

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

Data Protection

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

We would prefer that you submit your representations directly online. Alternatively, an electronic version of this form can be completed online at www.gwynedd.gov.uk/ldp 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	[REDACTED]	
Address	WELSH WATER [REDACTED]	
Postcode	[REDACTED]	
Telephone Number	[REDACTED]	
Email address	[REDACTED]	

Guidance Note.

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

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

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

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

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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"/>
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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.

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

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**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.

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.
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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.



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Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
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Publish Inspector's report



Plan's adoption



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Signed:



Dated:

31/3/15.

THANK YOU FOR YOUR COMMENTS ON THE DEPOSIT PLAN

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T49 Canol Cae, Penrhyndeudraeth

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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.

		CYNGOR SIR YNYS MÔN ISLE OF ANGLESEY COUNTY COUNCIL	<i>For office use only:</i>
			<i>Representor No.</i>
			<i>Date received: 31/3/15 (ebow)</i>
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Data Protection

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PART 1: Contact details

	Your details/ Your client's details	Agent's details (if relevant)
Name	MR TIM SINGH	GERAINT LEWIS ASSOCIATES
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)	
Paragraph number (please specify)	
Proposals/ Inset Map (please specify ref no.)	TYWYN
Constraints Map	
Appendices (please specify)	LATE SUBMISSIONS Ref no. LS 041

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.

Discussions were held originally with Ms Nia Davies Planning Policy Unit Offices in Bangor and on site at Faenol Isaf, Tywyn.
Correspondence have been forwarded previously to the Policy Unit along with submissions of why this land should be included within the Development boundary.

The reasoning given for the Site to be excluded from the Development Boundary was due to the land being claimed to be within the C2 Flood Zone.
Site Levels provided for the nearby and adjacent Dwelling on Plot 3 which has been given Planning Approval shows that the subject land requested to be included is set at a higher level than the adjacent land which has recently Approved dwellings constructed upon it. Thus the reasoning for exclusion of the land due to it being subject to C2 Zone status on flooding is incorrect.

The Planning Policy Manager attended a site meeting to allow her to view for herself the actual ground levels and not those estimated by Environment Agency as shown on their extreme outline Flood Maps which are conceded to be less accurate than actual Landform levels taken on site and referred directly to Ordnance Survey Datums.

Correspondence with Planning Authority along with Drawings and Documentation have been previously included as part of the submission made to the Policy Unit for the land to be included within the Development Boundary.

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.

The Site to be included within the Development Boundary for Tywyn due to the reasoning for it,s exclusion of being within the C2 Zone being proven by actual Ground levels to be wholly incorrect.

Tywyn has been identified in the LDP consultation process as requiring 2 no. dwellings to full fill it,s housing requirements for the term of the LDP. This Site is suited for two or possibly three dwellings thus meets the criteria of the numbers identified as being required within the term of the LDP.

This Site represents a parcel of land that is also considered to meet Planning Windfall criteria.

2dd. Is the Deposit Plan sound?																			
Yes				<input type="checkbox"/>				No				<input type="checkbox"/> NO							
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>																			
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P1	<input type="checkbox"/>	P2	<input type="checkbox"/>	C1	<input type="checkbox"/>	C2	<input type="checkbox"/>	C3	<input type="checkbox"/>	C4	<input type="checkbox"/>	CE 1	<input type="checkbox"/>	CE 2	<input checked="" type="checkbox"/>	CE 3	<input type="checkbox"/>	CE 4	<input type="checkbox"/>

Part 3: What Happens Next?

