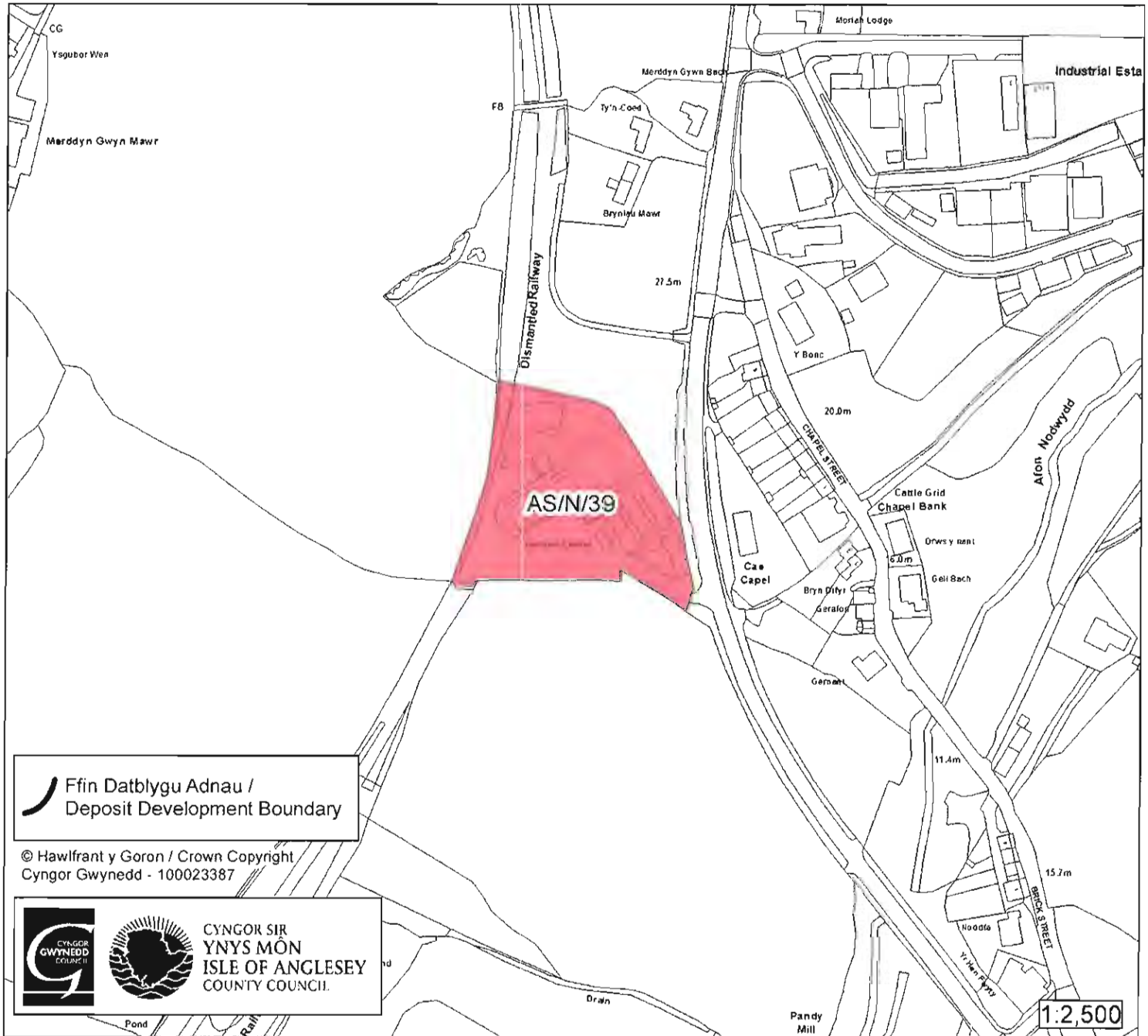


1366-1159

**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/39

Enw'r Safle / Site Name: Meithrinfa Pentraeth Nursery

Lleoliad / Location: Pentraeth

Cyngor Cymuned / Community Council: Pentraeth

Maint (ha) / Size (ha): 0.67

Defnydd Amgen â Awgrymir / Suggested Alternative Use: Cymysg / Mixed

04/07/14

	 <p>CYNGOR SIR YNYS MÔN ISLE OF ANGLESEY COUNTY COUNCIL</p>	<p>For office use only:</p> <p>Representor No.</p> <p>Date received: 31/3/14 Ebon</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 Dafydd Hughes	Cadnant Planning Ltd
Address		
Postcode		
Telephone Number		
Email address		

### 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).**

Pentraeth has been categorised as a Local Service Centre under Policy TA15. It is identified within Strategic Policy PS15 that at least 20% of the Plan's Growth located within Local Service Centres. However, no land has been allocated within Pentraeth for housing. It is considered that there is an over-reliance on windfall sites within the Local Development Plan. It is not considered that there is sufficient landbank within the development boundary to accommodate the identified housing need. Therefore, we wish to propose a brownfield site at Pentraeth Nursery to be included within the development boundary and allocated for housing.

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

We wish to seek the following changes:

1. Land should be allocated within the Local Service Centre of Pentraeth for housing to accommodate the identified housing need to ensure that the level of housing is maintained over the plan period.
2. Our brownfield site at Pentraeth Nursery should be included within the development boundary of Pentraeth and allocated for housing.

**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 checked="" 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 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>	TAI15
Paragraph number <i>(please specify)</i>	
Proposals/ Inset Map <i>(please specify ref no.)</i>	16
Constraints Map	
Appendices <i>(please specify)</i>	

<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.**

Pentraeth has been categorised as a Local Service Centre under Policy TAI15 in the Anglesey and Gwynedd Deposit Joint Local Development Plan 2011-2026. The function of Local Service Centres is identified as follows “These are recognized as centres for facilities and services meeting the need of their own populations and their direct catchment areas. They have some employment and retail opportunities and very good links with either an Urban Service Centre or the Sub-Regional Centre, whichever is nearest.”

It is identified within Strategic Policy PS15: Settlement Strategy that “At least 20% of the Plan’s Growth located within:  
 (iii) Local Service Centres – This will be through commitments and new allocations including allocating key housing sites (open market housing with a proportion of affordable provision). In addition windfall sites within the development boundary can be permitted.”

However, no land has been allocated within the Local Service Centre of Pentraeth for housing. In addition no new land has been allocated for housing in the eastern side of Anglesey. It is considered that there is an over-reliance on windfall sites within the Local Development Plan. Land should be allocated for housing to accommodate the identified housing need. It is not considered that there is sufficient landbank within the development boundary of Pentraeth to accommodate the identified housing need.

We wish to propose a site at Pentraeth Nursery to be included within the development boundary of Pentraeth for allocation of housing and full details are included within the attached Candidate Site assessment methodology and the Sustainability Appraisal framework.

At various stages of the preparation of the Anglesey UDP significant housing growth was proposed for Pentraeth. The site that forms the subject of this submission can provide the housing land that Pentraeth will need over the LDP period and is readily available.


*Please use additional sheet if necessary.  
 Please state how many additional sheets have been used...3*

<b>Part 3: What Happens Next?</b>
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.

<b>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)</b>	
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"/>

<b>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.</b>
We wish to test the Council's reasoning for the lack of allocation for housing within Pentraeth and the lack of inclusion of Pentraeth Nursery from the draft LDP development boundary through discussion and clarification at the hearing.

<b>3c. Would you like to be informed about the following (Please tick the relevant boxes)</b>	
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"/>
<b>If additional documents have been provided to support your representations, please list below:</b>	
The continuation of Section 2c	
Location Plan	
Candidate Site assessment methodology	
Sustainability Appraisal framework	

<b>Signed:</b> 	<b>Dated:</b> 31.03.15
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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**

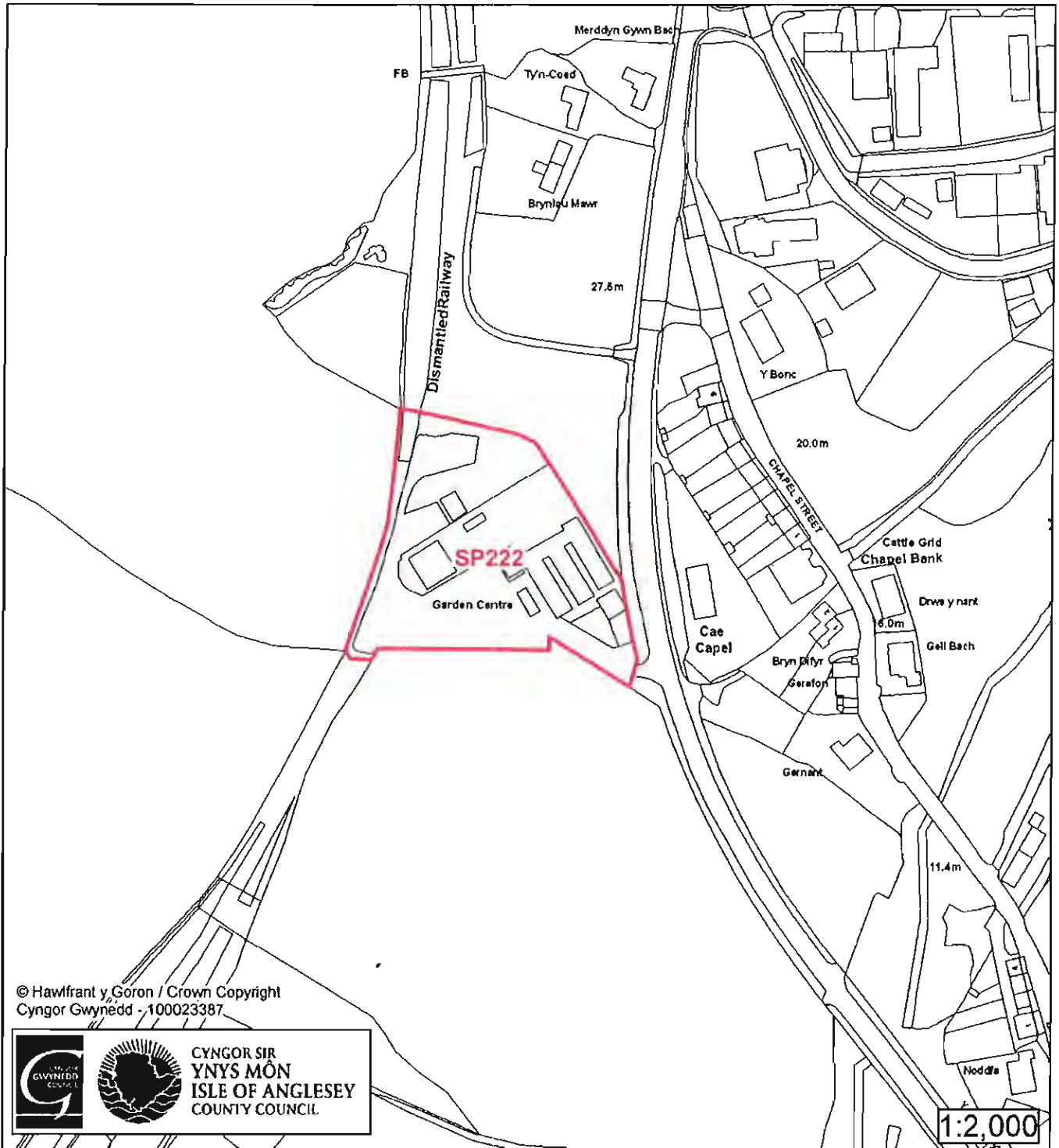
## Test of Soundness

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 Joint Local Development Plan Cofrestr Safle Posib / Candidate Site Register



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Cyngor Gwynedd - 100023387



CYNGOR SIR  
YNYS MÔN  
ISLE OF ANGLESEY  
COUNTY COUNCIL

1:2,000

Cyfeirnod / Reference	: SP222
Enw'r Safle / Site Name	: Meithrinfa Pentraeth Nursery
Lleoliad / Location	: Pentraeth
Cyfeirnod Grid / Grid Reference	: 521 787
Maint (ha) / Size (ha)	: 0.67
Defnydd â Awgrymir / Suggested Use	: Tai / Housing





**Date:** 19<sup>th</sup> March 2015  
**Our** RMD/2015.000  
**Ref:**

## Anglesey and Gwynedd Deposit Joint Local Development Plan 2011-2026

### Pentraeth Nursery, Pentraeth

#### Introduction

With reference to the Anglesey and Gwynedd Joint Deposit Local Development Plan we would be grateful if you could register the site shown edged red on the enclosed plan as part of your Candidate Site Register for the allocation of housing.

At various stages of the preparation of the Anglesey UDP significant housing growth was proposed for Pentraeth. The site that forms the subject of this submission can provide the housing land that Pentraeth will need over the LDP period and is readily available.

The site does not lie within an area designated as an Area of Outstanding Natural Beauty but land to the east of the site, opposite the A5025 local highway which runs through Pentraeth lies within the designated area.

The site is adjoined by agricultural land to the west and south of the site. The A5025 local highway runs along the eastern boundary of the site through the settlement of Pentraeth. Residential properties are located on land to the east and north of the site. Overall the site contains fairly flat land which slopes slightly in a south-eastern direction. Although the site is elevated and prominent from the adjoining highway it is

not considered that developing this land for housing would be visually intrusive on the wider landscape.

The site is currently used as a Garden Centre and would therefore be a brownfield site. It is located to the west of the adjoining highway within a central location in Pentraeth where traffic speeds are controlled with the whole site within the restricted 30mph speed limit. The site lies within an established residential area with open countryside to the west.

The site is not liable to flooding and its development is not restricted by other physical or infrastructure constraints.

The settlement of Pentraeth is located within the south-east of the Isle of Anglesey and has good transportation links to other towns and centres including Llanfairpwll, Llangefni and Benllech and further centres such as the sub-regional centre of Bangor in Gwynedd and Amlwch in the north of Anglesey. The site is accessible by all modes of transport including public transport with a well served bus route running through the centre of the village and passing immediately adjacent to the front of the site providing services every half-hour between Amlwch, Menai Bridge and Bangor. Regular services are also available to Llangefni.

The site is within walking distance to a range of community facilities and services available in Pentraeth including a primary school, play area, convenience store and garage, Post Office and public house. This would ensure that future residents would have convenient access to local facilities and services by means other than the private car conforming with national planning policy guidance which states that development should be located within sustainable and accessible locations.

Pentraeth is accessible from a northern and southern direction via the A2025 local highway which provides a link to the nearby centres of Llanfairpwll to the south and Benllech and Amlwch to the north. Pentraeth is also accessible from a western

direction providing a link between the town and the nearby market town of Llangefni. All centres offer a range of leisure, retail and community facilities and secondary schools served by school bus links from the town. Amlwch and Llangefni also provide extensive employment opportunities.

