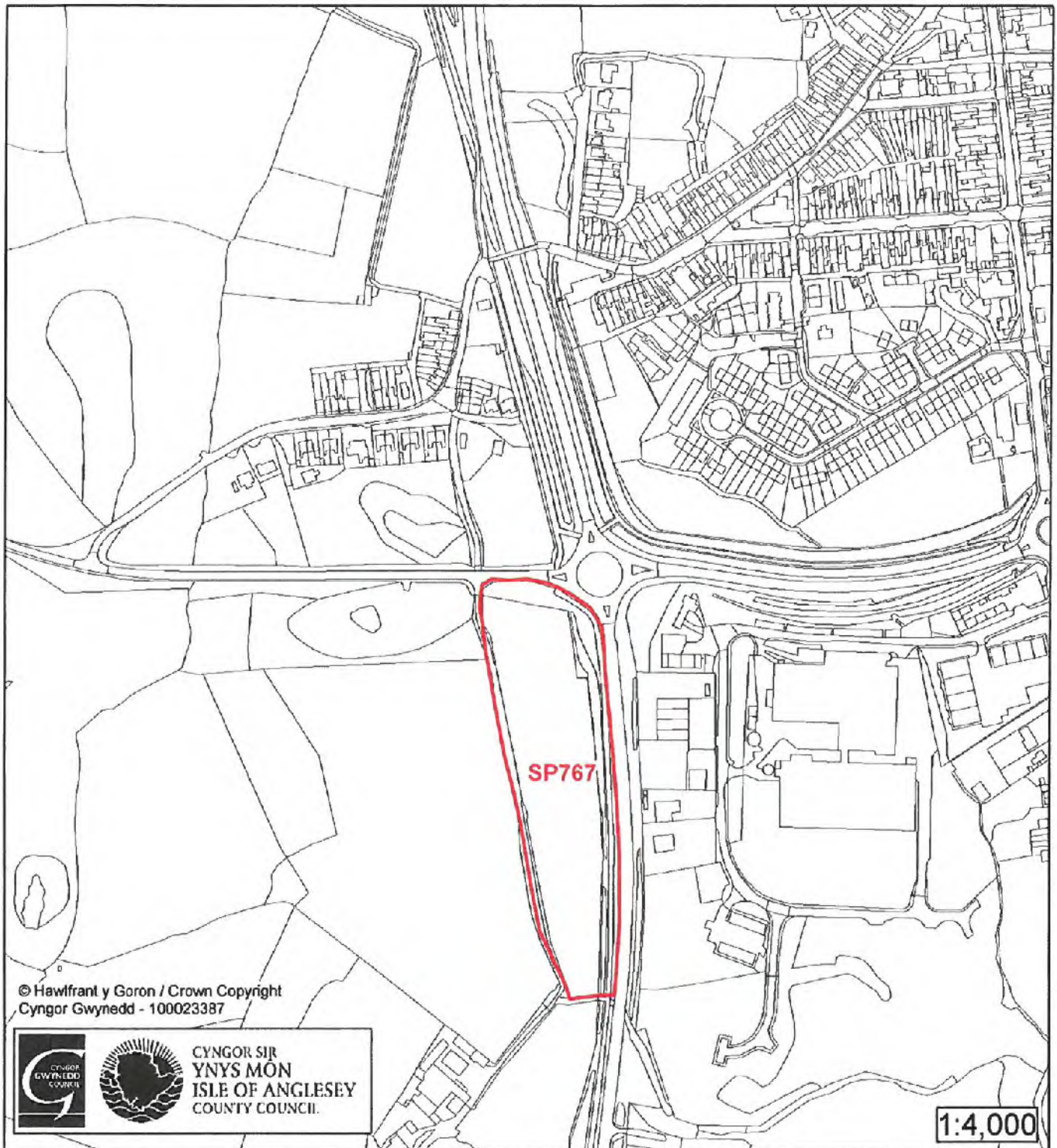
### **The continuation of section 2c.**

The site is located in a highly accessible location adjoining the A487 local highway and the B411 local highway which adjoins the northern boundary of the site. The proposal to include the land within the development boundary therefore complies with national planning policy guidance which states that new development should be located in sustainable and accessible locations.

