

ANGLESEY AND GWYNEDD JOINT LOCAL
DEVELOPMENT PLAN EXAMINATION

HEARING SESSION 15

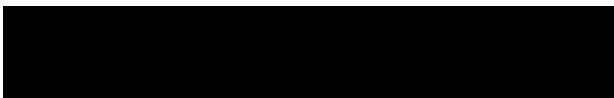
ALLOCATIONS AND ALTERNATIVE SITES

ANGLESEY - SOUTH

WRITTEN REPRESENTATIONS ON BEHALF OF
HUGHES BROS LIMITED – ID NO. 3084

IN RESPECT OF LAND AT CAEAU BODELIS FIELDS
(SITE REFERENCE SP833)

AUGUST 2016



1. INTRODUCTION

- 1.1 This submission for Hearing Session 15 is based on the proposition that additional land must be allocated for housing within the Local Development Plan and that Llangefni as an urban service centre should accommodate a higher level of the housing requirement in order to facilitate best use of resources and infrastructure and to deliver a sustainable pattern of development.
- 1.2 In addition, the emerging Local Development Plan is the appropriate vehicle for defining settlement boundaries and countryside areas to be protected from development. Consequently, where prospective housing allocations adjoin the existing built-up area, an objection on the grounds that land lies outside settlement boundaries is not a legitimate reason to reject the prospective allocation.

2. MATTERS TO BE ADDRESSED

a. Site Details

- 2.1 The site is known as “land at Caeau Bodelis Fields” and has the reference SP833 on the Council’s Candidate Site Register. It is located immediately to the west of the built-up area of Llangefni and is to the south of Cildwn Road (the B5109) and to the west of houses which front onto the B4422. A plan illustrating the site is at Appendix 1.

b. Current Status and Proposed Use

- 2.2 The site is presently divided into three fields and is used for grazing. The proposed use is for a sustainable extension to Llangefni to provide housing development.

c. The Size of the Site and the Scale of Development Proposed

- 2.3 The Council have estimated the total site area to be approximately 7.5 hectares. Taking account of the requirement to accommodate water mains which cross the site, provide open space, play facilities, and structural landscaping, and allow space for any necessary highway improvements such as road widening, it is anticipated that approximately 5 hectares would be developable. This is likely to deliver 150 homes. The scale of the development provides the opportunity to make a significant contribution to meeting the need for low cost, starter and affordable homes in a highly sustainable location.

d. Obstacles to Development

- 2.4 There are no obstacles to the development of the site within the plan period. The constraint of a water mains crossing the site identified by Welsh Water is a matter for the detailed design of the development. With regard to highways, the site has an extensive frontage to Cildwn Road (B5109) and land is available to facilitate any highway improvements that may be necessary.

e. Anticipated Timescales for Delivery

- 2.5 The timescale imposed by the planning process will determine when homes can be delivered on the site. It would be reasonable to expect the first homes on the site to be

available in early 2019. Thereafter the building rate is likely to be in the order of 30-40 dwellings per annum, depending upon market conditions.

f. Should the Site be Included within the Settlement Boundary and/or Allocated?

- 2.6 The site would be a logical extension to the settlement at Llangefni. The site should be allocated and included within the settlement boundary.

g. Is the Site necessary to ensure the LDP is sound?

- 2.7 We have noted that the proposition underpinning this submission is that additional land must be allocated to ensure the housing requirement arising at Anglesey is met. The allocation of the site for housing in the Local Development Plan is necessary to ensure that housing requirements are met in accordance with the overarching strategy of the plan, to support the status of Llangefni as an urban service centre and to secure a sustainable pattern of development where new housing can support existing infrastructure and services and also reduce demand for travel for work, healthcare, education and other activities.

h. Contributions to the Aims and Strategic Objectives of the Plan

- 2.8 The strategy of the plan is set out in paragraph 6.10 and focuses development in locations that provide the best opportunities for achieving sustainable development. Llangefni is identified as an urban service centre and is secondary only to Bangor (a sub-regional centre) within the settlement hierarchy.

- 2.9 The proposals are consistent with Strategic Policy SP5: Sustainable Development and the Settlement Strategy contained within Policy SP15. In addition, the site is not the subject of any planning constraints or policies which indicate it is inherently unsuitable and should not be developed.

i. Is the Council's Site Selection Process reasonable and appropriate?

- 2.10 The Council's appraisal of this site has indicated that there may be a requirement for minor highway improvements (which can be provided without difficulty) and that water mains which cross the site which would restrict development density. It also refers to isolated incidents of flooding in the public sewage system. The issue of drainage is a common feature of sites at Llangefni and is not confined to this location. The scale of development is likely to ensure appropriate drainage can be provided. The Council's assessment also notes that the site is close to Ysgol Corn Hir but not within walking distance of the town centre and its associated facilities. They note there may be more suitable centrally located sites at Llangefni.