Allocating the land in question for housing would contribute towards providing the ongoing housing needed to sustain the town of Pentraeth and would ensure that the level of housing is maintained over the plan period. Brownfield sites are preferred by national planning policy. It is considered that the site could accommodate the capacity of the neighbouring settlements located on the eastern side of Anglesey such as Benllech which has not been allocated land for housing. Allocating the site for future housing development is considered to be deliverable and marketable over the first 5 years of the plan due to the accessible and sustainable location of the town along the A5025 transport corridor along the eastern coast of the island.

#### **Means of access**

Means of access to the site could be provided by utilizing the existing access to the site from the A5025 local highway which runs through the town.

#### **Services and Means of drainage**

It is envisaged that the means of disposal of foul drainage for the site would be through connection to the public sewer. There are no capacity constraints on the public foul sewerage network in Pentraeth. Surface water will be disposed of separately using a SUDS system. As indicated above there are no known flood risk issues or issues relating to surface water run off from the site causing flooding to adjoining properties.

There are no insurmountable infrastructure problems which would hinder the deliverability of the site with no known constraints on the provision of mains water or electricity.

### **Planning Policy Position**

#### **- Planning Policy Wales (Edition 7, 2014)**

Planning Policy Wales advises that development and use of land should embody sustainability principles and that, in planning for housing proposals should benefit the rural economy and local communities while maintaining and enhancing the environment. It is within this context that the proposal to allocate the land in question for housing purposes should be considered as part of the JLDP process.

The Assembly Government's vision for housing is for everyone in Wales to have the opportunity to live in good quality affordable housing. Paragraph 9.1.2 promotes the development of sustainable residential environments and notes that Local Planning Authorities should make appropriate provision for affordable housing and should promote:

- *'mixed tenure communities;*
- *development that is easily accessible by public transport, cycling and walking, although in rural areas required development might not be able to achieve all accessibility criteria in all circumstances;*
- *mixed use development so communities have good access to employment, retail and other services;*
- *attractive landscapes around dwellings, with usable open space and regard for biodiversity, nature conservation and flood risk;*
- *greater emphasis on quality, good design and the creation of places to live that are safe and attractive;*

- *the most efficient use of land;*
- *well designed living environments, where appropriate at increased densities;*
- *construction of housing with low environmental impact by using nationally prescribed sustainable building standards (see Section 4.11); reducing the carbon emissions generated by maximising energy efficiency and minimising the use of energy from fossil fuel sources, using local renewable and low carbon energy sources where appropriate; and*
- *'barrier free' housing developments, for example built to Lifetime Homes standards'*

The proposed development to provide housing including open market and affordable housing on land at Pentraeth Nursery in the centre of Pentraeth complies with the guidance provided within paragraph 9.1.2 of the PPW.

Paragraph 9.2.8 of PPW provides advice on identifying sites to be allocated for housing and states that;

*'In identifying sites to be allocated for housing in development plans, local planning authorities should follow a search sequence, starting with the re-use of previously developed land and buildings within settlements, then settlement extensions and then new development around settlements with good public transport links'.*

Paragraph 9.2.9 then states that Local planning authorities should consider the following **criteria in deciding which sites to allocate for housing** in their development plans:

- *the availability of previously developed sites and empty or underused buildings and their suitability for housing use;*

- *the location of potential development sites and their accessibility to jobs, shops and services by modes other than the car, and the potential for improving such accessibility;*
- *the capacity of existing and potential infrastructure, including public transport, water and sewerage, other utilities and social infrastructure (such as schools and hospitals), to absorb further development, and the cost of adding further infrastructure;*
- *the scope to build sustainable communities to support new physical and social infrastructure, including consideration of the effect on the Welsh language (see Section 4.12), and to provide sufficient demand to sustain appropriate local services and facilities;*
- *the physical and environmental constraints on development of land, including, for example, the level of contamination, stability and flood risk, taking into account the possible increase of such risk as a result of climate change and the location of fragile habitats and species, archaeological and historic sites and landscapes*
- *the compatibility of housing with neighbouring established land uses which might be adversely affected by encroaching residential development; and*
- *the potential to reduce carbon emissions through co-location with other use*

There is a preference within Chapter 4 of Planning Policy Wales for the re-use of land.

It is emphasised in paragraph 4.9.1 that

*“Previously developed (or brownfield) land should, wherever possible, be used in preference to greenfield sites, particularly those of high agricultural or ecological value. The Welsh Government recognises that not all previously developed land is suitable for development. This may be, for example, because of its location, the presence of protected species or valuable habitats or industrial heritage, or because*

Page 6 of 10

*it is highly contaminated. For sites like these it may be appropriate to secure remediation for nature conservation, amenity value or to reduce risks to human health."*

Paragraph 4.9.2 goes on to identify that

*"Many previously developed sites in built-up areas may be considered suitable for development because of their re-use will promote sustainability objectives. This includes sites:*

- In and around existing settlements where there is vacant or under-used land, commercial property or housing;*
- In suburban areas close to public transport nodes which might support more intensive use for housing or mixed use;*
- Which secure land for urban extensions, and;*
- Which facilitate the regeneration of existing communities."*

Paragraph 4.9.3 identifies that

*"If the Welsh Government's objectives for the more sustainable use of land and buildings and the re-use of previously developed sites are to be achieved, local authorities and other stakeholders will need to be more proactive. Wherever possible, local authorities should work with landowners to ensure that suitable sites are brought forward for development and to secure a coherent approach to renewal."*

Previously developed land is defined as

*"Previously developed land is that which is or was occupied by a permanent structure (excluding agricultural or forestry buildings) and associated fixed surface infrastructure. The curtilage of the development is included, as are defence buildings, and land used for mineral extraction and waste disposal where provision for restoration has not been made through development management procedures.*

*Excluded from the definition are:*

- Land and buildings currently in use for agricultural or forestry purposes;*

- *Land in built-up areas which has not been developed previously, for example parks, recreation grounds and allotments, even though these areas may contain certain urban features such as paths, pavilions and other buildings;*
- *Land where the remains of any structure or activity have blended into the landscape over time so that they can reasonably be considered part of the natural surroundings;*
- *Previously developed land the nature conservation value of which could outweigh the re-use of the site; and*
- *Previously developed land subsequently put to an amenity use.”*

Allocating the land in question for housing would contribute towards providing the ongoing housing needed to sustain the town of Pentraeth and would ensure that the level of housing is maintained over the plan period. Brownfield sites are preferred by national planning policy. It is considered that the site could accommodate the capacity of the neighbouring settlements located on the eastern side of Anglesey such as Benllech which has not been allocated land for housing. Allocating the site for future housing development is considered to be deliverable and marketable over the first 5 years of the plan due to the accessible and sustainable location of the town along the A5025 transport corridor along the eastern coast of the island.

The amendment to the development boundary proposed would offer both a sustainable and deliverable solution to the housing needs of the village. The site is in a location which positively relates to adjoining developed areas and uses existing physical features to redefine the development boundary in a more appropriate and effective way.

Due to the existing land use, it is our considered opinion that this candidate site can be promoted without detriment to the character or appearance of the nearby AONB located to the east of the A5025 local highway and will meet the housing needs of the local community.



## Conclusion

The parcel of land in question should be considered as a logical and sustainable site to help deliver housing in the sustainable settlement of Pentraeth over the period of the JLDP. It can provide quality housing within an attractive and deliverable location. The site is located within a central location within the town being within walking distance of wide range of local and community facilities, with established housing located to the north and south and also on land to the east of the site the opposite side of the A5025 highway which runs through the town. This highway is the key public transport route serving the town making the site accessible by modes other than the private car.

Pentraeth is located within close proximity to the market town of Llangefni, Menai Bridge, Llanfairpwll and Benllech which offer further community, leisure, retail facilities and a range of employment opportunities. Pentraeth is considered to be a sustainable settlement and this is reflected by the fact that previous housing allocations in the current Development Plan and Stopped UDP have been taken up. Continuing this sustainable growth in the town over the JLDP period would help ensure that the JLDP housing and growth strategy would be sound, deliverable and consistent with national planning policy.

Allocating the land in question for housing would contribute towards providing the ongoing housing needed to sustain the town of Pentraeth and would ensure that the level of housing is maintained over the plan period. Brownfield sites are preferred by national planning policy. It is considered that the site could accommodate the capacity of the neighbouring settlements located on the eastern side of Anglesey such as Benllech which has not been allocated land for housing. Allocating the site for future housing development is considered to be deliverable and marketable over the first 5 years of the plan due to the accessible and sustainable location of the town along the A5025 transport corridor along the eastern coast of the island.



Finally, the site is available, has no infrastructure or ownership constraints and can deliver the housing proposed during the first five years of the LDP.

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

The site is currently used as a Garden Centre and would therefore be a brownfield site. The A5025 local highway runs along the western boundary of the site through the settlement of Pentraeth. Overall the site contains fairly flat land which slopes slightly in a south-eastern direction. Although the site is elevated and prominent from the adjoining highway it is not considered that developing this land for housing would be visually intrusive on the wider landscape.

It is located to the west of the adjoining highway within a central location in Pentraeth where traffic speeds are controlled with the whole site within the restricted 30mph speed limit. The site lies within an established residential area with open countryside to the west.

The site is not liable to flooding and its development is not restricted by other physical or infrastructure constraints.

The settlement of Pentraeth is located within the south-east of the Isle of Anglesey and has good transportation links to other towns and centres including Llanfairpwll, Llangefni and Benllech and further centres such as the sub-regional centre of Bangor in Gwynedd and Amlwch in the north of Anglesey. The site is accessible by all modes of transport including public transport with a well served bus route running through the centre of the village and passing immediately adjacent to the front of the site.

The development is easily accessible to the public transport services as a bus service is available every half-hour between Amlwch, Menai Bridge and Bangor. Regular services are also available to Llangefni.

The site is within walking distance to a range of community facilities and services available in Pentraeth including a primary school, play area, convenience store and garage, Post Office and public house. This would ensure that future residents would have convenient access to local facilities and services by means other than the private car conforming with national planning policy guidance which states that development should be located within sustainable and accessible locations.

Pentraeth is accessible from a northern and southern direction via the A2025 local highway which provides a link to the nearby centres of Llanfairpwll to the south and Benllech and Amlwch to the north. Pentraeth is also accessible from a western direction providing a link between the town and the nearby market town of Llangefni. All centres offer a range of leisure, retail and community facilities and secondary schools served by school bus links from the town. Amlwch and Llangefni also provide extensive employment opportunities.

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*example, because of its location, the presence of protected species or valuable habitats or industrial heritage, or because it is highly contaminated. For sites like these it may be appropriate to secure remediation for nature conservation, amenity value or to reduce risks to human health.”*

Paragraph 4.9.2 goes on to identify that

*“Many previously developed sites in built-up areas may be considered suitable for development because of their re-use will promote sustainability objectives. This includes sites:*

- In and around existing settlements where there is vacant or under-used land, commercial property or housing;*
- In suburban areas close to public transport nodes which might support more intensive use for housing or mixed use;*
- Which secure land for urban extensions, and;*
- Which facilitate the regeneration of existing communities.”*

Paragraph 4.9.3 identifies that

*“If the Welsh Government’s objectives for the more sustainable use of land and buildings and the re-use of previously developed sites are to be achieved, local authorities and other stakeholders will need to be more proactive. Wherever possible, local authorities should work with landowners to ensure that suitable sites are brought forward for development and to secure a coherent approach to renewal.”*

Previously developed land is defined as

*“Previously developed land is that which is or was occupied by a permanent structure (excluding agricultural or forestry buildings) and associated fixed surface infrastructure. The curtilage of the development is included, as are defence buildings, and land used for mineral extraction and waste disposal where provision for restoration has not been made through development management procedures.*

*Excluded from the definition are:*

- Land and buildings currently in use for agricultural or forestry purposes;*
- Land in built-up areas which has not been developed previously, for example parks, recreation grounds and allotments, even though these areas may contain certain urban features such as paths, pavilions and other buildings;*
- Land where the remains of any structure or activity have blended into the landscape over time so that they can reasonably be considered part of the natural surroundings;*
- Previously developed land the nature conservation value of which could outweigh the re-use of the site; and*
- Previously developed land subsequently put to an amenity use.”*

Allocating the land in question for housing would contribute towards providing the ongoing housing needed to sustain the town of Pentraeth and would ensure that the level of housing is maintained over the plan period. Brownfield sites are preferred by national planning policy. It is considered that the site could accommodate the capacity of the neighbouring settlements located on the eastern side of Anglesey such as Benllech which has not been allocated land for housing. Allocating

the site for future housing development is considered to be deliverable and marketable over the first 5 years of the plan due to the accessible and sustainable location of the town along the A5025 transport corridor along the eastern coast of the island.