The importance of the transport route between north – south areas has been identified within the Wales Spatial Plan (2008 Update) and when considering the development boundary for Penygroes, this site should be thoroughly assessed and considered as an appropriate site to enhance the services and facilities along the A487 between Porthmadog and Caernarfon.

The limited availability of facilities along this main route which connects the key settlements of Porthmadog and Caernarfon therefore supports the proposal for the inclusion of the site within the development boundary. Services and facilities for people travelling along this road are limited and since the recent opening of the Porthmadog by-pass road, there is further scope to provide convenient facilities to the public within a highly accessible and sustainable location. The inclusion of the site within the development boundary of Penygroes would therefore be considered as a logical extension to the development boundary to provide a mix of commercial, community and leisure development which could include community services including a petrol filling station and retail shop, together with leisure services including a tourist information centre and tourist related workshops. Also the proposed extension to the development boundary to include this land is considered to be deliverable and feasible and could provide the additional facilities required in the area for the plan period.

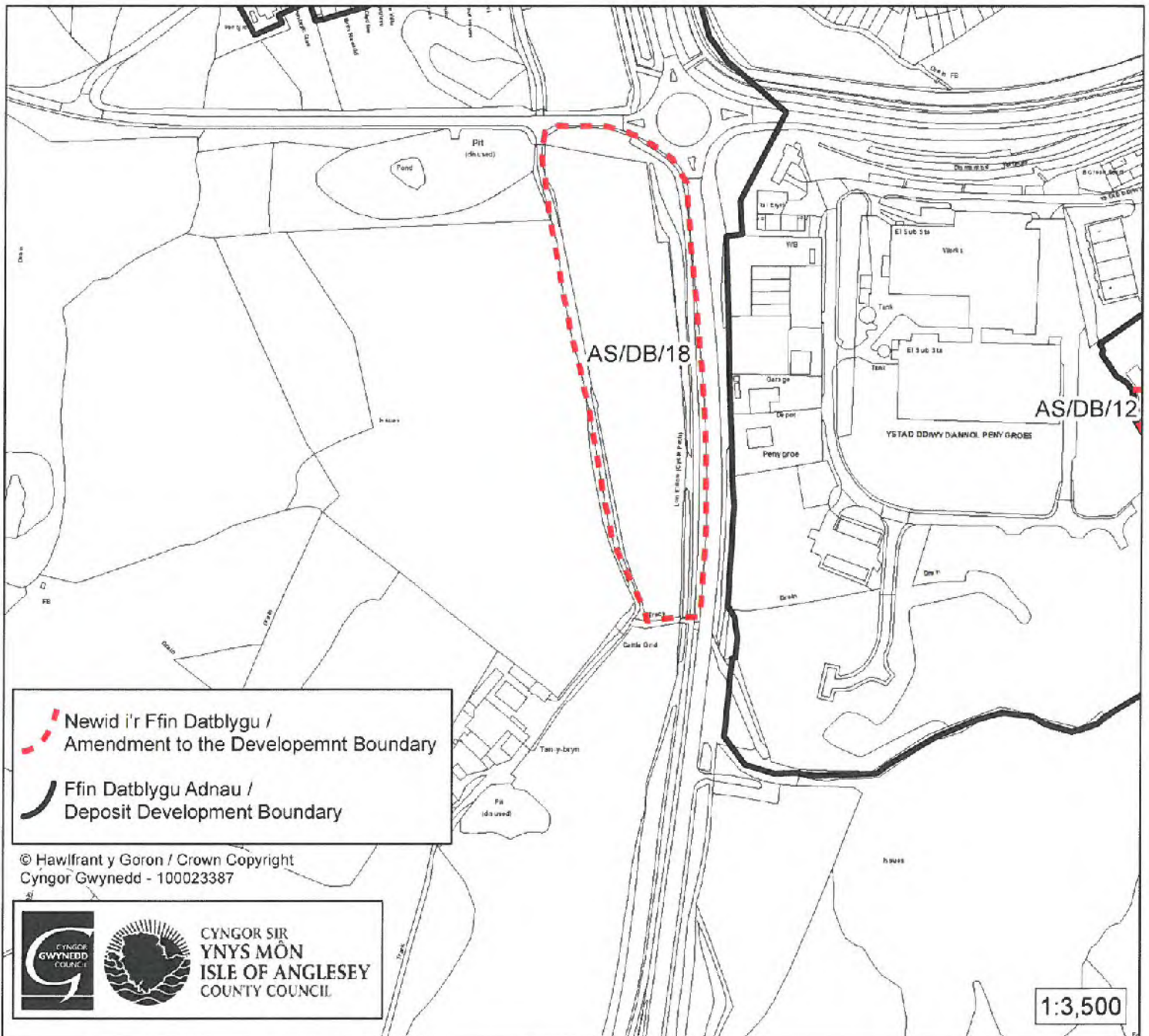
**Cynllun Datblygu Lleol ar y Cyd**  
**Joint Local Development Plan**  
**Cofrestr Safle Posib / Candidate Site Register**