- 2.11 The Council have requested a Sustainability Appraisal to support the representation. This is attached at Appendix 2. Schools and the leisure centre are close to the site. The town centre with shops and other services is approximately 1 kilometre away. This distance is not so far as to render a walk from the site to use town centre facilities unlikely or unreasonable. There is also a bus service which passes the site and would like it to the town centre.

- 2.12 There appears to have been no objective comparison between this site and others selected for development in terms of their proximity to the town centre and other key uses such as employment, healthcare, education and leisure uses.

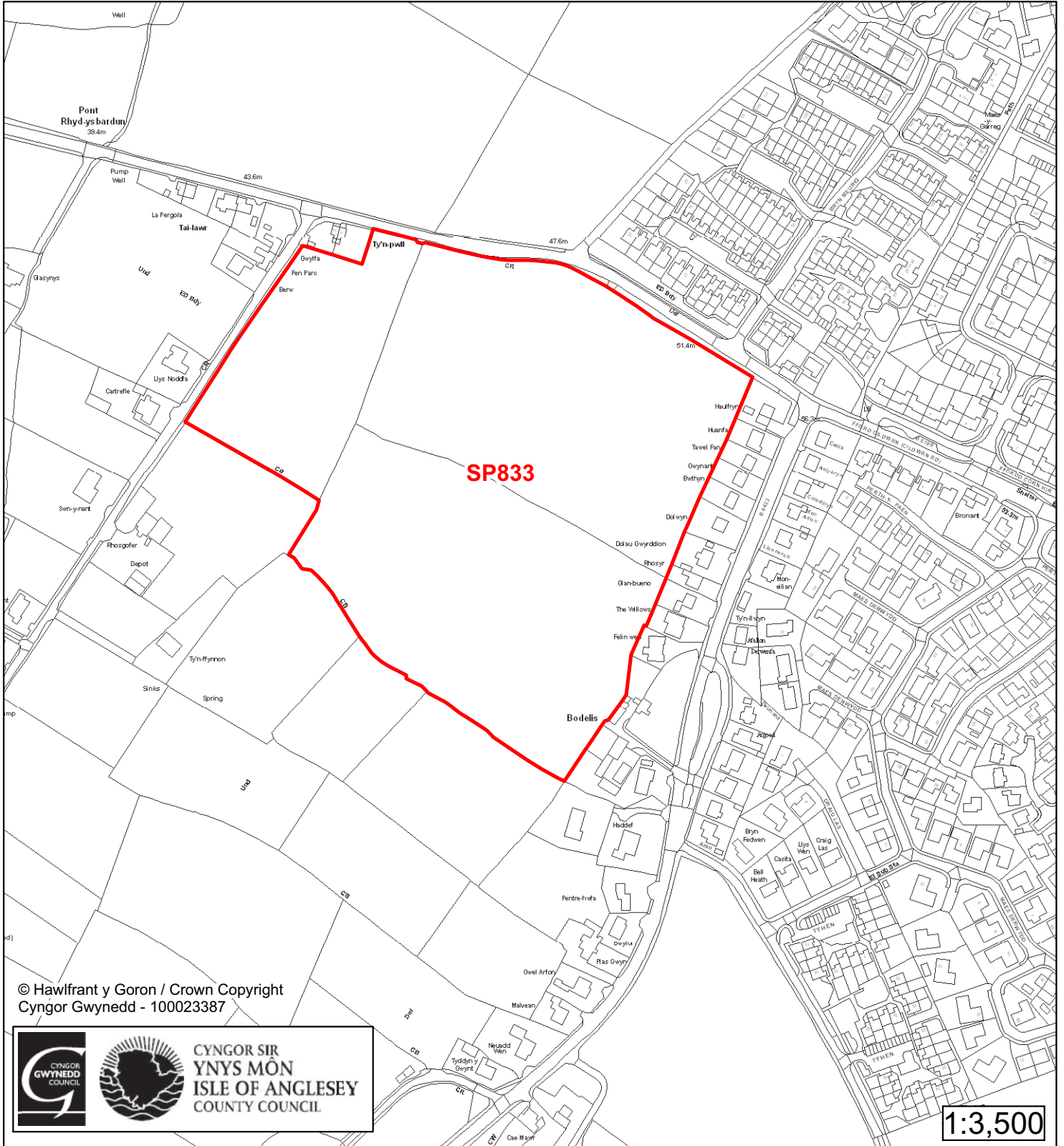
j. Has the Alternative Allocation been considered in respect of the Sustainability Appraisal/Strategy Environmental Assessment

- 2.13 We have noted that a Sustainability Appraisal has been forwarded to the Council in support of these representations. This serves to demonstrate that an allocation on the site would contribute to the objectives of delivering a sustainable pattern of development and would be consistent with the strategy of the plan. As such, the allocation of the site is unlikely to have significant effects that require re-assessment of the plan as a whole.