## **Joint Planning Policy Unit (JPPU)**

## **Joint Local Development Plan (JLDP)**

## **Candidate Sites Process and Methodology**

**September 2011**

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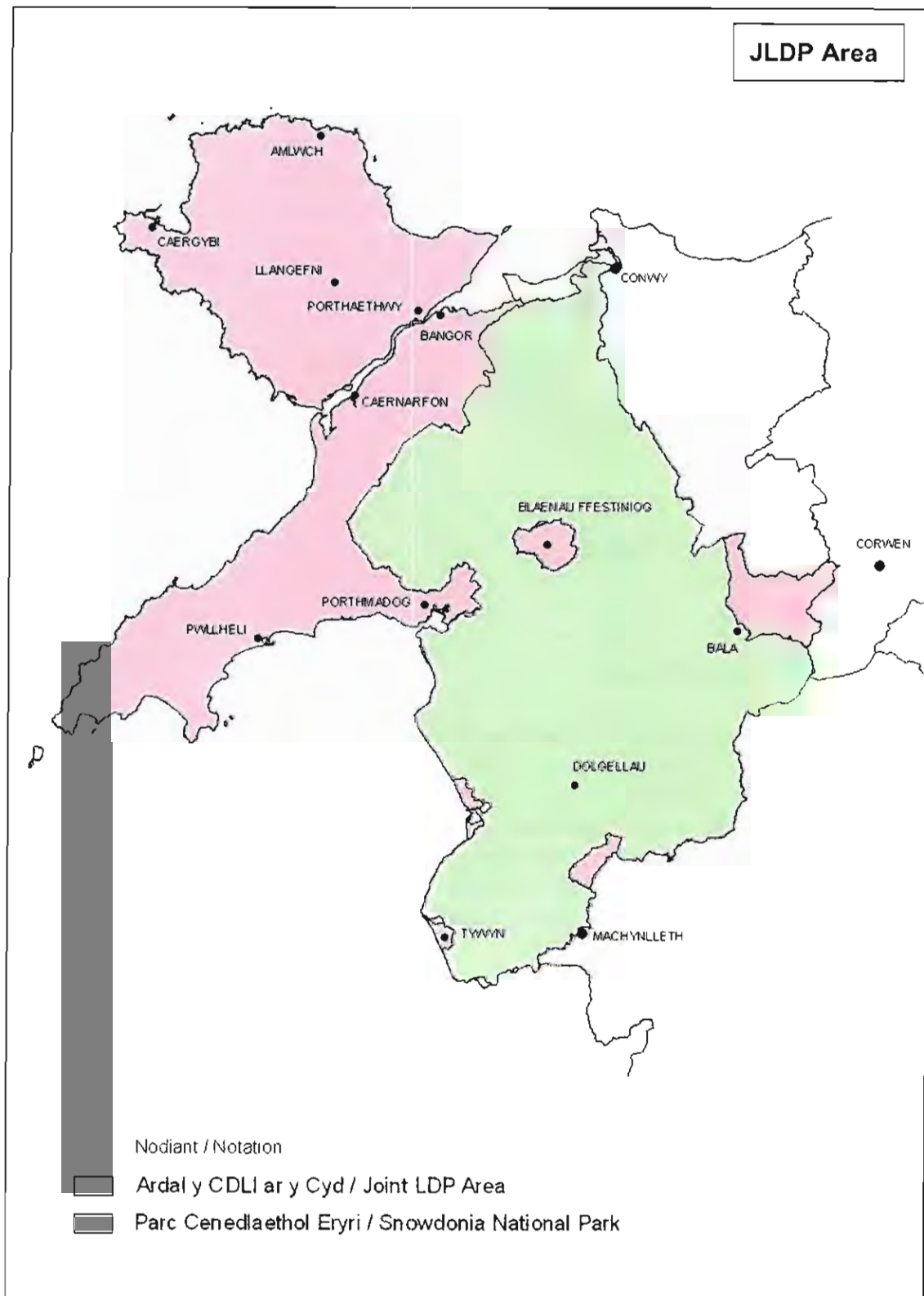
## 1.0 Introduction

- 1.1 A key element in developing the Joint Local Development Plan's (JLDP) evidence base will be the identification of potential sites, known as Candidate Sites, for new housing, employment and other uses such as community and recreation. In order to ascertain what land is available to meet Anglesey and Gwynedd's development needs a Candidate Site Register (CSR) will be opened where developers, landowners and the public can submit land for potential inclusion within the plan either as sites for future development or change of use, or sites that need protecting for their special landscape, open space or conservation value.
- 1.2 The JLDP, through the Candidate Site process, will identify land to meet Anglesey and Gwynedd's development needs for various land uses, which could include:
- Residential
  - Employment
  - Retail
  - Tourism
  - Amenity and Open Space
  - Recreation
  - Minerals
  - Waste
  - Gypsy and Traveller
- 1.3 The CSR process does not represent a commitment on the part of the Councils to take sites forward into the JLDP. Also as the JLDP is a new development plan, land included in the current development plan framework does not automatically get put forward for the JLDP. The current development plan framework includes the following:
- Gwynedd: Unitary Development Plan (2009)
  - Isle of Anglesey: Ynys Môn Local Plan (1996), Stopped Unitary Development Plan (2005)

Local Development Plans Wales (2005) states that *"the identification of sites should be founded on a robust and credible assessment of the suitability and availability of land for particular uses or a mix of uses and the probability that it will be developed"*.

- 1.4 Undeveloped residential, employment or other commercial allocations in the previous development plans will be reassessed to ascertain whether they can be carried forward into the JLDP.
- 1.5 The Isle of Anglesey County Council opened its original CSR in January 2007 and by the closing date had received information about over 400 sites. Sites submitted during the previous CSR period will need to be re-assessed against the new set criteria and filtering mechanisms included in the proposed candidate sites assessment methodology for the JLDP outlined in this document.
- 1.6 The JLDP area covers the Anglesey and Gwynedd Local Planning Authority areas and does NOT include the Snowdonia National Park Area as shown in the map below.





## 2.0 The Candidate Site Process

- 2.1 The CSR is an important information gathering exercise, and all submissions must be accompanied by appropriate supporting evidence and undergo a public consultation to justify the potential inclusion of any proposed site in the JLDP.

2.2 A flowchart highlighting the main stages in the Candidate Site process can be found in Appendix 1, and an indicative timetable which reflects the timeframe set out in the JLDP draft Delivery Agreement in Appendix 2.

### 3.0 Stage 1: Agreeing a Suitable Assessment Methodology

3.1 This consultation on the assessment methodology represents the first stage of the Candidate Site process. In order to fully evaluate the suitability and deliverability of sites submitted an assessment against a detailed and rigorous methodology is required. In accordance with the Welsh Government's (WG) guidance, included in the LDP Manual (2006), all submitted sites will need to be assessed, firstly to see if they are suitable and capable of being developed, and, secondly, to determine if they are compatible with the emerging Joint Local Development Plan strategy.

3.2 The methodology will include criteria to filter out sites that are below a certain size, contrary to national policy or are unsuitably located due to major constraints such as sites that are liable to flooding. The site appraisal process also considers the Councils' requirements for undertaking various appraisals, which include a Strategic Environmental Assessment (SEA), Sustainability Appraisal (SA), Welsh Language Impact Assessment (WLIA) and Habitats Regulations Assessments (HRA).

### 4.0 Stage 2: Opening the Register – The Call for Sites

4.1 After the above Stage 1 consultation has been completed and its results have been evaluated, the CSR will be formally opened during **October 2011** and will remain open for **four months**.

4.2 In order to publicise the Call for Sites letters will be sent to stakeholders, including those who submitted sites during the withdrawn Anglesey LDP call for sites period (see paragraph 4.4), and adverts will be placed in the press and on the websites of both authorities.

4.3 Evidence to support sites **will have** to be submitted via a standardised form, a draft of which can be found in Appendix 3. All sites submitted must have regard to international, national and local policy and sites that are clearly unfeasible for development will not be considered suitable for potential inclusion to the JLDP. An example of which may be a proposed residential development located in an open countryside location and unrelated to existing settlements or a housing development proposed on land subject to flooding.

**Please note the submission of sites is an open and transparent process, therefore submission forms cannot be treated as confidential. All comments submitted will be available for public inspection.**

- 4.4 Following the consultation on the Candidate Site Methodology letters will be sent to everyone who has previously submitted land for inclusion into the withdrawn Anglesey LDP outlining the need for the new criteria. Stakeholders who still want their land to be considered as part of the JLDP will be required to confirm this by completing and returning the submission form and submit any relevant supporting evidence.
- 4.5 All of the Candidate Sites submitted will be available for inspection on the websites and also paper copies will be made available in the Town Hall, Bangor, in the Planning Service Reception, Pwllheli, and in the Planning and Public Protection Reception (Rovacabin) of the Isle of Anglesey County Council.
- 4.6 Discussions will take place with public service providers, including other Council departments, health organisations and utilities companies to identify whether sites for any additional facilities need to be included in the JLDP.
- 4.7 Early engagement will also take place with the development industry and/ or their representatives to obtain information on potential sites, including those already identified in Joint Housing Land Availability Studies (TAN1), in order to avoid a substantial number of sites coming forward at the Deposit stage, and to ensure that the JLDP strategy is deliverable.
- 4.8 The CSR will be periodically updated and a final version will be published following the closing of the submission period.
- 4.9 It is anticipated that a range of sites will be submitted for consideration which will include:

<b>Strategic Sites</b>	Large sites that will significantly contribute to the strategy of the JLDP because of their nature, scale and location
<b>Non Strategic Sites</b>	Small to medium sites that are of sufficient size to accommodate local growth requirements.
<b>Infill / Windfall Sites</b>	Smaller sites that may not be required for the future allocation process but will be considered when the JPPU undertakes work on behalf of the Councils to define development boundaries.

## 5.0 Stage 3: Assessing the Candidate Sites

- 5.1 After the site is submitted the site assessment process will begin using the agreed methodology to filter out any inappropriate sites. A Candidate Site Assessment Form has been designed to ensure uniformity of assessments between different officers and to promote transparency. Paper copies of the form will be made available in the Town Hall, Bangor, in the Planning Service Reception, Pwllheli, and in the Rovacabin, Llangefni and will be downloadable via the Councils'

websites. A draft version of the Officer Assessment Form can be found in Appendix 4.

5.2 The assessment can be broken into three different stages:

### **3a) Initial filtering of sites and Identification of Potential Strategic Sites and Non Strategic Sites**

5.3 The first part of the assessment process will consider initial site constraints and identify potential strategic sites for the Preferred Strategy as well as non strategic sites.

5.4 The initial assessment of sites will consider its general location, site area, any obvious site constraints and the site's planning history.

5.5 Any sites which are identified as being totally unrealistic to develop, do not comply with international, national or local policy or have fundamental constraints that cannot be overcome or mitigated will be not be taken forward to the next stage. However, these sites can be submitted as an Alternative Site at the Deposit Stage if the submitter can prove how the original reason(s) for non-inclusion has been overcome.

5.6 This stage of the assessment will discard development sites (unless sufficient information is provided to prove otherwise) if they lie within or likely to have a significant effect on any of the following designations:

- Sites of Special Scientific Interest (SSSI)
- Special Areas of Conservation (SAC)
- Special Protection Areas (SPA)
- National Nature Reserves (NNR)
- C2 Flood Zones (TAN15)
- Mineral and Coal Safeguarding Sites

5.7 Sites will also be assessed for their potential to contribute to the strategic aims and objectives of the JLDP, including the level and distribution of development. Potential strategic sites will be identified based on their size, location and proposed use and will be identified as Strategic Sites within the Preferred Strategy if they make it through the assessment. These potential Strategic Sites will be subject to public consultation during the Preferred Strategy consultation. The Council may also suggest other sites that have not been put forward in the CSR.

### **3b) Detailed Site Assessment (including assessment against the SA/SEA/HRA objectives)**








5.8 Following the initial assessment a detailed, site specific assessment will need to be undertaken for sites that have successfully filtered through initial assessment. The assessment is divided into the following areas:-

- **Environmental Capital** – considering whether or not the site is at risk from flooding, whether there would be any loss of best and most versatile agricultural land, whether the site is greenfield or brownfield, whether there is a potential risk of contaminated land, whether or not it is protected by environmental designations, whether it is considered to have environmental value, would the proposal be vulnerable to the effects of climate change including issues of flooding or drainage, would the development be able to incorporate renewable energy sources or energy conservation measures.
- **Accessibility** – considering the suitability of vehicular access to the site, location of the site with regard to public transport routes and accessibility by foot or cycle to a range of community facilities.
- **Site Context and Character** – whether topographical characteristics of the site may present an obstacle to development, whether development would have an impact on views/vistas, whether the site is in close proximity to existing infrastructure, an evaluation of the landscape character using CCW's LANDMAP database and whether or not there would be potential adverse impact from adjoining land uses.
- **Relationship with Existing Settlements** – whether development of the site would provide continuity and enclosure in respect to adjacent land uses.

5.9 Parts of this assessment will require additional information to be provided by internal departments of both authorities such as highways as well as external statutory consultees where appropriate.

5.10 As the JLDP Strategic Options and Preferred Strategy have not been finalised it is not possible to provide details of them in this consultation document. However a full public consultation on the objectives and Preferred Strategy will take place in order to give statutory consultees, stakeholders and members of the public an opportunity to be involved with formulating the strategic objectives, assessing options and formulating the Preferred Strategy.

5.11 The JPPU is currently consulting on the Draft Scoping Report for the Sustainability Appraisal of the JLDP, which contains a variety of Sustainability Objectives that will ensure that the JLDP is assessed against environmental, economic and social criteria. The Candidate Sites will be assessed against this framework, which will use the table below to identify the sustainability credentials of the candidate sites.

SUSTAINABILITY APPRAISAL KEY	
	Development actively encouraged as it would resolve an existing sustainability problem
	No Sustainability constraints and development acceptable
	Neutral
	Unknown/uncertain effect
	Potential sustainability issues; mitigation and /or negotiation possible
	Problematical and improbable because of known sustainability issues ; mitigation or negotiation difficult and /or expensive
	Absolute sustainability constraints to development

### **3c) Assessing the sites against other appraisals**

5.12 Below is a list of other strategies/assessments that the sites taken forward to this stage will be assessed against. Please note that this list is not exhaustive

and we welcome any comments regarding strategies/assessments we have not included.

- Welsh Language Impact Assessment (TAN20)
- Strategic Flood Consequences Assessment (SFCA)
- Health Impact Assessment
- Equalities Impact Assessment

### **6.0 Stage 4: Deposit JLDP Consultation and Alternative Sites**

6.1 As mentioned previously, Strategic Sites will be identified, published and consulted upon during the Preferred Strategy consultation. Potential NonStrategic Sites that have satisfied all stages of the assessment will be carried forward and published in the Deposit JLDP. There will be extensive engagement with statutory consultees throughout the Candidate Site assessment process and consultation with the public and other relevant parties/organisations will be undertaken during the Deposit JLDP consultation.

6.2 **Alternative Sites:** A justification will be provided as to why a site was discounted and not included in the Deposit JLDP. If the site does not have an adverse impact upon an SAC or SPA and if the reason for non-inclusion can be overcome or alternative locations can be proposed they can be resubmitted as an Alternative Site during the consultation period of the deposit JLDP.

**Please note that the final decision on which sites are included in the JLDP lies with an independent Planning Inspector- not with the Isle of Anglesey County Council and Gwynedd Council.**

### **7.0 How to participate in this consultation**

7.1 The following consultation questions are provided as a guide. Please feel free to comment on any aspect of the proposed Candidate Site methodology.

- 1) Do you agree with the Candidate Site selection process that is outlined within this document? If not, please explain why**
- 2) Do you have any comments regarding the Candidate Site Submission Form?**
- 3) Do you agree that the proposed Candidate Site assessment methodology provides an appropriate mechanism for identifying and assessing sites that are suitable for development? If not, how should the methodology be changed?**

**4) Do you have any other comments on the practicalities of the Candidate Site process and methodology?**

7.2 Copies of the document are available for public inspection during regular opening hours of the following offices: Town Hall, Bangor, Gwynedd Council's HQ in Caernarfon, Anglesey County Council's Planning Services, Llangefni, as well as Gwynedd Council's principal area offices in Pwllheli and Dolgellau.

The document is also in the public local libraries in Anglesey and Gwynedd. Electronic copies can be viewed and downloaded on both Authorities' website.

