

ANGLESEY AND GWYNEDD JOINT LOCAL DEVELOPMENT PLAN INVESTIGATION

May I begin by thanking you for the opportunity to summarise the matters which have already been submitted in relation to the Alternative Sites.

In order to avoid **repetition**, I will summarise and note the importance of why Gwernhefin land could be important in the context of the above-mentioned plan in future.

- The boundary of the land sits neatly in the middle of the existing roundabout towards the Industrial Estate – the A5114 roundabout. In the near future this will be remodelled for the new road which is in the pipeline – consequently traffic in both directions will benefit.

A proposal has been put forward to create a crossing on Gwernhefin land as part of the cycle path to cross the Industrial Estate.

(map)

The red line shows the land which corresponds to, and surrounds all the proposed changes. Surely moving the boundary to this end of the field would make more sense?

- The site meets the majority of the thresholds for various methods of transport distances – bus stops, foot and cycle paths, and its distance from the main centres such as service areas and the nearby employment areas of the County Council.

A significant number of children who reside on Glanhwfa Road attend three schools, namely Y Graig, Corn Hir and the Secondary School. These families and their children **walk** to the schools.

It takes five minutes to walk to the street.

This all demonstrates the site's convenience.

- There are continual developments, and as the Industrial Estate is opposite there will be further developments in future. The works site across the road to the field is extending its car park already, and in time I believe that they will extend in the other direction towards the roundabout!

I believe that the Gwernhefin land (and all its necessary services such as water, sewerage) could be used to create a small estate, on half of the field, or on a larger scale if appropriately and sensitively presented. Thus the character of the landscape would be protected and enriched. A housing estate with an innovate and creative design could be built, that would be visually appealing. It would not be something that would impact upon anyone visiting the town.

These points and the **MATRIX** requirements show that the matters that arise from the questions are wholly positive about the site. I hope that you will consider this long-term request.

Many thanks for your time.