APPENDIX 1

Plan Illustrating the Site

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



Cyfeirnod/ Reference	: SP833
Enw'r Safle / Site Name	: Caeau Bodelis Fields
Lleoliad / Location	: Llangefni
Cyfeirnod Grid / Grid Reference	: 446, 760
Maint (ha) / Size (ha)	: 7.52
Defnydd â Awgrymir / Suggested Use	: Tai / Housing

APPENDIX 2

Sustainability Appraisal

Sustainability Appraisal Matrix

Site Name: Caeau Bodelis Fields, Llangefni Site Area: 7.52 ha.		
SA Objective	Assessment	Summary
1. Maintain and enhance biodiversity interests and connectivity (<i>SEA Topics: biodiversity, fauna, flora, soil</i>)	<p>The area is presently in use for agricultural purposes (grazing). There are existing hedgerow on the southern boundary and crossing the site.</p> <p>Whilst the site adjoins open land to the south and it does not form part of a green corridor.</p> <p>Other than hedgerow there are no important habitat or priority species present on the site.</p> <p>There are no particular topographical or geological features present.</p>	<p>Development has the potential to result in the loss of hedgerow habitat. However, the site is of sufficient scale to enable hedgerow to be retained substantially as part of a landscape framework and network of amenity space within the site where there would be the opportunity to enhance biodiversity.</p>
2. Promote community viability, cohesion, health and well being (<i>SEA Topics: human health, population</i>)	<p>The site is located adjacent to the built-up area of Llangefni and has the potential to constitute a sustainable extension to the urban area.</p> <p>Development would consolidate the settlement, reduce demand for travel, support local services, contribute to the vitality and viability of the town centre and contribute towards a sustainable pattern of development.</p> <p>The site would contribute towards meeting a range of housing needs, including open market and affordable provision, in a sustainable location. The location of the site would promote community interaction and social inclusion. The availability of modern high quality housing on the site, close to employment at Llangefni would contribute towards reducing out migration of working aged people.</p> <p>The location of the site accords with the overarching strategy of the JLDP to focus development at Main Service Centres.</p> <p>The site presently has no value for as an open space or for recreation.</p> <p>The site has not been previously development or otherwise used that might create a risk of contamination.</p>	<p>The location of the site enables the development of a sustainable extension to the built up area providing a range of house types to meet local requirements.</p> <p>The site has high accessibility to schools, but is at the edge or just beyond an easy walking distance for other facilities. However, the site is located on two main bus routes which serve Llangefni Town Centre.</p> <p>There are no known impediments to the delivery of development.</p>

	<p>Proximity to services:</p> <p><i>Post Office</i> 1,200m</p> <p><i>Convenience store:</i> <i>Spar (Llangefni Town Centre)</i> 1,100m</p> <p><i>Schools:</i> <i>Gyfun, High School</i> 500m <i>Corn Hir Primary School</i> 400m</p> <p><i>Supermarkets:</i> <i>Asda, Llangefni</i> 1,350m <i>Lidl, Llangefni</i> 1,500m <i>Spar, Llangefni</i> 1,100m</p> <p><i>Surgery:</i> <i>Tal Y Bont Surgery (Llangefni Town Centre)</i> 1,000m</p> <p><i>Pharmacy:</i> <i>Boots, High Street, Llangefni</i> 1,100m <i>Roberts, High Street, Llangefni</i> 1,100m</p> <p><i>Dentist;</i> <i>Glyn-Derw Dental Surgery</i> 1,000m</p> <p><i>Play Area</i> <i>Not relevant – the development on the site could accommodate a play area.</i></p> <p><i>Leisure Centre</i> 700m</p> <p><i>Hospital</i> 1,600m</p> <p>The site is adjacent to main bus routes.</p> <p>There is no potential for adverse impacts arising from competing land uses.</p>	
<p>3. Manage and reduce the impacts of climate change by promoting and supporting mitigation and adaptation measures (SEA Topics: <i>climatic factors, air</i>)</p>	<p>The site is located at the edge of Llangefni. It is a sustainable location when demand for travel will be reduced. It is located on main bus routes and within walking distance of Llangefni Town Centre. Minor highway works are likely to be required to facilitate an appropriate vehicular access to the site, but otherwise the highway network is likely to be capable of supporting traffic generated by the development of the site.</p> <p>The site is not at risk of flooding.</p>	<p>The site is suitable for development from a highways perspective. It is also located on a main bus route and within walking distance of Llangefni Town Centre which provides a choice of means of travel.</p> <p>The site is not liable to flood.</p>
<p>4. Conserve, promote and enhance the Welsh language (SEA Topic: <i>cultural heritage</i>)</p>	<p>Development would consolidate the settlement, contribute towards a sustainable pattern of development and support local community facilities.</p> <p>The site would contribute towards meeting a range of housing needs including open market and affordable provision, in a sustainable location. The location of the site</p>	<p>The development of the site has the potential to have a positive impact on the Welsh language by providing a mix of housing in a sustainable location, close to existing community facilities.</p>

