

	 <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](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	[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.



**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](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
<b>P1</b>	It has not been prepared in accordance with the Delivery Agreement including the Community Involvement Scheme.
<b>P2</b>	The plan and its policies have not been subjected to Sustainability Appraisal including Strategic Environmental Assessment.
	<b>Consistency Tests</b>
<b>C1</b>	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.
<b>C2</b>	It does not have regard to national policy.
<b>C3</b>	It does not have regard to the Wales Spatial Plan.
<b>C4</b>	It does not have regard to the relevant community strategy.
	<b>Coherence and Effectiveness Tests</b>
<b>CE1</b>	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.
<b>CE2</b>	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.
<b>CE3</b>	There are no clear mechanisms for implementation and monitoring.
<b>CE4</b>	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.



- The public sewerage network can accept the potential foul flows from the proposed development site.
- The proposed growth being promoted within the catchment area of Treborth WwTW would require improvements at the treatment works which would need to be funded through our Asset Management Plan or potentially earlier through developer contributions.

**T41 Former Cattle Market Site, Valley**

- 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.
- Holyhead Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed growth figures.

**T42 Land near North Terrace, Criccieth**

- 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.
- The proposed growth being promoted for this settlement may require improvements at Criccieth Wastewater Treatment Works (WwTW) which would need to be funded through our Asset Management Plan or potentially earlier through developer contributions.

**T43 Land near Victoria Hotel, Llanberis**

- 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.
- Llanberis Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed growth figure allocated for this catchment area.

**T44 Land near Ty Du Road, Llanberis**

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

**T45 Church Field, Llanrug**

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

**T46 Land near Rhuthallt Road, Llanrug**

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

**T47 Land near Helyg, Nefyn**

- A water supply can be provided to serve this site.
- There are isolated incidents of flooding in the public sewerage system that will need to be resolved to allow development to proceed. Potential developers can either wait for DCWW to resolve the flooding, subject to funding being approved by our regulator Ofwat, or progress the improvements through the sewerage requisition provisions of the Water Industry Act 1991 or S106 of the Town & Country Planning Act 1990.
- Nefyn Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed growth figure allocated for this catchment area.