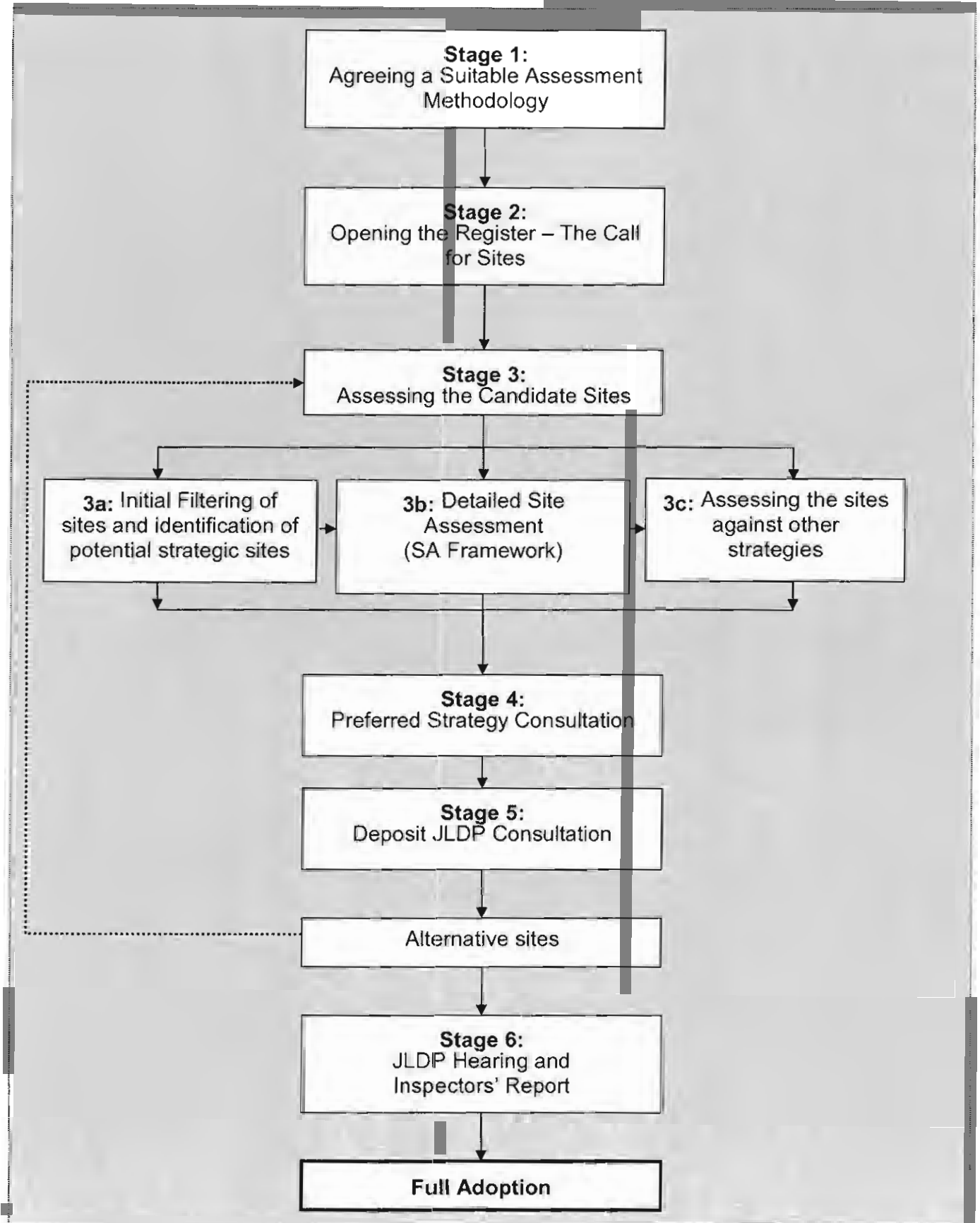
7.3 The closing date for stakeholders to submit comments on the Candidate Site Methodology is **5pm on Thursday 15<sup>th</sup> September**.

Comments should be returned via post to:

**JPPU Manager,  
Joint Planning Policy Unit,  
Gwynedd Council,  
Town Hall,  
Bangor,  
Gwynedd,  
LL57 1DT**

Or via email on: [planningpolicy@gwynedd.gov.uk](mailto:planningpolicy@gwynedd.gov.uk)

Appendix 1  
Candidate Site Process Flow Chart





**Appendix 2  
Candidate Site Timetable**

Stage	2011						2012												
	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
Prepare Suitable Assessment Methodology	█	█	█																
Consult on the Assessment Methodology	█	█	█																
Open the Register – Call for Sites		█	█	█	█	█	█												
Initial Assessment and identification of potential strategic sites		█	█	█	█	█	█	█	█	█	█	█	█	█	█		█	█	█
Detailed Assessment								█	█	█	█	█	█	█	█	█	█	█	█
Assessing the sites against other strategies								█	█	█	█	█	█	█	█	█	█	█	█
Prepare Preferred Strategy							█	█	█	█	█	█	█	█	█	█	█	█	█
Consultation on the Preferred Strategy															█	█	█	█	█

Appendix 3 Candidate Site  
Submission Form

**UNED POLISI CYNLLUNIO AR  
Y CYD (UPCC)**

**JOINT PLANNING POLICY  
UNIT (JPPU)**

**CYNLLUN DATBLYGU LLEOL  
(CDLI) AR Y CYD**

**JOINT LOCAL DEVELOPMENT  
PLAN (JLDP)**

**Gwahoddiad ar gyfer cynnig  
Safleoedd Posib**

**Invitation for Submission of  
Candidate Sites**

Mae'r UPCC, ar ran Cyngor Sir Ynys Môn a Chyngor Gwynedd eisiau cael gwybod am unrhyw safleoedd o fewn ardal CDLI â photensial i'w datblygu neu eu hamddiffyn. Felly gwahoddir cynigion gan ddatblygwyr, perchenogion tir a'r cyhoedd am safleoedd gyda photensial i'w cynnwys yn y cynllun.

The JPPU, on behalf of the Isle of Anglesey County Council and Gwynedd Council, want to know about potential sites for development and protection within the JLDP area and therefore invite the submission of Candidate Sites from developers, landowners and the public for potential inclusion within the plan.

**MAE ARDAL UPCC YN CYNWYS  
ARDALOEDD AWDURDODAU CYNLLUNIO  
LLEOL YNYS MÔN A GWYNEDD AC NID  
ARDAL PARC CENEDLAETHOL ERYRI.**

**THE JLDP AREA COVERS THE ANGLESEY  
AND GWYNEDD LOCAL PLANNING  
AUTHORITY AREAS AND DOES NOT  
INCLUDE THE SNOWDONIA NATIONAL  
PARK AREA.**

I gofrestru safle â photensial i'w cynnwys yn y proses CDLI, fydd **RHAID** cwblhau ffurflen Cynnig Safle Posib.

To register a site for potential inclusion in the JLDP process, the following Candidate Site Submission form **MUST** be completed.

Mae angen cwblhau un ffurflen am bob safle a gynigir. Amgaewch fap Arolwg Ordans yn amlinellu'r tir â chynigydd mewn coch.

Please complete one form for each site proposed. The form must be accompanied by an Ordnance Survey based map which clearly identifies the land in question highlighted in red.

Mae'r ffurflen yma ar gael ar y we hefyd.

This form is also available online.

**NODWCH OS GWELWCH YN DDA, NAD  
YW'R BROSES SAFLEOEDD POSIB YN  
CYNRYCHIOLI YMRWYMIAD AR RAN Y  
CYNGOR I GARIO'R SAFLEOEDD YMLAEN  
I'R CDLI AR Y CYD.**

**PLEASE NOTE THAT THE CANDIDATE SITES  
PROCESS DOES NOT REPRESENT A  
COMMITMENT ON THE PART OF THE  
COUNCILS TO TAKE SITES FORWARD TO  
THE JLDP.**

**FYDD SYLWADAU AR GAEL AR GYFER  
YMCHWILIAD CYHOEDDUS.**

**ALL COMMENTS SUBMITTED WILL BE  
MADE AVAILABLE FOR PUBLIC INSPECTION**

Os ydych angen cymorth i gwblhau ffurflen Cynnig Safle Posib, peidiwch ag oedi i gysylltu'r UPCC ar rif ffôn (01766) 771000 neu drwy e-bost i [polisycynllunio@gwynedd.gov.uk](mailto:polisycynllunio@gwynedd.gov.uk)

Should you require assistance with completing the Candidate Site Submission Form please do not hesitate to contact the JPPU on 01766 771000 or via email to

<b>Swyddfa yn unig :</b>	Safle wedi' ei ddi-gideiddio : Site	Rhif Cyfeirnod:	Cydnabyddiaeth wedi'i yrru:
<b>Office use only :</b>	digitised :	Reference No:	Acknowledgement sent:

## 1) Manylion Cyswllt / Contact Details

**Eich Manylion:**  
**Your Details:**

**\*Manylion Asiant (os yn berthnasol):**  
**\*Agent Details (if applicable):**

Enw: Name:	Mr Dafydd Hughes	
Mudiad (os yn berthnasol): Organisation (if applicable):		Cadnant Planning Ltd
Cyfeiriad: Address:		
Côd Post: Post Code:		
Cyfeiriad E-bost: E-mail Address:		
Rhif Ffôn: Telephone Number:		

\*Nodyn: Fe gaiff gwybodaeth ei yrru i'r asiant os enwir un yma

*\*Note: Correspondence will be sent to the agent if these details are included*

**Sut hoffwch i ni gysylltu efo chi yn y dyfodol ac ym mha iaith?**

**What is your preferred method of communication in the future and in which language?**

Cymraeg / Welsh:  E-bost / Email:   
Saesneg / English:  Llythyr / Letter:

## 2) Manylion y Safle / Site Details

Enw'r Safle: Site Name:

Cyfeiriad y Safle: Site Address:

Côd Post: Post Code:

Cyfeirnod Grid OS: OS Grid Reference:

Arwynebedd y Safle (ha): Site Area (ha)

A ydych wedi amgau map AO yn amlinellu'r safle mewn **COCH**? Do:   
Have you included an OS map outlining the site in **RED** with the submission? Yes:

## 3) Perchnogaeth / Ownership

3.1 Ai'r cynigydd yw'r unig berchennog? Is the proposer the sole owner of the site?  
Ydy / Yes:  Nac Ydy / No:

3.2 Os nac ydy, a yw'r perchenogion eraill i gyd yn ymwybodol o'r cynnig? If not, are all other land owners aware of this submission?  
Ydy / Yes:  Nac Ydy / No:

3.3 Nodwch, os gwelwch yn dda, manylion cyswilt y perchenog(wyr) eraill os yr ydych yn eu gwybod:  
Please provide contact details of other landowner(s) if known:

<b>3.4</b>	<p><b>A oes gan y cynnigydd unrhyw diroedd yn ei berchnogaeth o amgylch y safle?</b>  <b>Does the proposer own any additional land surrounding the site?</b> Ydy / Yes:</p> <p style="text-align: center;"><input type="checkbox"/> Nac Ydy / No: <input checked="" type="checkbox"/></p> <p>Os oes, amlinellwch y tir mewn <b>GLAS</b> ar y Map AO.  <i>If so, please outline the land in <b>BLUE</b> on the OS map.</i></p>
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## 4) Defnydd Tir / Land Use

<b>4.1</b>	<p><b>Nodwch, os gwelwch yn dda, defnydd presennol y tir: Please specify the existing use of the land:</b></p> <p>Garden Centre</p>
------------	---

<b>4.2</b>	<p><b>Pa ddefnydd yr ydych yn ei gynnig i'r safle? What use are you proposing for the site?</b></p> <p>Housing</p>
------------	--

<b>4.3</b>	<p><b>Os ydych eisiau gwarchod y safle rhag ddatblygiad nodwch y rhesymau: If you wish to propose that the site is protected from development please state the reason(s):</b></p> <p>N/A</p>
------------	--

<b>4.4</b>	<p><b>Os hoffwch weld y safle'n cael ei ddefnyddio fel safle tai , yn eich barn chi, faint o unedau sydd yn addas i'r safle ac ar ba sail: If the proposed use of the site is residential, please specify how many units you think the site can accommodate and on what basis:</b></p>
------------	--

<b>4.5</b>	<p><b>Pa ddefnyddiau tir sy'n ffinio'r safle a gynigir? What land uses adjoin the proposed site?</b></p> <p>The site is adjoined by agricultural land to the west and south of the site. The A5025 local highway runs along the eastern boundary of the site through the settlement of Pentraeth. Residential properties are located on land to the east and north of the site.</p>
------------	---

<b>4.6</b>	<p><b>A oes adeiladau ar y safle?</b>  <b>Are there existing buildings on the site?</b></p> <p style="text-align: center;">Oes / Yes: <input checked="" type="checkbox"/>    Nac Oes / No: <input type="checkbox"/></p> <p><b>Os oes, wnewch chi roi manylion a nodwch, os gwelwch yn dda, os ydynt yn cael eu defnyddio neu beidio:</b>  <b>If yes, please give details and whether they are currently in use or redundant:</b></p> <p>The site is currently used as a Garden Centre, however the owner wishes to see the land be re-developed for housing.</p>
------------	--

<b>4.7</b>	<p><b>A oes unrhyw cyfamod rhwystrol ar y tir?</b>  <b>Are there any restrictive covenants on the land?</b></p> <p style="text-align: center;">Oes / Yes: <input type="checkbox"/>    Nac Oes / No: <input checked="" type="checkbox"/></p> <p><b>Os oes, rhowch fanylion, os gwelwch yn dda: If yes, please provide details :</b></p>
------------	--

<b>4.8</b>	<p><b>A gafodd y safle ei ddynodi mewn Cynllun Datblygu blaenorol?</b>  <b>Has the site been allocated in a previous Development Plan?</b></p> <p style="text-align: center;">Ydy / Yes: <input type="checkbox"/>    Nac Ydy / No: <input checked="" type="checkbox"/></p>
	<p><b>Oes ydy, allwch chi roi manylion, os gwelwch yn dda: If yes, please give details:</b></p>

<b>4.9</b>	<p><b>A yw'r safle wedi bod yn destun ceisiadau cynllunio ac oes yna ganiatâd cynllunio cyfredol ar y safle sydd ddim wedi cael ei weithredu?</b>  <b>Has the proposed site been subject to previous planning applications and are there any valid permissions on the site which have yet to be implemented?</b></p> <p style="text-align: center;">Oes / Yes: <input checked="" type="checkbox"/>    Nac Oes / No: <input type="checkbox"/></p> <p><b>Os oes, rhowch y manylion, os gwelwch yn dda:</b>  <b>If so please give details:</b></p>
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## 5) Cyfyngiadau Ffisegol ac Amgylcheddol / Physical and Environmental Constraints

**5.1 A yw'r safle yn agos i gwrs dŵr?**  
*Is the site near a watercourse?*

Ydy / Yes:  Nac Ydy / No:  Dim yn Gwybod / Don't Know:

**Os ydy, pa mor agos ydy o (mewn medrau)?**  
*If so, how close is it (in meters)?*

Approx 100m

**5.2 A oes hanes llifogydd ar y safle (yn cynnwys llifogydd arwyneb tir ac/neu draeniad gwael)?**  
*Has the site ever been subject to flooding (including surface water flooding and/or poor drainage)?*

Ydy / Yes:  Nac Ydy / No:  Dim yn Gwybod / Don't Know:

**Os oes, rhowch fanylion, os gwelwch yn dda: *If so please give details:***

**5.3 A yw'r safle o fewn ardal bygythiad llifogydd? *Is the site within an area of floodrisk?***

Nac ydy / No:  C1:  C2:  B1:  Dim yn Gwybod / Don't Know:

**5.4 A oes dynodiadau tirwedd, bywyd gwyllt, hanesyddol neu archeolegol ar y safle (neu rhan o'r safle)?**  
*Are there any landscape, wildlife, historic or archaeological designation on the site (or part of the site)?*

Oes / Yes:  Nac Oes / No:  Dim yn Gwybod / Don't Know:

**Os oes, allwch chi roi manylion am y dynodiad(au) a dweud pa ran o'r safle mae'n effeithio:**  
*If yes, please identify the designation(s) and state which part(s) of the site are affected:*

**5.5 A oes dynodiadau tirwedd, bywyd gwyllt, hanesyddol neu archeolegol ar y tir sy'n ffinio'r safle?**  
*Are there any landscape, wildlife, historic or archaeological designation on the land that adjoins the site?*

Oes / Yes:  Nac Oes / No:  Dim yn Gwybod / Don't Know:

**Os oes, allwch chi ddweud pa ddynodiad(au) ydynt: *If yes, please identify the designation(s):***

Site is adjacent to an Area of Outstanding Natural Beauty

**5.6** A fyddai datblygu'r safle yn golygu colli tir amaethyddol Graddfa 1, 2 neu 3a?  
*Would development of the site lead to the loss of Grade 1, 2 or 3a agricultural land?*

1:  2:  3a:  Na Fydd / No:  Dim yn Gwybod / Don't Know:

**5.7** A fyddai datblygu'r safle yn golygu colli coed ac/neu gwrychoedd? *Would development of the site lead to the removal of any trees and/or hedgerows?*

Bydd / Yes:  Na Fydd / No:

**5.8** Oes llwybrau cyhoeddus yn croesi'r safle? *Do any public rights of way cross the site?*

Oes / Yes:  Nac Oes / No:  Dim yn Gwybod / Don't Know:

**5.9** Beth ydy topograffi'r safle (fflat/ar osgo/serth) ac yr agwedd (gwynebu tua'r gogledd/de)?  
*What is the topography of the site (flat/sloping/steep) and aspect (north/south facing)?*

The site topography consists of land which is fairly flat but slopes slightly in a south-eastern direction. The site main aspects faces a southern direction.

## 6) Isadeiledd / Infrastructure and Utilities

**6.1** A yw'r safle yn hygyrch o ffordd gyhoeddus?  
*Is the site accessible from a public highway?*

Ydy / Yes:  Nac Ydy / No:

Os na, allch chi ddangos ar y map sut bydd mynediad yn cael ei gyflawni.  
*If not, please provide information (on the map) of how access could be achieved.*

**6.2** A yw'r safle o fewn pellter cerdded rhesymol (800m neu llai) o wasanaeth trafndiaeth cyhoeddus sydd ar gael yn gyson rhwng 7yb a 7yh?  
*Is the site within reasonable walking distance (800m or less) of a public transport service that operates consistently between 7am and 7pm?*

Ydy / Yes:  Nac Ydy / No:  Dim yn Gwybod / Don't Know:

**6.3** Nodwch, os gwelwch yn dda, y pellter i'r gwasanaeth agosaf:  
*Please state the distance to the nearest utility connection:*

Trydan / Electricity:	Within 100m
Nwy / Gas:	Within 100m
Dŵr / Water:	Within 100m
Carffosiaeth / Sewerage:	Within 100m
Telathrebu / Telecommunications:	Within 100m



## 7) Agosrwydd i Wasanaethau Lleol / Proximity to Local Services

O ran y safle posib, nodwch, os gwelwch yn dda, yn lle mae'r gwasanaethau canlynol i'w cael ac yn fras pa mor bell i ffwrdd oddi ar y safle mae nhw: *In Relation to the proposed site, please state in which settlement the following services are found within and the approximate distance to them from the site:*

Gwasanaeth / Service	Enw'r Anheddle / Settlement Name	Pellter o'r safle (km) / Distance from Site (km)
Swyddfa Bost / Post Office	Pentraeth	0.5km
Siop Cyfleustra / Convenience Store	Pentraeth	0.5km
Ysgol Gynradd / Primary School	Ysgol Gymuned Pentraeth	0.5km
Ysgol Uwchradd / Secondary School	Ysgol Gyfun Llangefni	8.5km
Archfarchnad / Supermarket	Llangefni	8.5km
Meddygfa / Doctor's Surgery	Benllech	3.8km
Deintydd / Dentist	Benllech	3.8km
Fferyllfa / Pharmacy	Benllech	3.8km
Lle Chwarae / Play Area	Pentraeth	0.5km
Arall (nodwch os gwelwch yn dda): / Other (please specify): i) ii) iii) iv)		

## 8) Gwybodaeth Pellach / Further Information

Nodwch, os gwelwch yn dda, unrhyw fater arall sydd yn berthnasol i'ch cynnig (gall cydnabyddiaeth cynnar o unrhyw faterion helpu'r cynigydd, y Cynghorau a'r ymgynghorydd statudol i leddfu unrhyw broblem):

*Please provide details of any other matters considered relevant to this submission (early identification of any issues may help the proposer, the LPA and statutory consultees to mitigate any problems):*

Please see enclosed statement

(Defnyddiwch dudalen arall os oes angen – ticiwch os ydych wedi defnyddio tudalen arall )

(Please continue on a separate sheet of paper if necessary – tick if you have used a separate sheet )

## 9) Datganiad / Declaration

Yr ydwyf yn cadarnhau hyd y gwn i fod y gwybodaeth a ddarparwyd yn gywir. I  
confirm that the information provided is correct to the best of my knowledge.

Arwyddwyd/ Signed.....

Dyddiad/ Date.....

**DIOLCH YN FAWR AM GWBLHAU'R  
FFURFLEN SAFLEOEDD POSIBL**

Dylid gyrru ffurflenni wedi eu cwblhau i'r  
cyfeiriad sydd ar ddechrau'r ffurflen neu  
drwy'r e-bost.

**COFIWCH AMGAU FAP AO SY'N  
DANGOS Y SAFLE MEWN COCH AC  
UNRHYW TIR CYFAGOS SYDD YN  
BERCHENOGAETH YR YMGEISYDD  
MEWN GLAS**

**THANK YOU FOR COMPLETING  
THE CANDIDATE SITE SUBMISSION  
FORM**

*Completed forms should be returned to  
the address on the front page or via email.*

**PLEASE REMEMBER TO ENCLOSE  
AN OS MAP WITH THE SITE  
OUTLINED IN RED AND ANY  
ADDITIONAL ADJACENT LAND IN  
THE SAME OWNERSHIP IN BLUE**

**Appendix 4**  
**Candidate Site Officer Assessment Form**

**Candidate Site Officer Assessment Form**

**1) SITE DETAILS**

<b>Site Reference:</b>	
<b>Site Name:</b>	
<b>Proposed Use of Site:</b>	
<b>Total Area (ha):</b> • <b>Brownfield (ha):</b> • <b>Greenfield (ha):</b>	
<b>Planning History:</b>	
<b>Compatibility with Preferred Strategy (Size, Location, Proposed Use):</b>	
<b>Assessed by :</b>	
<b>Date of Site Visit (if req'd):</b>	
<b>Location of photographs (if taken)</b>	

**2) INITIAL FILTERING**

		<b>Reasoning / Justification</b>
<b>Is the site located in or adjoining a town/city, village or rural cluster?</b>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	If not, the site does not comply to national planning policy (PPW 4.6.8) and the Preferred Strategy. Sites that are located in the open countryside and away from existing settlements will not be taken forward to Stage 3 (Detailed Assessment).

<b>Is the site over 0.3 hectares?</b>	Yes No	If not, the site will be considered as a windfall/infill sites when the JPPU undertakes work to define development boundaries and will not be taken forward to Stage 3.
<b>Would development of the site be in whole or part vulnerable to fluvial/ tidal flooding?</b>	Yes No Part	If yes and the proposal is for highly vulnerable development as defined in TAN15 development of the site would not comply with national planning policy and would therefore not be taken forward to Stage 3.
<b>Is the site within or in the vicinity of the following?</b> <ul style="list-style-type: none"> <li>• Sites of Special Scientific Interest (SSSI)</li> <li>• Special Areas of Conservation (SAC)</li> <li>• Special Protection Areas (SPA)</li> <li>• National Nature Reserves (NNR)</li> <li>• Mineral and Coal Safeguarding Sites</li> </ul>	Yes No	If yes, the sites will not be taken forward to the next stage (unless sufficient information is provided to prove otherwise).  If, at a later stage, the proposer can prove that the impact can be mitigated the site can be resubmitted as an alternative site during the Deposit JLDP consultation.

### 3) DETAILED ASSESSMENT

<b>SUSTAINABILITY APPRAISAL KEY</b>	
■	Development actively encouraged as it would resolve an existing sustainability problem
■	No Sustainability constraints and development acceptable
■	Neutral
■	Unknown/uncertain effect
■	Potential sustainability issues; mitigation and /or negotiation possible
■	Problematical and improbable because of known sustainability issues ; mitigation or negotiation difficult and /or expensive

Absolute sustainability constraints to development

Issue		Details/	Suitability of Site					*Relevant SA
<b>Environmental Capital</b>								
1	Is there a risk of flooding?							3, 11
2	Would development of the site lead to a loss of best and most versatile agricultural land (Grades 1,2 and 3a)?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9
3	Is the site (or parts of the site) protected by landscape, ecological or cultural designations?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1, 5, 8
4	Would development of the site lead to the loss of an important habitat, priority species or lead to fragmentation of green corridor?							1
5	Does the site constitute Brownfield land?							
6	Does the site have any value as an open space or recreational importance?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2, 8
7	Does the current/previous use of the site suggest that there is a potential risk of contaminated land?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9
8	Would development of the site lead to a loss of trees and/or hedgerows?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1
9	Would development of the site present an opportunity to remove an eyesore?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5, 8
10	LANDMAP Evaluation: <ul style="list-style-type: none"> <li>• Visual and Sensory:</li> <li>• Geological:</li> <li>• Landscape Habitats:</li> <li>• Historical:</li> <li>• Cultural:</li> </ul>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4, 5

Accessibility and Ease of Movement								
11	Is the site located within walking distance of a public transport terminal/ bus stop? (Please specify distance and whether it is steep/obstructed route)		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10
12	Is the site accessible from a public highway?							10

Issue	Details/ Comments	Suitability of Site					*Relevant SA Objective
13	Is the nearby highway system (including junctions) of sufficient quality to deal with potential development on the site?						6, 7, 10
14	Please state the distance to the nearest community service/facility: <ul style="list-style-type: none"> <li>• Post Office</li> <li>• Convenience Store</li> <li>• Primary or Secondary School</li> <li>• Supermarket</li> <li>• Surgery</li> <li>• Pharmacy</li> <li>• Dentist</li> <li>• Play Area</li> <li>• Other (please state)</li> </ul>						2, 4, 6, 7
15	Please state the distance to the nearest utility connection: <ul style="list-style-type: none"> <li>• Electricity</li> <li>• Gas</li> <li>• Water</li> <li>• Sewerage</li> <li>• Telecommunications</li> </ul>						6, 7
<b>Site Context and Character</b>							
16	Do the topographical characteristics of the site present an obstacle to development?						8
17	Would development on the site have an adverse impact upon important views/vistas?						5, 8
18	Would development of the site have a detrimental impact on the character of the settlement?						8
19	Would there be any adverse impact arising from						2, 6, 7, 9

Issue		Details/ Comments	Suitability of Site					*Relevant SA Objective
potentially conflicting land uses?								
<b>Relationship with Existing Settlements</b>								
20	Is the site located within the built form of a settlement or does it constitute a minor extension to a settlement?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2, 3
<b>Conclusion</b>								
21	Additional Comments and Recommendations							

\* The Draft SA Framework of Objectives can be found in Appendix 5. Consultation on the SA Scoping Report for the JLDP is currently ongoing. The closing date for comments is 08-09-11.

Draft SA Framework Objective	Objective Achieved (Y/N/?)	Comments
1. Maintain and enhance biodiversity interests and connectivity (SEA Topics: biodiversity, fauna, flora, soil)		
2. Promote community viability, cohesion, health and well being (SEA Topics: human health, population)		
3. Manage and reduce the impacts of climate change by promoting and supporting mitigation and adaptation measures (SEA Topics: climatic factors, air)		
4. Conserve, promote and enhance the Welsh language (SEA Topic: cultural heritage)		
5. Conserve, promote and enhance cultural resources and historic heritage assets (SEA Topic: cultural heritage)		
6. Support economic growth and facilitate a vibrant, diversified economy providing local employment opportunities (SEA Topic: Population)		



Draft SA Framework Objective	Objective Achieved (Y/N/?)	Comments
7. Provide good quality housing, including affordable housing that meets local needs (SEA Topic: population, human health)		
8. Value, conserve and enhance the plan area's rural landscapes and urban townscapes (SEA Topics: landscape)		
9. Use land and mineral assets efficiently and promote mechanisms for waste minimisation, re-use and recycling (SEA Topic: material assets, soil)		
10. Promote and enhance good transport links to support the community and the economy (SEA Topic: population, human health)		
11. Safeguard water quality, manage water resources sustainability and minimise flood risk (SEA Topic: water, biodiversity)		

### Appendix 5

### Candidate Site Assessment –Assessment Guidance Notes


Question		Assessment					Commentary
1	Is there a risk of flooding?	No known risk of flooding and surface water flooding and possible link to surface water run off to adjoining watercourse	No known risk of flooding but limited risk of surface water flooding and possible to link surface water to adjoining watercourse	Site some distance from watercourse for surface water run off	Site immediately adjacent to flood risk area or known surface water flooding	Site within area of known flood risk	<ul style="list-style-type: none"> <li>Based on EA Areas of Flood Risk map and TAN15 DAM Maps</li> </ul>