Cyfeirnod/ Reference	: SP767
Enw'r Safle / Site Name	: Tir ger Stâd Diwydiannol Penygroes
Lleoliad / Location	: Penygroes
Cyfeirnod Grid / Grid Reference	: 467 526
Maint (ha) / Size (ha)	: 2.13
Defnydd â Awgrymir / Suggested Use	: Cymysg / Mixed

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

**COFRESTR SAFLEOEDD AMGEN / ALTERNATIVE SITES REGISTER**



**Math o Safle Amgen / Alternative Site Type: NEWID I'R FFIN DATBLYGU /  
AMENDMENT TO DEVELOPMENT BOUNDARY**

**Cyfeirnod / Reference: AS/DB/18**

**Enw'r Safle / Site Name: Tir ger Stad Diwydiannol / Land adj Industrial Estate**

**Lleoliad / Location: Penygroes**

**Cyngor Cymuned / Community Council: Llanllyfni**

**Maint (ha) / Size (ha): 2.19**



## Sylwadau Dros y We / Representations via the Internet

Rhif Sylw / Rep Id: **370**

Enw / Name: **North Wales Wildlife Trust (Mr Chris Wynne) [2626]**

Rhan: **POLISI TAI15, T52 - Tir ger Maes Dulyn, Penygroes**

Section: **POLICY TAI15, T52 - Land near maes Dulyn, Penygroes**

Math / Type: **Gwrthwynebu / Object**

### Crynodeb o'r Sylw:

Mae'r ardal hon yn cynnwys rhan o Safle Bywyd Gwyllt lleol

### Representation Summary:

This area includes part of a local WS

### Sylw Llawn / Full Representation:

This area includes part of a local WS

### Newid(iadau) i'r Cynllun

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### Change(s) to the Plan

Amend boundary to remove WS

**Profion Cadernid / Soundness Tests:** None

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## Sylwadau Dros y We / Representations via the Internet

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Rhif Sylw / Rep Id: **371**

Enw / Name: **North Wales Wildlife Trust (Mr Chris Wynne) [2626]**

Rhan: **POLISI TAI15, T52 - Tir ger Maes Dulyn, Penygroes**

Section: **POLICY TAI15, T52 - Land near maes Dulyn, Penygroes**

Math / Type: **Gwrthwynebu / Object**

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### Crynodeb o'r Sylw:

Mae'r ardal hon yn cynnwys rhan o Safle Bywyd Gwyllt lleol

### Representation Summary:

This area includes part of a local WS

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### Sylw Llawn / Full Representation:

This area includes part of a local WS

### Newid(iadau) i'r Cynllun

.

### Change(s) to the Plan

Ammend boundary to remove WS

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Profion Cadernid / Soundness Tests: None

	 <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.