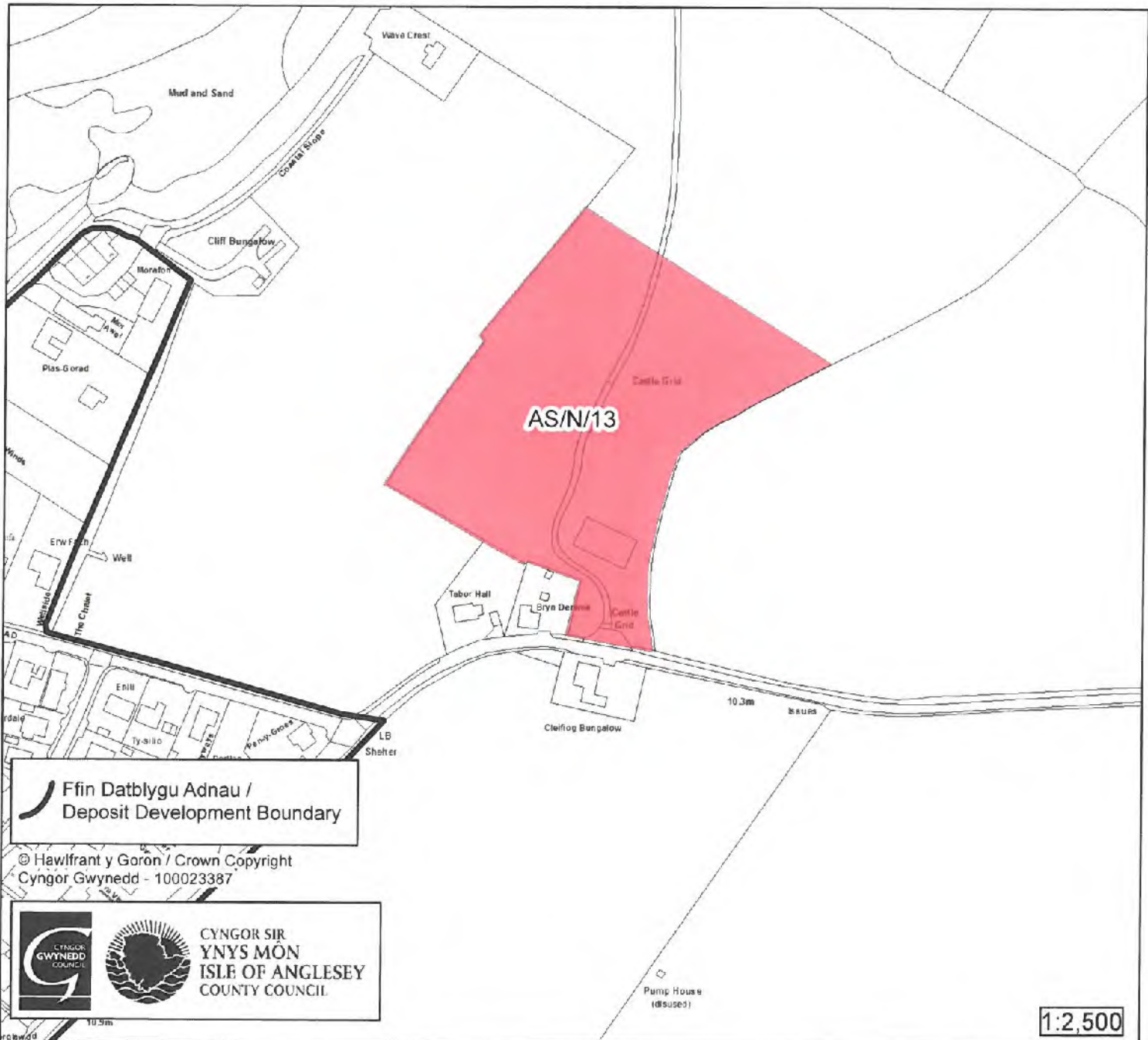
**T48 Former Allotments, Nefyn**

- 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: SAFLE NEWYDD / NEW SITE**

**Cyfeirnod / Reference: AS/N/13**

**Enw'r Safle / Site Name: Tir ger / Land adj Bryn Derwen**

**Lleoliad / Location: Y Fali/ Valley**

**Cyngor Cymuned / Community Council: Y Fali / Valley**

**Maint (ha) / Size (ha): 1.78**

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

AS/N/13

30/3/15  
(ebor)

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Angelsey and Gwynedd Joint Local Development Plan  
Deposit Consultation Response

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**Prepared for Miss G Spencely**

March 2015  
Jo Redmond

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## **Report**

### **Angelsey and Gwynedd Joint Local Development Plan Deposit Consultation Response**

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## **Appendices**

### **Appendix A Site Location Plan**

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# Anglesey and Gwynedd Joint Local Development Plan

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## 1. Introduction

This report provides our written response to the Deposit Joint Local Development Plan and should be read in association with all previous representations submitted by Strutt and Parker LLP on behalf of Miss G Spencely and Mr H Spencely.

The report reviews the Deposit Plan and assesses its soundness in respect of the proposed level of house growth and how this will be delivered. It also puts forwards reasons why the site known as "Land at Bryn Derwen" should be allocated for residential development based on its sustainable and location adjacent to Gorad, lack of physical constraints and the opportunity to provide a viable range and choice of new dwellings which will be attractive to potential purchasers.

## 2. Housing Strategy

The Deposit Joint Local Development Plan proposes the delivery of 7,184 new dwellings between 2011 – 2026, and this level of development has decreased since the previous draft version by 481 dwellings.

Whilst the proposed level of housing reflects the latest Welsh Government household projections (2011 based), we understand that this does not take into account the level of new housing which will be required during the construction of Wylfa Power Station. Topic Paper 4A "Describing Housing Growth - Update" (February 2015) states that a jobs led housing need scenario (including a Wylfa start date of 2018) will require the delivery of between 8,730 and 10,635 dwellings between 2011 to 2026. Accordingly more houses need to be planned for delivery to ensure that the housing needs of the Authority will be met (i.e. to meet test of soundness CE2).

The housing strategy in the Deposit Plan also outlines that the level of growth, reflects impacts of the recession and economic prospects. We disagree, as since the draft of this plan in 2014, there have been significant improvements in the state of the economy and house building has increased. A recent article showed that the Federation of Masters Builders claims Wales is only building around half the number of new home required to meet the demand for housing. This shows that there is a need for housing and supports an increase in the dwellings proposed within the Joint Local Development Plan.

The proportion of development for Local Service Centres still remains at 20%, with the majority of growth directed towards Regional Sub-Centres and Urban Service Centres. As previously highlighted, the delivery of the proposed level of growth at larger settlements is very questionable due to physical constraints, for example. Crucially, test of soundness CE3 requires Local Development Plans to have "clear mechanisms for implementation". The Authority should allow for further growth within smaller sustainable settlements to meet test CE3, at the least proposing a back up strategy policy whereby additional growth is redirected to smaller settlements if the proposed housing growth in the larger settlements is not delivered within a reasonable number of years.