2	Would development of the site lead to a loss of agricultural land?	-	-	Not Agricultural Land	Loss of Agricultural Land	Loss of Best and Most Versatile Land	<ul style="list-style-type: none"> <li>Based on Agricultural Classification Map</li> <li>Consultation with WG Agricultural Division may be required</li> </ul>
3	Is the site (or parts of the site) protected by landscape, ecological or cultural designations?	-	-	No Designation	Local Designation	International or National Designation	<ul style="list-style-type: none"> <li>Based on existing information held in development plans, CCW website</li> <li>Consultation with Biodiversity Units</li> </ul>
4	Would development of the site lead to the loss of an important habitat or lead to fragmentation of green corridor?	-	-	No loss of habitat of fragmentation of green corridor	Development would impact on part of an important habitat. Fragmentation of green corridor could be mitigated	Development would impact on the whole of the important habitat. Fragmentation of green corridor could not be	<ul style="list-style-type: none"> <li>Consult with Biodiversity Sections</li> </ul>

Question	Assessment						Commentary
						mitigated	
5	Does the site constitute Brownfield land?	Brownfield	Mixed site – part Brownfield	Greenfield within settlement	Greenfield adjoining settlement	Greenfield in the open countryside	<ul style="list-style-type: none"> <li>Consult with Biodiversity Sections</li> </ul>

6	Does the site have any value as an open space or recreational importance?	-	-	Site has no recreational or open space value	Impact upon locally important open space which has not been allocated in existing development plan framework	Impact upon allocation in existing development plan framework	<ul style="list-style-type: none"> <li>Gwynedd – UDP (2009)</li> <li>Anglesey – Local Plan (1996), Stopped UDP (2005)</li> </ul>
7	Does the current/previous use of the site suggest that there is a potential risk of contamination?	-	-	No contamination	Mild contamination that can be overcome	Major contamination that can only be overcome with major economic input	<ul style="list-style-type: none"> <li>Consultation with Contaminated Land Officer</li> </ul>
8	Would development of the site lead to a loss of trees and/or hedgerows?	-	-	No loss of trees and/or hedgerows	Limited loss of trees/hedgerows	Removal of all trees/hedgerows	<ul style="list-style-type: none"> <li>Consult with Landscape/Tree officers</li> </ul>
9	Would development of the site present an opportunity to remove an eyesore?	A prominent eyesore which impacts upon the built environment and other possible regeneration proposals	Not prominent and does not seem to impact upon regeneration proposals	No eyesore	-	-	
10	LANDMAP Evaluation	Low	Moderate	-	High	Outstanding	<ul style="list-style-type: none"> <li>Based on CCW LANDMAP database</li> </ul>
11	Is the site located within walking distance of a public transport terminal?	Under 400m	401m to 800m	801 to 1000m	1001 to 3000m	3001m+	<ul style="list-style-type: none"> <li>Distance to nearest bus stop and/or train station along footpaths and roads not as the</li> </ul>

Question		Assessment					Commentary
							<ul style="list-style-type: none"> <li>crow flies</li> <li>Based on guidelines from IHT</li> </ul>
12	Is the site accessible from a public highway?	Direct access to main road network with more than adequate visibility splays. PRow from site to community facilities	Very minor obstacles capable of being overcome	-	Major obstacles unlikely to be overcome	Site landlocked, evidence of a ransom strip, on a sharp corner poor highway network, some distance from main highway network, access through existing estate	<ul style="list-style-type: none"> <li>Consult with Highways dept</li> </ul>
13	Is the nearby highway system (including junctions) of sufficient quality to deal with potential development on the site?	-	-	-	Substandard highway system which could be improved	Substandard highway system which could only be improved with major economic input	<ul style="list-style-type: none"> <li>Consult with Highways dept</li> </ul>
14	Is the site located within walking distance of a range of community services?	Under 200m (400m for schools)	201m to 400m (401m to 800m for schools)	401m to 800m (801m to 1200m for schools)	801m to 1000m (1201 to 1500m for schools)	1001m+ (1501m+ for schools)	<ul style="list-style-type: none"> <li>Distances based upon standards by IHT</li> </ul>
15	Please state the distance to the nearest utility connection	100m or less	101m to 200m	201m to 300m	301m to 400m	401m+	
16	Do the topographical characteristics of the site present an obstacle to development?	Vast majority of site is level with no rocky outcrops	—————→			Site major obstacles to development including steep incline and rocky outcrops	
17	Would development on the site have an impact upon important views/vistas?	-	-	No impact	Level of impact minor	Prominent site from a distance, impact upon Conservation Area and/or listed building	

Question		Assessment					Commentary
18	Would development of the site have a detrimental impact on the character of the settlement?	-	-	No impact	Minor impact	Major impact	
19	Would there be any adverse impact arising from potentially conflicting land uses?	-	-	No conflicting land uses	Conflicting land uses	Bad Neighbour land use	
20	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Whole site clearly within settlement	Site immediately adjoining settlement – minor extension with clear rounding off of settlement	Minor extension	 Distance form settlement		
21	Additional comments and recommendations	General Comments regarding site suitability					

After it is adopted the Plan will set out a development strategy and policies to guide the development and use of land in the Plan area until 2026. The statutory consultation on the Deposit Plan includes the opportunity to delete sites, suggest different sites or changes to boundaries to those included in the Deposit Plan. These 'alternative sites' will be subject to a separate consultation as soon as possible after the consultation about the Deposit Plan. An independent Planning Inspector will eventually decide whether they are included in the final Plan. To enable the appointed Inspector to consider your alternative site(s) you must provide all the necessary information and material (including a Sustainability Appraisal incorporating Strategic Environmental Assessment).

An 'alternative site' can be any piece of land which has not been included within the Deposit Plan either as an allocation or within a settlement boundary, which you wish to see considered as an alternative to sites allocated in the Plan. This can include either land previously assessed by the Councils as a Candidate Site or suggesting a different use for a site that has been allocated in the Deposit Plan. It can also include a site allocated in the Deposit Plan which you wish to see deleted or amended.

The Councils will publicise site allocation representations on an 'Alternative Sites Register' to provide an opportunity for comment by environmental consultation bodies, stakeholders and the public on the site(s) and all accompanying information (including the Sustainability Appraisal incorporating Strategic Environmental Assessment).

#### **How do I submit an alternative site?**

- You must submit your 'alternative site' as part of an objection to the Plan using the online consultation portal or the Deposit Plan Response Form (available from each Council's website from the 16 February 2015, or by contacting the Joint Planning Policy Unit – details below).
- You must submit any 'alternative site' representation during the Deposit Plan consultation period (16 February to 5pm 31 March 2015).
- You must submit a plan of the site you wish to be considered with your online representation or attach it to your Response Form. This must be an Ordnance Survey type map, of minimum scale 1:2500, outlining the land for consideration in RED. If it is a new site, points of access should be clearly marked.
- If it is a new site or an alternative use to an allocated site, you must demonstrate in your submission that the site accords with the Plan's strategy and that the Plan would be sound if the site is included in the final Plan.
- You must test the sustainability effects of new sites. This is called Sustainability Appraisal (SA) and incorporates Strategic Environmental Assessment (see below for more information).
- If you wish to delete a site allocated in the Deposit Plan or amend its boundaries, you must demonstrate in your submission how its inclusion makes the Plan unsound, referring to the Plan's strategy, the Sustainability Appraisal, the Sites Assessment Report (Topic Paper 1A) or any other Topic Paper, as appropriate.
- You must include sufficient information with your submission for the Council to carry out a Habitats Regulations Appraisal if inclusion of the alternative site in the Plan is likely to change the Plan significantly. If necessary, Habitats Regulations Appraisal will be carried out by the Council to ensure no significant effects on any European site of nature conservation importance (see below for more information).

### What is a Sustainability Appraisal?

Sustainability Appraisal is a process that considers the likely social, economic and environmental impacts of a proposal, including alternative development sites, against local sustainability objectives. The Councils' Sustainability Appraisal incorporates the regulatory requirements of the Strategic Environmental Assessment. The Sustainability Appraisal should include evidence regarding:

- The site's compatibility with the Plan's strategy;
- Any substantial physical, ecological, environmental and geological constraints to development of the site and the potential for mitigation measures to overcome or reduce these;
- The sustainability of the site in relation to availability and accessibility of infrastructure, community facilities and services, public transport and the use of brownfield land.

The alternative site may have already been assessed as part of the Council's earlier assessment of sites (see the Deposit Plan SA Report; and the Site Assessment Report). You may object to the outcome of the Council's assessment and seek to have that site included or have the site excluded.

Alternative site representations will be dealt with at the Examination as objections to the soundness of the Plan. It is essential for you to demonstrate why you do not consider the Council's assessment to be sound (i.e. based on good evidence).

### How do I undertake a Sustainability Appraisal (SA)?

It is important that your assessment of the site is consistent with the Councils' candidate site assessment methodology, set out in Topic Paper 1 (2013) and Topic Paper 1A (2015), and Sustainability Appraisal methodology, set out in the Deposit SA Report. Please note also that the Welsh Language Impact Assessment has informed the conclusions of the Sustainability Appraisal.

All assessments should be undertaken using the Sustainability Objectives established in the SA Scoping Report and used in the Deposit SA Report. These objectives are listed below in Appendix 1. The full SA report is available in public local libraries in Gwynedd and Anglesey, Siop Gwynedd in Caernarfon, Dolgellau and Pwllheli and the Planning Service's Reception, Rôvacabin, Llangefni. The report and the Welsh Language Impact Assessment report are available on each Council's website: [www.gwynedd.gov.uk/ldp](http://www.gwynedd.gov.uk/ldp) or [www.anglesey.gov.uk/ldp](http://www.anglesey.gov.uk/ldp). This paper details the sustainability baseline, issues and objectives which you may find useful in undertaking your assessment. If a new or alternative site has not been subject to Sustainability Appraisal it is unlikely that the Inspector will be able to recommend its inclusion in the Plan. In the absence of essential evidence the Inspector would be unable to conclude that the Plan would be sound with that change.

### What information is needed for the Habitats Regulations Appraisal?

If your development proposal for the new or alternative site is likely to cause the Plan to change significantly and may have a likely significant effect on any European site of nature conservation importance you will need to ensure that sufficient information is provided for the Council to

undertake a Habitats Regulations Appraisal. This includes detailed information on the site's physical, environmental and geological condition and the proposed use of the site. Much of this information would be included in the environmental information provided with your Sustainability Appraisal of your site. European nature conservation sites are identified on the Deposit Plan Constraints Maps. Natural Resources Wales can provide more information on specific European sites of nature conservation importance (see web link below).

#### Where can I find more information on how to prepare the necessary appraisals?

For more information on undertaking your appraisal the following websites may be of assistance:

CCW Guidance on Strategic Environmental Assessment (SEA): <http://www.ccw.gov.uk/landscape-wildlife/managing-land-and-sea/environmental-assessment/strategic-environmental-assess.aspx?lang=en>

NRW information on European sites:

<http://naturalresourceswales.gov.uk/conservation-biodiversity-and-wildlife/european-protectedspecies/information-on-european-protected-species/?lang=en>

SEA Directive:

<http://www.opsi.gov.uk/legislation/wales/wsi2004/20041656e.htm>

DCLG Guidance on SEA:

<http://www.communities.gov.uk/publications/planningandbuilding/practicalguidesea>

Welsh Government Technical Advice Note 5: Nature Conservation and Planning (see Annex 6 – Habitats Regulations Appraisal of Plans, page 75):

<http://wales.gov.uk/topics/planning/policy/tans/tan5/?lang=en>

Welsh Government Technical Advice Note 20: Planning and the Welsh Language

<http://wales.gov.uk/topics/planning/policy/tans/planning-and-the-welsh-language/?lang=en>

Welsh Government Practice guidance on planning and the Welsh language

<http://wales.gov.uk/topics/planning/policy/guidanceandleaflets/8855237/?lang=en>

The Anglesey and Gwynedd Deposit Joint Local Development Plan is available to view at the Joint Planning Policy Unit's offices, 1<sup>st</sup> Floor Bangor City Council Offices, Ffordd Gwynedd, Bangor, in Anglesey and Gwynedd public libraries, the Planning Service Reception, Rovacabin, Llangefni and Siop Gwynedd in Caernarfon, Dolgellau and Pwllheli and on the Councils' websites, with copies available on CD on request.

Further information on the Deposit Plan and this process is available on the Council website [www.gwynedd.gov.uk/ldp](http://www.gwynedd.gov.uk/ldp) or [www.anglesey.gov.uk/ldp](http://www.anglesey.gov.uk/ldp) or from:

The Joint Planning Policy Unit.

1<sup>st</sup> Floor Bangor City Council Offices,

Ffordd Gwynedd,

Bangor LL57 1DT

Email: [planningpolicy@gwynedd.gov.uk](mailto:planningpolicy@gwynedd.gov.uk)

Telephone: 01766 771000 or 01286 685003

Website: [www.gwynedd.gov.uk/ldp](http://www.gwynedd.gov.uk/ldp) or [www.anglesey.gov.uk/ldp](http://www.anglesey.gov.uk/ldp)

## Appendix 1: Sustainability Appraisal Objectives

1. Maintain and enhance biodiversity interests and connectivity

(SEA Topics: biodiversity, fauna, flora, soil)

7. Provide good quality housing, including affordable housing that meets local needs

(SEA Topic: population, human health)



- 2. Promote community viability, cohesion, health and well being  
(SEA Topics: human health, population)
- 3. Manage and reduce the impacts of climate change by promoting and supporting mitigation and adaptation measures  
(SEA Topics: climatic factors, air)
- 4. Conserve, promote and enhance the Welsh language  
(SEA Topic: cultural heritage)
- 5. Conserve, promote and enhance cultural resources and historic heritage assets  
(SEA Topic: cultural heritage)
- 6. Support economic growth and facilitate a vibrant, diversified economy providing local employment opportunities  
(SEA Topic: Population)
- 8. Value, conserve and enhance the plan area’s rural landscapes and urban townscapes  
(SEA Topics: landscape)
- 9. Use land and mineral assets efficiently and promote mechanisms for waste minimisation, re-use and recycling  
(SEA Topic: material assets, soil)
- 10. Promote and enhance good transport links to support the community and the economy  
(SEA Topic: population, human health)
- 11. Safeguard water quality, manage water resources sustainability and minimise flood risk  
(SEA Topic: water, biodiversity)

## Appendix 2: Example Sustainability Appraisal Matrix

The matrix below was used to assess the allocated sites within the LDP Deposit. The following symbols in the key (shown below) are inserted in the ‘Assessment’ column. The symbols in this column indicate whether the site contributes to meeting the SA Objective positively; is compatible with the SA Objective; whether the site has a neutral impact on the SA Objective; or whether the site is an obstacle to meeting the SA Objective. The ‘Summary’ column needs to provide a commentary of the assessment.