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

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

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

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

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

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

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

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

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

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

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

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

<b>2c. Please provide details of your representation on the Deposit Plan.</b>
<p style="text-align: right;"><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"/>
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**2e. If you think that the Deposit Plan is unsound which test of soundness do you think that it fails?**  
 (Please tick below). *More details are provided at the back of this form.*

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

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

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

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

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

## Test of Soundness

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

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

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



**T49 Canol Cae, Penrhyndeudraeth**

- 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 foul flows would lead to Penrhyndeudraeth Pumping Station (SPS) and an assessment of this SPS may be needed to establish whether the flows can be accommodated or whether improvements to the SPS will be required to allow development to proceed.
- Penrhyndeudraeth Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed growth figure allocated for this catchment area.

**T50 Land near Former Bryn Garth Hospital, Penrhyndeudraeth**

- 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 foul flows would lead to Penrhyndeudraeth Pumping Station (SPS) and an assessment of this SPS may be needed to establish whether the flows can be accommodated or whether improvements to the SPS will be required to allow development to proceed.
- Penrhyndeudraeth Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed growth figure allocated for this catchment area.

**T51 Land near Canol Cae, Penrhyndeudraeth**

- 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 foul flows would lead to Penrhyndeudraeth Pumping Station (SPS) and an assessment of this SPS may be needed to establish whether the flows can be accommodated or whether improvements to the SPS will be required to allow development to proceed.
- Penrhyndeudraeth Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed growth figure allocated for this catchment area.

**T52 Land near Maes Dulyn, Penygroes**

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

**T53 Swn y Tonnau, Tywyn**

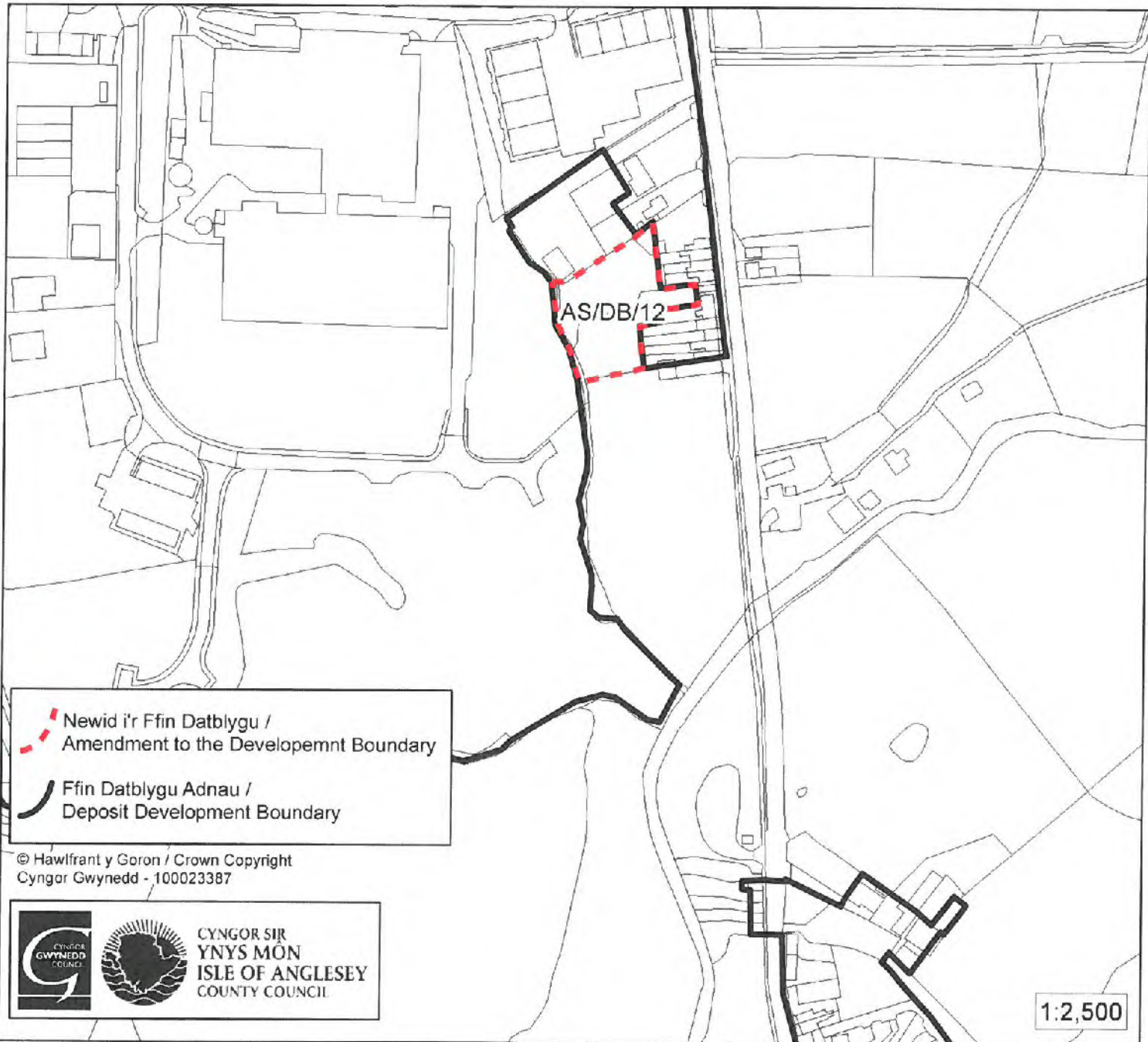
- This site has planning permission as such we have no further comment to make.