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

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

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

CE 2 – ALLOCATIONS OF LAND

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:

AS PREVIOUSLY SUBMITTED – SITE PLAN
COPY OF PLANNING APPROVAL
CORRESPONDENCE AND ADDITIONAL DOCUMENTATION TO PLANNING DEPT AND POLICY UNIT

Signed: GERAINT	Dated: 31 st MARCH 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:

Test of Soundness

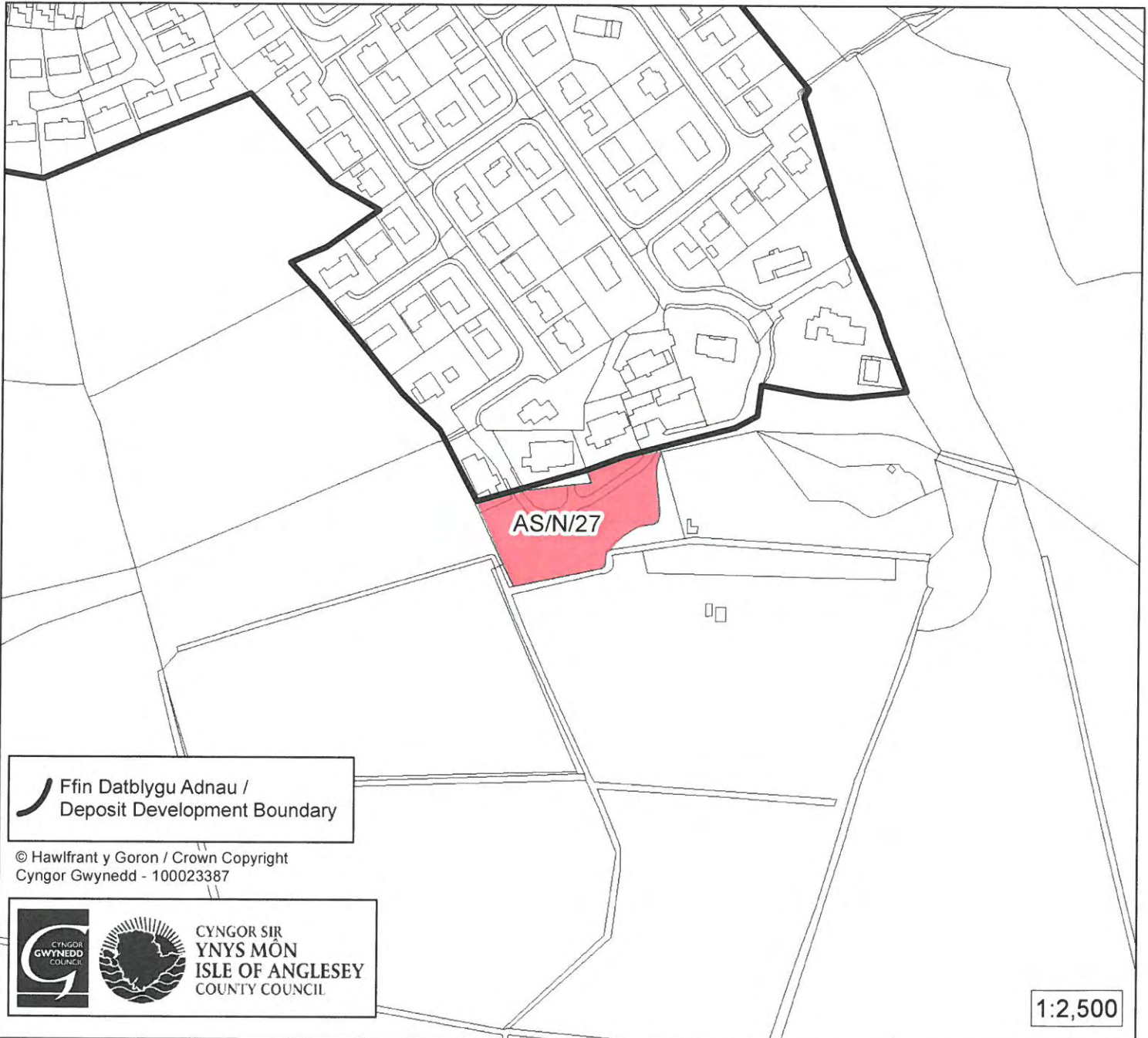
Test	Procedural Tests
P1	It has not been prepared in accordance with the Delivery Agreement including the Community Involvement Scheme.
P2	The plan and its policies have not been subjected to Sustainability Appraisal including Strategic Environmental Assessment.
	Consistency Tests
C1	It is a land use 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 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/27