### Key

	Development actively encouraged as it would resolve an existing sustainability problem	+/-	Potential sustainability issues; mitigation and / or negotiation possible
+	No sustainability constraints and development acceptable	-	Problematical and improbable because of known sustainability issues; mitigation or negotiation difficult and / or expensive
	Neutral		Absolute sustainability constraints
?	Unknown/uncertain effect		

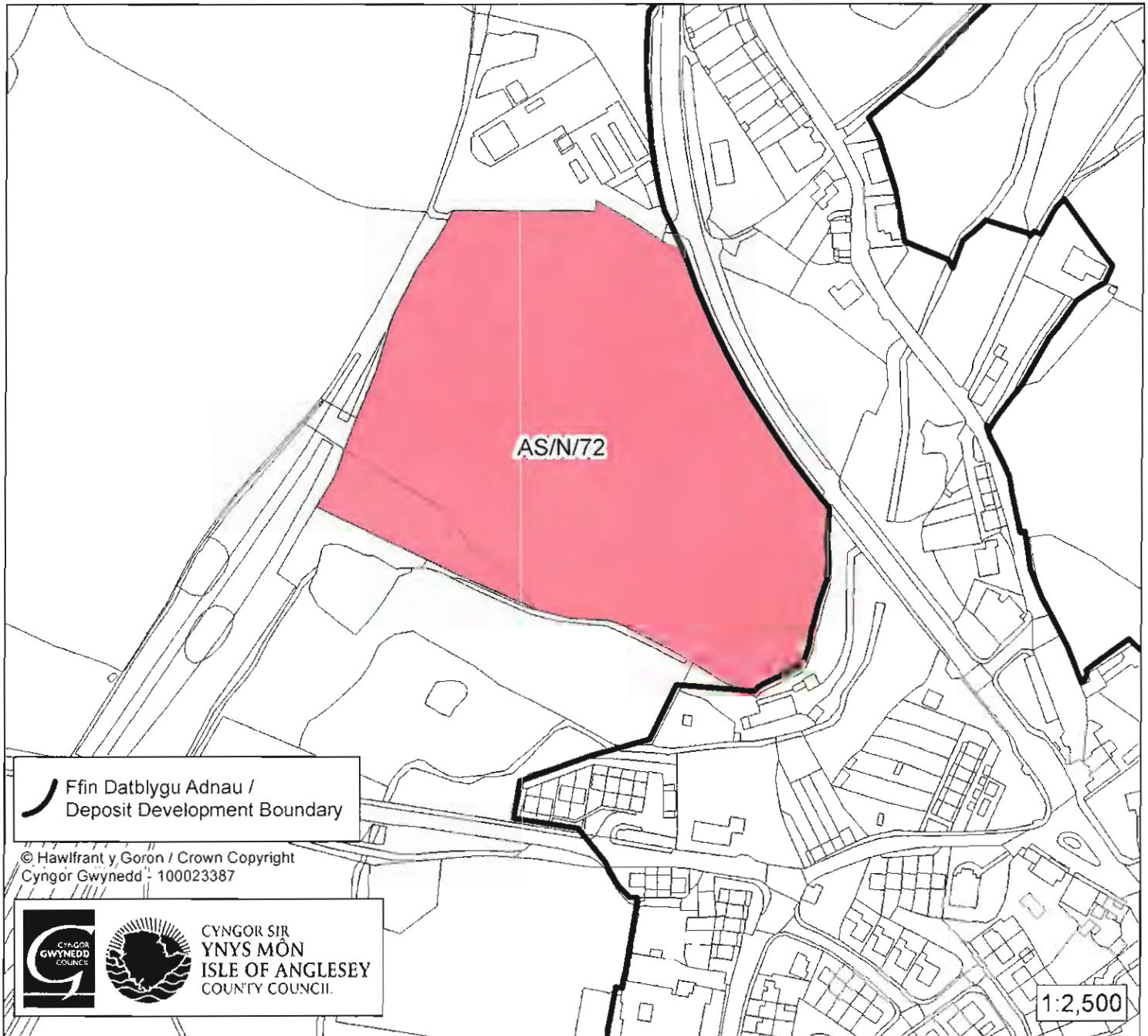
## Sustainability Appraisal Matrix

Site Name: Pentraeth Nursery		
Site Area: 0.67ha		
SA Objective	Assessment	Summary
1. Maintain and enhance biodiversity interests and connectivity ( <i>SEA Topics: biodiversity, fauna, flora, soil</i> )	+	The development of this site will not lead to the loss of an important habitat, protected species, trees and hedgerows or lead to fragmentation of green corridor and there are potential opportunities to enhance biodiversity.
2. Promote community viability, cohesion, health and well being ( <i>SEA Topics: human health, population</i> )	++	The site is well within all the distance thresholds to community services and facilities.
3. Manage and reduce the impacts of climate change by promoting and supporting mitigation and adaptation measures ( <i>SEA Topics: climatic factors, air</i> )	++	Development has the potential to significantly reduce levels of traffic in an area that is experiencing congestion.
4. Conserve, promote and enhance the Welsh language ( <i>SEA Topic: cultural heritage</i> )	0	All site options are considered to have a neutral effect against this SA Objective.
5. Conserve, promote and enhance cultural resources and historic heritage assets ( <i>SEA Topic: cultural heritage</i> )	0	Development will have a neutral effect as there are no heritage assess within the influence of proposed development.
6. Support economic growth and facilitate a vibrant, diversified economy providing local employment opportunities ( <i>SEA Topic: Population</i> )	0	Only residential development is being proposed. However housing developers are important economic drivers within the rural economy as they generate growth and jobs by providing work to help people out of poverty.
7. Provide good quality housing, including affordable housing that meets local needs ( <i>SEA Topic: population, human health</i> )	++	Predominantly residential development being proposed. Potential for a major positive effect against this SA Objective.
8. Value, conserve and enhance the plan area's rural landscapes and urban townscapes ( <i>SEA Topics: landscape</i> )	+	Development would regenerate brownfield land that is currently having a minor negative effect on the landscape/townscape
9. Use land and mineral assets efficiently and promote mechanisms for waste minimisation, re-use and recycling ( <i>SEA Topic: material assets, soil</i> )	++	The site is entirely brownfield land. Potential for a major positive effect against this SA Objective.

10. Promote and enhance good transport links to support the community and the economy ( <i>SEA Topic: population, human health</i> )	++	The site meets the majority of thresholds for distance to sustainable modes of transport and is of a distance to the main service centres and areas of employment that development is likely to reduce the need to travel.
11. Safeguard water quality, manage water resources sustainability and minimise flood risk ( <i>SEA Topic: water, biodiversity</i> )	0	The site is not within a flood risk area and not within a groundwater or surface water protection area.

**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/72

Enw'r Safle / Site Name: Tir yn / Land at Glanrafon

Lleoliad / Location: Pentraeth

Cyngor Cymuned / Community Council: Pentraeth

Maint (ha) / Size (ha): 3.1

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

NS/17/2

		<p><i>For office use only:</i></p> <p>Representor No.</p> <p>Date received: 31/3/15</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 J Wood	Cadnant Planning Ltd
Address		[REDACTED]
Postcode		
Telephone Number		
Email address		

### 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 (please specify)	TA115, PS15
Paragraph number (please specify)	
Proposals/ Inset Map (please specify ref no.)	16
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.**

Pentraeth has been categorised as a Local Service Centre under Policy TA115 in the Anglesey and Gwynedd Deposit Joint Local Development Plan 2011-2026. The function of Local Service Centres is identified as follows “These are recognized as centres for facilities and services meeting the need of their own populations and their direct catchment areas. They have some employment and retail opportunities and very good links with either an Urban Service Centre or the Sub-Regional Centre, whichever is nearest.”

It is identified within Strategic Policy PS15: Settlement Strategy that  
 “At least 20% of the Plan’s Growth located within:  
 (iii) Local Service Centres – This will be through commitments and new allocations including allocating key housing sites (open market housing with a proportion of affordable provision). In addition windfall sites within the development boundary can be permitted.”

However, no land has been allocated within the Local Service Centre of Pentraeth for housing. In addition no new land has been allocated for housing in the eastern side of Anglesey. It is considered that there is an over-reliance on windfall sites within the Local Development Plan. Land should be allocated for housing to accommodate the identified housing need. It is not considered that there is sufficient landbank within the development boundary of Pentraeth to accommodate the identified housing need.

We wish to propose a site at Glanrafon to be included within the development boundary of Pentraeth for allocation of housing and full details are included within the attached Candidate Site assessment methodology and the Sustainability Appraisal framework. An indicative masterplan is also submitted to show how the site could be comprehensively developed over the plan period, delivering benefits through integrated delivery of housing and public open space.

At various stages of the preparation of the Anglesey UDP significant housing growth was proposed for Pentraeth. The site that forms the subject of this submission can provide the housing land that Pentraeth will need over the LDP period and is readily available.

*Please use additional sheet if necessary.  
 Please state how many additional sheets have been used...2*

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

Pentraeth has been categorised as a Local Service Centre under Policy TAI15. It is identified within Strategic Policy PS15 that at least 20% of the Plan's Growth located within Local Service Centres. However, no land has been allocated within Pentraeth for housing. It is considered that there is an over-reliance on windfall sites within the Local Development Plan. It is not considered that there is sufficient landbank within the development boundary to accommodate the identified housing need. Therefore, we wish to propose a site at Glanrafon to be included within the development boundary for Pentraeth for allocation of housing.

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

We wish to seek the following changes:

1. Land should be allocated within the Local Service Centre of Pentraeth for housing to accommodate the identified housing need to ensure that the level of housing is maintained over the plan period.
2. Our site at Glanrafon should be included within the development boundary of Pentraeth and allocated for housing.

**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.	<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.**


We wish to test the Council's reasoning for the lack of allocation for housing within Pentraeth and the lack of inclusion of land at Glanrafon 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	<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:**

The continuation of section 2c
Location Plan
Candidate Site assessment methodology
Sustainability Appraisal framework

<b>Signed:</b> 	<b>Dated:</b> 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**

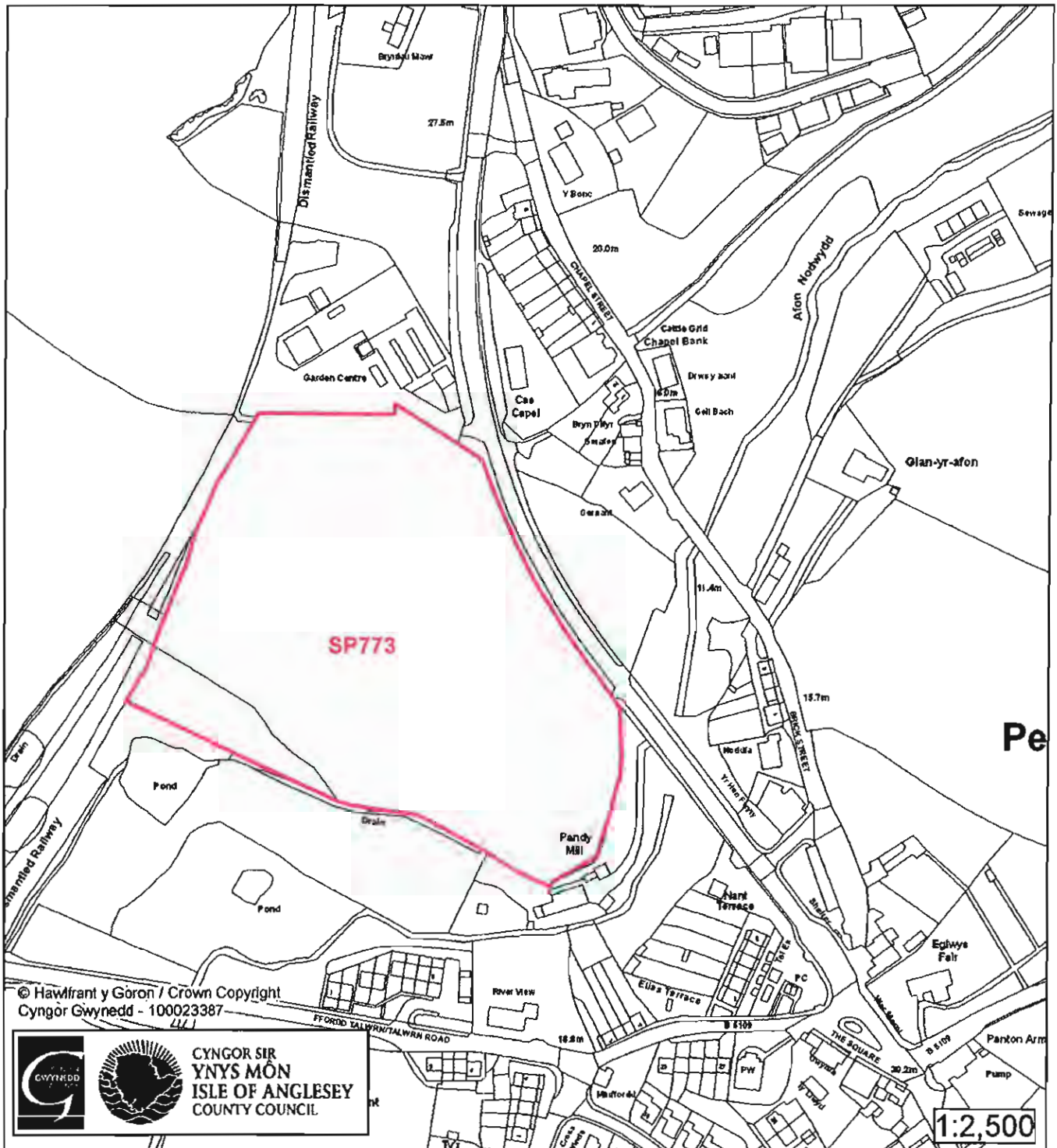
## Test of Soundness

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.

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



Cyfeirnod/ Reference	: <b>SP773</b>
Enw'r Safle / Site Name	: <b>Tir yn / Land at Glanrafon</b>
Lleoliad / Location	: <b>Pentraeth</b>
Cyfeirnod Grid / Grid Reference	: <b>521 786</b>
Maint (ha) / Size (ha)	: <b>3.15</b>
Defnydd â Awgrymir / Suggested Use	: <b>Tai / Housing</b>

## Indicative Masterplan



### Indicative Schedule of Accommodation

#### Phase One

Mix of 16 detached 3 and 4 bedroom family homes and 8 semi-detached 2 and 3 bedroom houses all with off-street parking.

#### Phase Two

Mix of 2 detached 3 and 4 bedroom family homes and 20 semi-detached 2 and 3 bedroom houses all with off-street parking.

#### Phase Three

8 semi-detached 2 and 3 bedroom houses all with off-street parking.

**Total of 54 properties.**

#### Site layout includes: -

New Vehicular access to highway.

New estate road to serve Phases One, Two & Three.

Existing power cables buried below ground.

Landscape infrastructure based on buried power cable easements.

Pedestrian routes within site established.