**T54 Garreglwyd, Tywyn**

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

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

**COFRESTR SAFLEOEDD AMGEN / ALTERNATIVE SITES REGISTER**



**Math o Safle Amgen / Alternative Site Type: NEWID I'R FFIN DATBLYGU /  
AMENDMENT TO DEVELOPMENT BOUNDARY**

**Cyfeirnod / Reference: AS/DB/12**

**Enw'r Safle / Site Name: Tir ger / Land adj Maes Llyn**

**Lleoliad / Location: Penygroes**

**Cyngor Cymuned / Community Council: Llanllyfni**

**Maint (ha) / Size (ha): 0.23**

15/12/12



CYNGOR SIR  
YNYS MÔN  
ISLE OF ANGLESEY  
COUNTY COUNCIL

For office use only:

Representor No.

Date received: 31/3/15  
(Scanned)

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](http://www.gwynedd.gov.uk/ldp) or [www.anglesey.gov.uk/ldp](http://www.anglesey.gov.uk/ldp) Separate forms should be completed for each comment that you wish to make.

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

**PART 1: Contact details**

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

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

<b>2a. Which part of the Deposit Plan are you commenting on?</b>	
Policy number (please specify)	
Paragraph number (please specify)	
Proposals/ Inset Map (please specify ref no.)	27 (Inset map) Penygroes
Constraints Map	
Appendices (please specify)	

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

<b>2c. Please provide details of your representation on the Deposit Plan.</b>
<p>I object to the plan as I want the land behind Maes Llyn (No:854, map inset 27) to be included within the development boundary in order to build a house on it. I live in a small terraced house in Penygroes and need a larger house in order to accommodate my growing family. It is currently impossible for me to purchase another house in the area because they are out of my price range.</p> <p>The land behind Maes Llyn is in an ideal location for building a house without extending the development boundary out of Penygroes, by infilling between the Cefn Faes Llyn houses and the Penygroes factory.</p>
<i>Please use additional sheet if necessary.</i>

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

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

I wish to see changes made to the deposit plan to include land 854(map inset 27) in the dwelling boundary.

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 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.**

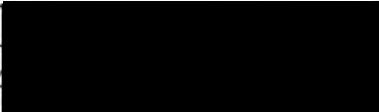
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**3c. Would you like to be informed about the following (Please tick the relevant boxes)**

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

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

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<b>Signed:</b> 	<b>Dated:</b> 29-03-2015
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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](http://www.gwynedd.gov.uk/ldp) or [www.anglesey.gov.uk/ldp](http://www.anglesey.gov.uk/ldp)