	would promote community interaction and social inclusion.	
5. Conserve, promote and enhance cultural resources and historic heritage assets (<i>SEA Topic: cultural heritage</i>)	<p>No part of the site is protected by landscape, ecological, geological, historical or cultural designations.</p> <p>Development of the site would not affect important views or vistas.</p> <p>Development on the site provides an opportunity to improve the edge of Llangefni</p>	On the whole development on the site would be neutral but there is potential to deliver minor positive effects by improving the entrance to and the setting of the Town.
6. Support economic growth and facilitate a vibrant, diversified economy providing local employment opportunities (<i>SEA Topic: Population</i>)	<p>The location of the site would enable a sustainable extension to the built up area of Llangefni.</p> <p>Residential development would create employment during the construction phase.</p> <p>Residents would create demand for services that would support the viability of local facilities and the vitality and viability of Llangefni town centre.</p> <p>The location of the site at Llangefni is close to existing areas of employment. The development of housing on the site close to employment would have the potential to reduce demand for travel and provide existing employers with a potential workforce.</p>	<p>Residential development on the site would have the benefit of creating demand to support local facilities and the vitality and viability of Llangefni town centre.</p> <p>Employment would be created during the construction phase of development.</p>
7. Provide good quality housing, including affordable housing that meets local needs (<i>SEA Topic: population, human health</i>)	<p>The site provides the opportunity to secure the delivery of housing to meet needs (including the provision of affordable housing) in a sustainable location that is consistent with the strategy of the Plan to focus development at Urban Service Centres.</p> <p>The size of the site is sufficient to create a sustainable, high quality development, with appropriate levels of recreational and other open space.</p> <p>A planned framework for development can utilise the areas within the site where development may not take place because of the presence of water mains for recreational and amenity space.</p> <p>The local highway network can support</p>	The site would make a significant contribution towards meeting housing needs in a sustainable location.

	<p>development on the site.</p> <p>Utilities are available to ensure the delivery of housing on the site.</p>	
<p>8. Value, conserve and enhance the plan area's rural landscapes and urban townscapes (SEA Topics: landscape)</p>	<p>The site does not have any particular landscape quality assets and it does not fall within a Special Landscape Area (as identified in the Review of Special Landscape Areas undertaken as part of the preparation of the JLDP.</p> <p>The maintenance of existing hedgerow habitats is a constraint.</p> <p>There is the opportunity to secure an enhancement to the urban edge.</p>	<p>Whilst the site is "greenfield", it is not a sensitive in terms of environmental impact other than the presence of hedgerow.</p>
<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>Available information on agricultural land classification indicates that the site is not the best and most versatile agricultural land.</p> <p>There is no potential for conflict with other land uses.</p>	<p>Whilst the site is presently in agricultural use it is not high quality.</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 is well located in relation to the built up area of Llangefni. It is about 1km from Llangefni town centre.</p> <p>The B5109 and B4422 which are adjacent to the site are main bus routes and link the site to Llangefni town centre, Holyhead, Rhosneigr and Bangor. Existing bus stops are located adjacent to the existing agricultural access to the land off the B4422 and there are stops adjacent to the eastern and western corners of the site on the B5109. The development will support existing services.</p> <p>Minor highway works will be required to service the development. However, there is no overriding highway constraint to inhibit the site being developed.</p>	<p>The site would deliver a sustainable development. It is located on main bus routes with existing bus stops capable of serving the site.</p> <p>There is no impediment to creating an appropriate site access and the local highway network is suitable to accommodate the development.</p>
<p>11. Safeguard water quality, manage water resources sustainability and minimise flood risk (SEA Topic: water, biodiversity)</p>	<p>The site is not in an area at risk of flooding. Is it also not susceptible to surface water flooding.</p>	<p>The site is not liable to flood.</p>