National Planning Policy advises that local development plans should secure sustainable development plans which reflect secure sustainable settlement pattern. We recommend that the Local Planning Authority considers whether they have ensured that sufficient land is genuinely available to provide a 5 year supply of land for housing.



### 3. Housing Strategy Delivery

Approximately half of the overall land requirement is being met from housing site that already benefit from planning consent. It is claimed that the shortfall will be met by new sites that have been selected to provide flexibility and choice. We advise that the Authority ensure that these sites are generally still deliverable, ensuring that sites which secured planning permission a significant number of years ago are not included in the supply, as their delivery is highly questionable.

### 4. Y Fali (Valley)

Valley is located at the western extent of Anglesey, 3.6 km from Holyhead, 3km from RAF Valley and 9 miles from Wylfa Nuclear Power Station. The road A5025 is proposed to be upgraded for travel to Wylfa from Valley. This infrastructure upgrade facilitates locating more housing at Valley for workers at Wylfa.

Valley is therefore well connected to both a range of services, amenities and areas of employment, and also contains its own local amenities. Valley has good transport connections, with a train station and close access to the A55 North Wales Expiry road. Taking into consideration the benefits of the location, we believe more housing is needed to secure the sustainability of Valley and to allow growth within the area.

The former cattle market in Valley (ref: T41), has been put forward in the Deposit Plan for residential development (40 dwellings). We do not disagree with this proposed housing site; however, we believe there is scope for other sites to be allocated for residential development alongside this site to help deliver housing need (taking account the Wylfa development) and choice.

Throughout the Local Development Plan process we have promoted "Land adjacent to Bryn Derwen" (SP84, Appendix A) for housing development. The site presents the opportunity for a different offer of housing in comparison to "T41". The site is located to the east of Gorad which has a buoyant housing market due to its attractive setting with views across to Snowdonia Mountains, the sea and good access to the shore and Anglesey Coastal Footpath which has recently been extended near to the site. The site has the ability to link into the existing settlement via adjoining land which is also being promoted for development.

Together, the two sites can deliver larger dwellings than likely to be achievable at the cattle market site, also ensuring a greater degree of viability, considering their greenfield status and attractive location. We can also confirm that the site is free from physical constraints (for example it is above the flood plain and highways access is deemed wholly achievable).

### 5. Conclusion

The Authority needs to increase the level of housing than currently planned for, to meet expected housing need. For example, in order to meet the needs of Wylfa construction workers, a degree of whom are likely to permanently relocate to Anglesey. There are a number of smaller sustainable settlements, including Valley/Gorad which have the capacity to accommodate more growth than currently planned for.

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## Anglesey and Gwynedd Joint Local Development Plan

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Land adjacent to Bryn Derwen, in tandem with the adjacent land, presents the opportunity to deliver new, viable housing which delivers a choice of properties within the settlement. Accordingly we respectfully request that the Authority consider this site for proposed development.

# **APPENDIX A**



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



Cyfeirnod / Reference	: SP84
Enw'r Safle / Site Name	: Tir ger / Land adj Bryn Derwen
Lleoliad / Location	: Y Fali / Valley
Cyfeirnod Grid / Grid Reference	: 296 806
Maint (ha) / Size (ha)	: 1.78
Defnydd â Awgrymir / Suggested Use	: Tai / Housing



Ynys Môn, Sir Ynys Môn, 2005 and other relevant documents February 2005

For: 1244/2200

If you require this publication in an alternative format, please contact this office on tel: 01244 220000.

**Important Notice**  
 Shout & Parker are responsible for the Ynys Môn of this property, whose rights they are, grow under that.  
 1. The parties are intended to give a fair and a reasonably correct description for the purpose of identifying parcels and no other part of the order or contract. No specific parcels and issues ought to be taken into consideration.  
 2. A 'typical' drawing, area, reference to similar and similar parcels for use and acquisition and other areas are given in good faith, and are


intended to be correct. (An any planning permission should not rely on them as a statement of representations of fact, but must satisfy themselves by inspection to themselves as to the correct facts of each of them.  
 3. The parties in the agreement of Shout & Parker are not authorized to make or give any representation of warranty whether in relation to this property or the fact of Shout & Parker, nor enter into any contract on behalf of the Vendor.  
 4. No responsibility can be accepted for any aspects included by interdictive purchasers in purchasing properties which have been sold, lost or withdrawn.

**Measurements and other information**  
 all the measurements are approximate.  
 where a measurement is given in relation to you, please contact this office first via a telephone or fax. The information for this plan is based on a plan of the property, some of which is shown in the plan.