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

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

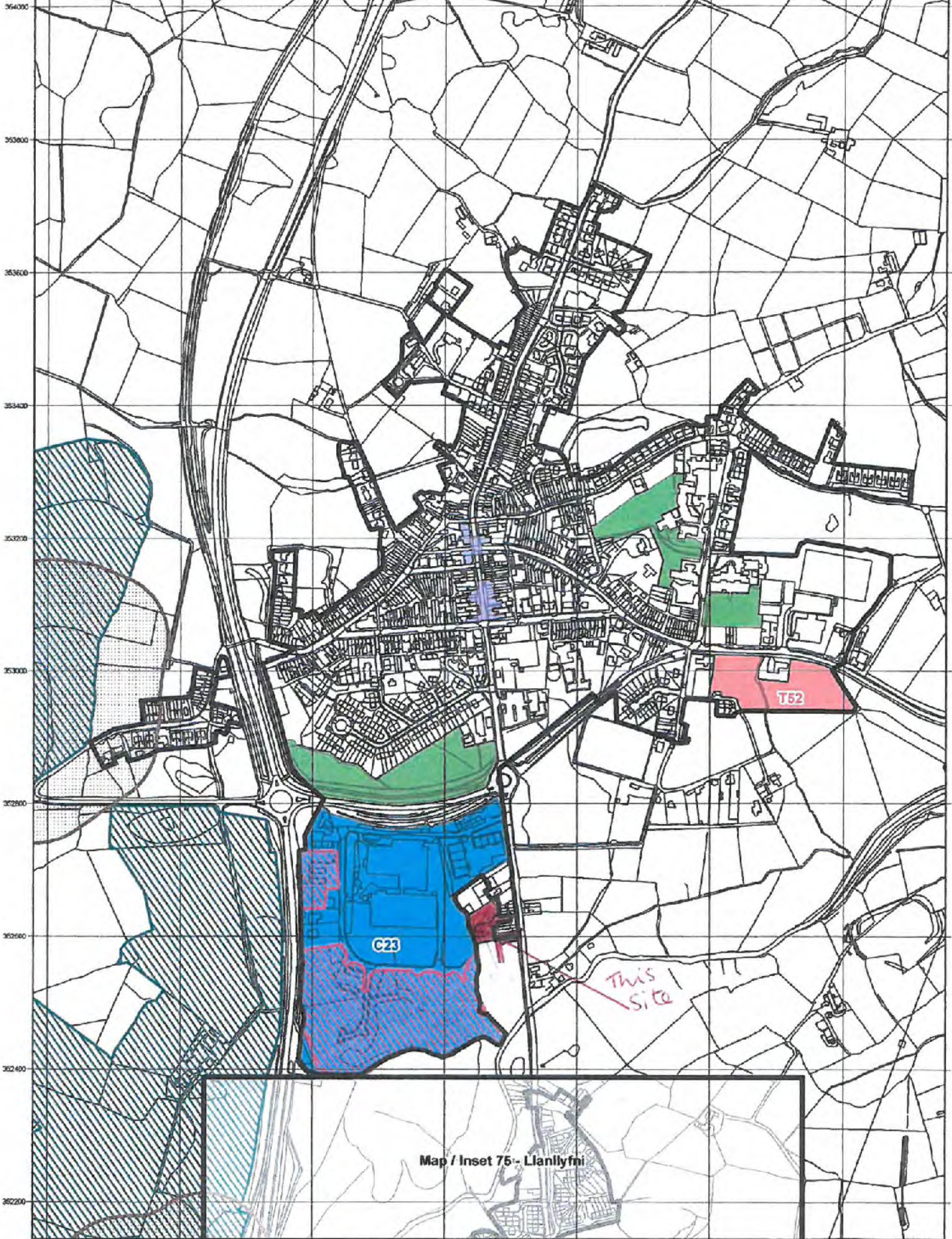
**REPRESENTATION FORMS SHOULD BE RETURNED BY NO LATER THAN 5.00pm on the 31<sup>st</sup> March 2015  
REPRESENTATIONS RECEIVED AFTER THIS TIME WILL NOT BE CONSIDERED**