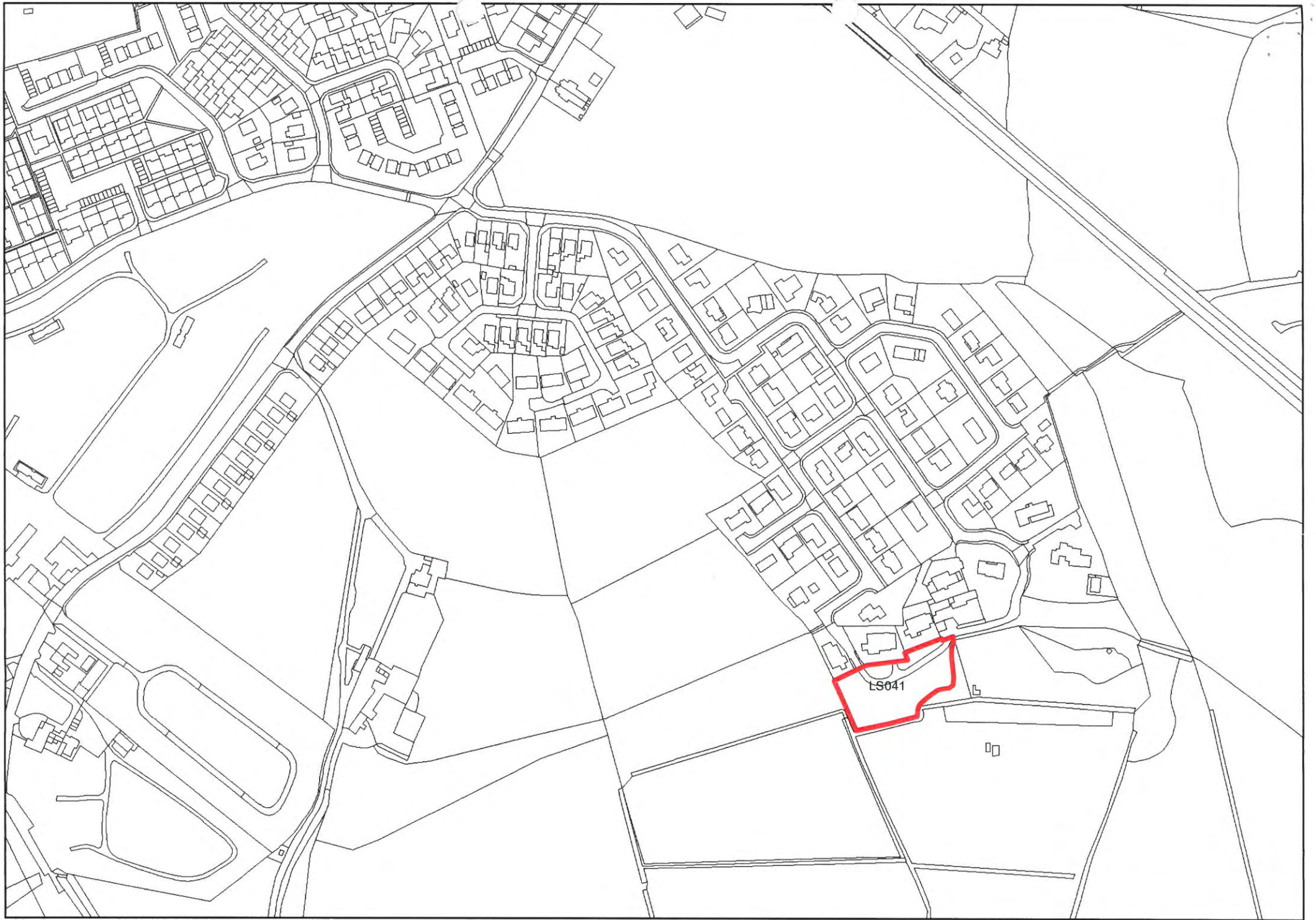
Enw'r Safle / Site Name: Tir ger / Land adj to The Barn, Faenol Isaf