*Handwritten note:* All B side furnishing is returned in place

**LOCAL DEVELOPMENT FRAMEWORK CANDIDATE SITE NOMINATION**

**SITE DETAILS**

Contact Details	Jo Lovelady BA (Hons) MCD MRTPI Strutt & Parker 		
Nominated Site	Land adjacent to Bryn Derwen, Gorad, Anglesey		
		TPO No	Rural
Within Renew Boundary	No	Flooding potential No	Green Belt No Greenfield
		Conservation area: No	
Existing / Previous Use	The site is presently a grazed agricultural field.		
Potential Uses e.g. Housing or mixed use	The preferred option for the site is residential land use.		
Market Attractiveness / Economic viability of housing on this site	Gorad is home to a strong residential market in normal periods and is a highly desirable location for new homes.  Viability is viewed to be good.		
Existing Infrastructure	Overhead Telephone cables are apparent adjacent to the south western boundary of the site.  There is good access to all other utilities which evidently run parallel to Gorad Road.  The site benefits from mains water.		
Site features e.g. landscape, ecological etc.	The site lies immediately adjacent to the settlement of Gorad and is 5km from the Town Centre of Holyhead and 1.07km from Valley.  The site is currently used as a grazed agricultural field.  Local topography generally slopes towards Gorad Road with a slight camber centrally. This aids natural drainage away from the site.  There are a small group of mature trees situated along the boundary of Gorad Road; all of which we would look to retain. There are no ponds present on site - the likely impact of development upon local wildlife and ecology is thought to be minimal.  All boundaries to the site are home to sparsely vegetated hedgerows which offer very little value as a wildlife haven.		

<p>Physical Constraints</p>	<p>Access - could be taken directly off Gorad Road. It would be fair to say that good access to the site can be achieved relatively easily and unrestricted.</p> <p>Ground Conditions - are thought to be good as the site is previously undeveloped and local topography would aid the natural drainage of the site. The site undulates towards its centre but is relatively flat and level on the whole meaning development could be implemented without constraint.</p> <p>Flood Risk - Is extremely low as the site falls with zone 1 of the Environment Agency's Flood Maps.</p> <p>Hazards - there are no known hazards present on site and there is no evidence of anything untoward under foot. The site is previously undeveloped.</p> <p>Contamination - there are no known pollutants or contaminants thought to be present.</p> <p>Landscape - The impact of development should be minimal on the surrounding urban grain subject to a tailoring scheme respectful of local vernacular. The use of effective screen planting/landscaping proposals should mitigate any impact upon the wider landscape setting.</p>
<p>Suspected Constraints i.e. restrictive covenants etc.</p>	<p>There are no suspected constraints to housing development thought to be present on site, other than the unproblematic creation of new connections to adjacent utilities and mains supply.</p> <p>There are thought to be no legal restrictions or covenants attached to the site which would restrict development.</p>
<p>How do you think these constraints could be overcome?</p>	<p>There are thought to be no constraints to housing developments that would need to be addressed when implementing development.</p> <p>The use of Soakaways, Septic tanks, etc, may be necessary.</p>
<p>Planning Status i.e. existing planning permissions?</p>	<p>The land is presently allocated as AONB. It would be classified as a greenfield site in the open countryside. However it does lie adjacent to the existing settlement boundary of Gorad.</p> <p>There are no planning permissions; withdrawals; or refusals considered relevant for this purpose.</p>
<p>Possible linkages to other likely development opportunities improving sustainability of the site</p>	<p>The site should be considered in tandem with the land directly to the west. We believe this is being promoted through the LDP separately.</p>
<p>Is the site within 30 mins bus journey of essential services e.g. employment, schools, hospitals, major shopping centres etc.</p>	<p>For a rural location such as this, the site offers excellent sustainable alternative means of transport to satisfy the test set out within TAN 18. This bus service adjacent to the site link into the main bus route between Holyhead and Bangor which means the site has excellent access to all nearby sources of employment, schools, hospitals and major shopping centres well within a 30 minute journey of the site.</p>
<p>Are existing walking and cycling routes safe and convenient.</p>	<p>Pedestrian access - immediately opposite the sites western boundary there is a footpath adjacent to the western side of Gorad Road. There are excellent footpath links in and around the site which serve and connect all nearby villages.</p> <p>It is considered that Pedestrian links are very good for a rural location such as this, but may require some minor highway improvements in order for the site to be used for residential use.</p> <p>Cycle access - there are no cycle routes present in the immediate vicinity of the site. Although footpaths in the area are relatively wide and could be easily upgraded to include a lane designated to cycling alone.</p>



**EA Flood Risk Map showing Site Location**