## Nodiant / Key

-  Ffin Datblygu / Development Boundary
-  Dynodiad Tai gyda Ganiatâd Cynllunio / Housing Allocation with Planning Permission
-  Dynodiad Tai heb Caniatâd Cynllunio / Housing Allocation without Planning Permission
-  Safle Cyflogaeth / Employment Site
-  Clwstwr / Cluster
-  Canol Tref / Town Centre
-  Prif Ardal Siopa / Primary Shopping Area
-  Llecynnau Agored a Caeau Chwarae wedi'u Gwarchod / Protected Open Spaces and Play Areas
-  Parth Chwilio ar gyfer Llety Myfyrwyr Pwrpasol / Purpose Built Student Accommodation Search Zone
-  Terfynfeydd a Glanfeydd i'w Gwarchod / Protected Railhead and Wharf
-  Safle Gwastraff / Waste Site
-  Cylchfa Parth Mwynau / Mineral Buffer Zone
-  Hoff Ardal Chwilio Tywod a Graean / Sand and Gravel Preferred Search Areas
-  Hoff Ardal Chwilio Cerrig Mâl / Crushed Rock Preferred Search Area
-  Safle Sipsiwn a Theithwyr i'w Gwarchod / Protected Gypsy and Traveller Site
-  Safle Sipsiwn a Theithwyr Arfaethedig Newydd / Proposed New Gypsy and Traveller Site
-  Llwybr Ffordd Newydd i'w Warchod / Protected New Route Corridor
-  Ardaloedd Gwelliannau A5025 / A5025 Improvement Areas
-  Awdurdodau Cynllunio Lleol Cyfagos / Adjoining Local Planning Authorities

 ↔ Field behind Cefn Faes Llyn Houses. in red on Map 27

246400 246600 246800 247000 247200 247400 247600



362000  
362200  
362400  
362600  
362800  
363000  
363200  
363400  
363600  
363800  
364000

Map / Inset 75 - Llanilyfni



## Sustainability Appraisal Matrix

Site Name: Tir ger maes Llyn, Penygroes.

Site Area:

SA Objective	Assessment	Summary
1. Maintain and enhance biodiversity interests and connectivity (SEA Topics: biodiversity, fauna, flora, soil)	+	Development of the site would not lead to a loss of trees hedgerows or important habitat. No environmental / historical or designations on site
2. Promote community viability, cohesion, health and well being (SEA Topics: human health, population)	++	The site has no recreational value. The site is within walking distance to a number of community facilities, library, shops etc
3. Manage and reduce the impacts of climate change by promoting and supporting mitigation and adaptation measures (SEA Topics: climatic factors, air)	++	There is no risk of flooding or surface water issues. The site is infill and accessible from a public highway.
4. Conserve, promote and enhance the Welsh language (SEA Topic: cultural heritage)	++	The intention is for myself and my family who are local to the area to build. Our existing house would be available for local families.
5. Conserve, promote and enhance cultural resources and historic heritage assets (SEA Topic: cultural heritage)	0	There are no designations on site. The site is an infill site.
6. Support economic growth and facilitate a vibrant, diversified economy providing local employment opportunities (SEA Topic: Population)	0/+	There are a number of local businesses in Penygroes and housing development will help sustain these businesses. There is a successful industrial estate in Penygroes.
7. Provide good quality housing, including affordable housing that meets local needs (SEA Topic: population, human health)	+	please refer to objective (4) utilities are available on site.
8. Value, conserve and enhance the plan area's rural landscapes and urban townscapes (SEA Topics: landscape)	0	please refer to objective (5)

<p>9. Use land and mineral assets efficiently and promote mechanisms for waste minimisation, re-use and recycling (SEA Topic: material assets, soil)</p>	<p>0</p>	<p>Development of the site would not lead to a loss of agricultural land.</p>
<p>10. Promote and enhance good transport links to support the community and the economy (SEA Topic: population, human health)</p>	<p>++</p>	<p>The site is located on the former main road through the village. The new bypass has resulted in a drastic reduction in traffic. This means the road is far safer.</p>
<p>11. Safeguard water quality, manage water resources sustainability and minimise flood risk (SEA Topic: water, biodiversity)</p>	<p>0</p>	<p>There is no risk of flooding or surface water issue. The site is not within a ground water protection area.</p>