Lleoliad / Location: Tywyn

Cyngor Cymuned / Community Council: Tywyn

Maint (ha) / Size (ha): 0.3

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



Sustainability Appraisal Matrix

Site Name: LAND ADJ. TO THE BARN, FAENOLISAF, TYMUN.		
Site Area:		
SA Objective	Assessment	Summary
1. Maintain and enhance biodiversity interests and connectivity (SEA Topics: biodiversity, fauna, flora, soil)	VERY LIMITED BIODIVERSITY VALUE - SCRUBLAND	DEVELOPMENT WILL NOT LEAD TO THE LOSS OF ANY IMPORTANT HABITAT. (+)
2. Promote community viability, cohesion, health and well being (SEA Topics: human health, population)	CLOSE TO SHOPPING DISTANCES OF TYMUN - WALKING DISTANCE	SITE WITHIN DISTANCE THRESHOLDS TO COMMUNITY SERVICES & THRESHOLDS (+) SITE WILL HAVE POSITIVE EFFECTS THROUGH PROVISION OF HOUSING & MEET FUTURE NEED
3. Manage and reduce the impacts of climate change by promoting and supporting mitigation and adaptation measures (SEA Topics: climatic factors, air)	SUPPORTS ENERGY EFFICIENT DEVELOPMENTS PROMOTES REDUCED ENERGY EFFICIENCY	(0) DEVT WILL HAVE A NEUTRAL EFFECT ON TRAFFIC.
4. Conserve, promote and enhance the Welsh language (SEA Topic: cultural heritage)	INCLUDES FOR LOCAL PEOPLE - EDUCATED THROUGH WELSH MED.	(0) SITE WILL HAVE NEUTRAL EFFECT AGAINST THIS SA OBJECTIVE.
5. Conserve, promote and enhance cultural resources and historic heritage assets (SEA Topic: cultural heritage)	ENSURES CULTURAL ASSETS PROTECTED FROM NEW DEVELOPMENTS - REVIEWED FOR SCPT & G1	(0) - NEUTRAL EFFECT - NO HERITAGE ASSETS WITHIN INFLUENCE OF PROPOSED DEVT
6. Support economic growth and facilitate a vibrant, diversified economy providing local employment opportunities (SEA Topic: Population)	CONSTRUCTION WORK OPPORTUNITY	(0) - AS RESIDENTIAL DEVELOPMENT - POTENTIAL FOR NEUTRAL EFFECT AGAINST THE SA OBJECTIVE
7. Provide good quality housing, including affordable housing that meets local needs (SEA Topic: population, human health)	DELIVER ADDITIONAL AFFORDABLE & SUSTAINABLE HOUSING	(++) POTENTIAL FOR A MAJOR POSITIVE EFFECT AGAINST THE S.A OBJECTIVE.
8. Value, conserve and enhance the plan area's rural landscapes and urban townscapes (SEA Topics: landscape)	ENSURES NEW DEVT SENSITELY INTEGRATED WITH THE LANDSCAPE	(+) DEVT WOULD REMOVE ALL CYGROB & REGENERATE LAND HAVING NEGATIVE EFFECT ON THE LANDSCAPE.

<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>Prioritise Devt on land without having effect on assets + landscape</p>	<p>(+) Potential for a minor positive effect against the SA objective.</p>
<p>10. Promote and enhance good transport links to support the community and the economy (SEA Topic: population, human health)</p>		<p>(+) The site meets the majority of thresholds for distance to sustainable transport + to main service centres.</p>
<p>11. Safeguard water quality, manage water resources sustainability and minimise flood risk (SEA Topic: water, biodiversity)</p>	<p>Facilitate Devt on land not subject to flooding.</p>	<p>(0) Site - actual levels show it to be above flood risk level.</p>