Public open space identified.

**Date:** 19<sup>th</sup> March 2015  
**Our** RMD/2015.000  
**Ref:**

## Anglesey and Gwynedd Deposit Joint Local Development Plan 2011-2026

### Representations on Behalf of John Wood Property Plc, Land at Glanrafon, Pentraeth

#### Introduction

With reference to the Anglesey and Gwynedd Joint Deposit Local Development Plan we would be grateful if you could register the site shown edged red on the enclosed plan as part of your Candidate Site Register for the allocation of housing.

At various stages of the preparation of the Anglesey UDP significant housing growth was proposed for Pentraeth. The site that forms the subject of this submission can provide the housing land that Pentraeth will need over the LDP period and is readily available.

The site does not lie within an area designated as an Area of Outstanding Natural Beauty but land to the east of the site, opposite the A5025 local highway which runs through Pentraeth lies within the designated area.

The site is adjoined by agricultural land to the east of the site with mature trees on land adjoining the southern boundary of the site. The A5025 local highway runs along the eastern boundary of the site through the settlement of Pentraeth. Residential properties are located on land to the south eastern corner of the site. Overall the site contains fairly flat land which slopes slightly in a south-eastern

direction. Although the site is elevated and prominent from the adjoining highway it is not considered that developing this land for housing would be visually intrusive on the wider landscape.

The parcel of land is currently grazing land but does not form part of an extensive holding. It is located to the west of the adjoining highway within a central location in Pentraeth where traffic speeds are controlled with the whole site within the restricted 30mph speed limit. The site lies within an established residential area with open countryside to the west.

The site is not liable to flooding and its development is not restricted by other physical or infrastructure constraints.

The settlement of Pentraeth is located within the south-east of the Isle of Anglesey and has good transportation links to other towns and centres including Llanfairpwll, Llangefni and Benllech and further centres such as the sub-regional centre of Bangor in Gwynedd and Amlwch in the north of Anglesey. The site is accessible by all modes of transport including public transport with a well served bus route running through the centre of the village and passing immediately adjacent to the front of the site providing services every half-hour between Amlwch, Menai Bridge and Bangor. Regular services are also available to Llangefni.

The site is within walking distance to a range of community facilities and services available in Pentraeth including a primary school, play area, convenience store and garage, Post Office and public house. This would ensure that future residents would have convenient access to local facilities and services by means other than the private car conforming with national planning policy guidance which states that development should be located within sustainable and accessible locations.

Pentraeth is accessible from a northern and southern direction via the A2025 local highway which provides a link to the nearby centres of Llanfairpwll to the south and

Benllech and Amlwch to the north. Pentraeth is also accessible from a western direction providing a link between the town and the nearby market town of Llangefni. All centres offer a range of leisure, retail and community facilities and secondary schools served by school bus links from the town. Amlwch and Llangefni also provide extensive employment opportunities.

Allocating the land in question for housing would contribute towards providing the ongoing housing needed to sustain the town of Pentraeth and also in a location close to other recognised centres on the island. Allocating the site for future housing development is considered to be deliverable and marketable over the first 5 years of the plan due to the accessible and sustainable location of the town along the A5025 transport corridor along the eastern coast of the island.

It is envisaged that if the site was allocated for housing the development, the site could accommodate mixed type dwellings, providing a phased development to allow the town to grow sustainably.

The site is in single ownership and there are no land ownership constraints that would hinder the development of this land during the first 5 years of the LDP period.

### **Means of access**

Means of access to the site could be provided by one main access located along the western boundary of the site from the A5025 local highway which runs through the town. The creation of the new access will be to Highways standards and adequate visibility can be achieved in both directions in excess of 120 m providing a safe and adequate means of accessing the site.

### **Services and Means of drainage**

It is envisaged that the means of disposal of foul drainage for the site would be through connection to a public sewer located nearby. There are no capacity constraints on the public foul sewerage network in Pentraeth. Surface water will be disposed of separately using a SUDS system. As indicated above there are no known flood risk issues or issues relating to surface water run off from the site causing flooding to adjoining properties.

There are no insurmountable infrastructure problems which would hinder the deliverability of the site with no known constraints on the provision of mains water or electricity.

### **Planning Policy Position**

#### **- Planning Policy Wales (Edition 7, 2014)**

Planning Policy Wales advises that development and use of land should embody sustainability principles and that, in planning for housing proposals should benefit the rural economy and local communities while maintaining and enhancing the environment. It is within this context that the proposal to allocate the land in question for housing purposes should be considered as part of the JLDP process.

The Assembly Government's vision for housing is for everyone in Wales to have the opportunity to live in good quality affordable housing. Paragraph 9.1.2 promotes the development of sustainable residential environments and notes that Local Planning Authorities should make appropriate provision for affordable housing and should promote:

- *'mixed tenure communities;*



- *development that is easily accessible by public transport, cycling and walking, although in rural areas required development might not be able to achieve all accessibility criteria in all circumstances;*
- *mixed use development so communities have good access to employment, retail and other services;*
- *attractive landscapes around dwellings, with usable open space and regard for biodiversity, nature conservation and flood risk;*
- *greater emphasis on quality, good design and the creation of places to live that are safe and attractive;*
- *the most efficient use of land;*
- *well designed living environments, where appropriate at increased densities;*
- *construction of housing with low environmental impact by using nationally prescribed sustainable building standards (see Section 4.11); reducing the carbon emissions generated by maximising energy efficiency and minimising the use of energy from fossil fuel sources, using local renewable and low carbon energy sources where appropriate; and*
- *'barrier free' housing developments, for example built to Lifetime Homes standards'*

The proposed development to provide housing including open market and affordable housing on land at Glanrafon Farm in the centre of Pentraeth complies with the guidance provided within paragraph 9.1.2 of the PPW.

Paragraph 9.2.8 of PPW provides advice on identifying sites to be allocated for housing and states that;

*'In identifying sites to be allocated for housing in development plans, local planning authorities should follow a search sequence, starting with the re-use of previously developed land and buildings within settlements, then settlement extensions and then new development around settlements with good public transport links'.*

Paragraph 9.2.9 then states that Local planning authorities should consider the following **criteria in deciding which sites to allocate for housing** in their development plans:

- *the availability of previously developed sites and empty or underused buildings and their suitability for housing use;*
- *the location of potential development sites and their accessibility to jobs, shops and services by modes other than the car, and the potential for improving such accessibility;*
- *the capacity of existing and potential infrastructure, including public transport, water and sewerage, other utilities and social infrastructure (such as schools and hospitals), to absorb further development, and the cost of adding further infrastructure;*
- *the scope to build sustainable communities to support new physical and social infrastructure, including consideration of the effect on the Welsh language (see Section 4.12), and to provide sufficient demand to sustain appropriate local services and facilities;*
- *the physical and environmental constraints on development of land, including, for example, the level of contamination, stability and flood risk, taking into account the possible increase of such risk as a result of climate change and the location of fragile habitats and species, archaeological and historic sites and landscapes*
- *the compatibility of housing with neighbouring established land uses which might be adversely affected by encroaching residential development; and*
- *the potential to reduce carbon emissions through co-location with other use*

In assessing the site against the above criteria it is clear from this initial submission that the site conforms with the policy criteria set out within Planning Policy Wales. As such we believe that the development boundary of Pentraeth can be extended to include this Candidate Site as a site which is suitable for a modest scale of housing without detriment to the character and appearance of the area without over stretching the existing infrastructure of the settlement.

The amendment to the development boundary proposed would offer both a sustainable and deliverable solution to the housing needs of the village. The site is in a location which positively relates to adjoining developed areas and uses existing physical features to redefine the development boundary in a more appropriate and effective way.

Due to the existing land uses adjoining the northern and southern boundaries of the site, it is our considered opinion that this candidate site can be promoted without detriment to the character or appearance of the nearby AONB located to the east of the A5025 local highway and will meet the housing needs of the local community.

## Conclusion

The parcel of land in question should be considered as a logical and sustainable site to help deliver housing in the sustainable settlement of Pentraeth over the period of the JLDP. It can provide quality housing within an attractive and deliverable location. The site is located within a central location within the town being within walking distance of wide range of local and community facilities, with established housing located to the north and south and also on land to the east of the site the opposite side of the A5025 highway which runs through the town. This highway is the key public transport route serving the town making the site accessible by modes other than the private car.

Pentraeth is located within close proximity to the market town of Llangefni, Menai Bridge, Llanfairpwll and Benllech which offer further community, leisure, retail facilities and a range of employment opportunities. Pentraeth is considered to be a sustainable settlement and this is reflected by the fact that previous housing allocations in the current Development Plan and Stopped UDP have been taken up. Continuing this sustainable growth in the town over the JLDP period would help ensure that the JLDP housing and growth strategy would be sound, deliverable and consistent with national planning policy.

The site therefore clearly conforms to national planning policy which states that new developments should be located in accessible and sustainable locations.

Finally, the site is available, has no infrastructure or ownership constraints and can deliver the housing proposed during the first five years of the LDP.

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

The site does not lie within an area designated as an Area of Outstanding Natural Beauty but land to the east of the site, opposite the A5025 local highway which runs through Pentraeth lies within the designated area.

The site is adjoined by agricultural land to the east of the site with mature trees on land adjoining the southern boundary of the site. The A5025 local highway runs along the eastern boundary of the site through the settlement of Pentraeth. Residential properties are located on land to the south eastern corner of the site. Overall the site contains fairly flat land which slopes slightly in a south-eastern direction. Although the site is elevated and prominent from the adjoining highway it is not considered that developing this land for housing would be visually intrusive on the wider landscape.

The parcel of land is currently grazing land but does not form part of an extensive holding. It is located to the west of the adjoining highway within a central location in Pentraeth where traffic speeds are controlled with the whole site within the restricted 30mph speed limit. The site lies within an established residential area with open countryside to the west.

The site is not liable to flooding and its development is not restricted by other physical or infrastructure constraints.

The settlement of Pentraeth is located within the south-east of the Isle of Anglesey and has good transportation links to other towns and centres including Llanfairpwll, Llangefni and Benllech and further centres such as the sub-regional centre of Bangor in Gwynedd and Amlwch in the north of Anglesey. The site is accessible by all modes of transport including public transport with a well served bus route running through the centre of the village and passing immediately adjacent to the front of the site.

The development is easily accessible to the public transport services as a bus service is available every half-hour between Amlwch, Menai Bridge and Bangor. Regular services are also available to Llangefni.

The site is within walking distance to a range of community facilities and services available in Pentraeth including a primary school, play area, convenience store and garage, Post Office and public house. This would ensure that future residents would have convenient access to local facilities and services by means other than the private car conforming with national planning policy guidance which states that development should be located within sustainable and accessible locations.

Pentraeth is accessible from a northern and southern direction via the A2025 local highway which provides a link to the nearby centres of Llanfairpwll to the south and Benllech and Amlwch to the north. Pentraeth is also accessible from a western direction providing a link between the town and the nearby market town of Llangefni. All centres offer a range of leisure, retail and community facilities and secondary schools served by school bus links from the town. Amlwch and Llangefni also provide extensive employment opportunities.

Allocating the land in question for housing would contribute towards providing the ongoing housing needed to sustain the town of Pentraeth and would ensure that the level of housing is maintained over the plan period. It is considered that the site could accommodate the capacity of the neighbouring settlements located on the eastern side of Anglesey such as Benllech which has not been allocated land for housing. Allocating the site for future housing development is considered to be deliverable and marketable over the first 5 years of the plan due to the accessible and sustainable location of the town along the A5025 transport corridor along the eastern coast of the island.

After it is adopted the Plan will set out a development strategy and policies to guide the development and use of land in the Plan area until 2026. The statutory consultation on the Deposit Plan includes the opportunity to delete sites, suggest different sites or changes to boundaries to those included in the Deposit Plan. These 'alternative sites' will be subject to a separate consultation as soon as possible after the consultation about the Deposit Plan. An independent Planning Inspector will eventually decide whether they are included in the final Plan. To enable the appointed Inspector to consider your alternative site(s) you must provide all the necessary information and material (including a Sustainability Appraisal incorporating Strategic Environmental Assessment).

An 'alternative site' can be any piece of land which has not been included within the Deposit Plan either as an allocation or within a settlement boundary, which you wish to see considered as an alternative to sites allocated in the Plan. This can include either land previously assessed by the Councils as a Candidate Site or suggesting a different use for a site that has been allocated in the Deposit Plan. It can also include a site allocated in the Deposit Plan which you wish to see deleted or amended.

The Councils will publicise site allocation representations on an 'Alternative Sites Register' to provide an opportunity for comment by environmental consultation bodies, stakeholders and the public on the site(s) and all accompanying information (including the Sustainability Appraisal incorporating Strategic Environmental Assessment).

#### How do I submit an alternative site?

- You must submit your 'alternative site' as part of an objection to the Plan using the online consultation portal or the Deposit Plan Response Form (available from each Council's website from the 16 February 2015, or by contacting the Joint Planning Policy Unit – details below).
- You must submit any 'alternative site' representation during the Deposit Plan consultation period (16 February to 5pm 31 March 2015).
- You must submit a plan of the site you wish to be considered with your online representation or attach it to your Response Form. This must be an Ordnance Survey type map, of minimum scale 1:2500, outlining the land for consideration in RED. If it is a new site, points of access should be clearly marked.
- If it is a new site or an alternative use to an allocated site, you must demonstrate in your submission that the site accords with the Plan's strategy and that the Plan would be sound if the site is included in the final Plan.
- You must test the sustainability effects of new sites. This is called Sustainability Appraisal (SA) and incorporates Strategic Environmental Assessment (see below for more information).
- If you wish to delete a site allocated in the Deposit Plan or amend its boundaries, you must demonstrate in your submission how its inclusion makes the Plan unsound, referring to the Plan's strategy, the Sustainability Appraisal, the Sites Assessment Report (Topic Paper 1A) or any other Topic Paper, as appropriate.
- You must include sufficient information with your submission for the Council to carry out a Habitats Regulations Appraisal if inclusion of the alternative site in the Plan is likely to change the Plan significantly. If necessary, Habitats Regulations Appraisal will be carried out by the Council to ensure no significant effects on any European site of nature conservation importance (see below for more information).

### What is a Sustainability Appraisal?

Sustainability Appraisal is a process that considers the likely social, economic and environmental impacts of a proposal, including alternative development sites, against local sustainability objectives. The Councils' Sustainability Appraisal incorporates the regulatory requirements of the Strategic Environmental Assessment. The Sustainability Appraisal should include evidence regarding:

- The site's compatibility with the Plan's strategy;
- Any substantial physical, ecological, environmental and geological constraints to development of the site and the potential for mitigation measures to overcome or reduce these;
- The sustainability of the site in relation to availability and accessibility of infrastructure, community facilities and services, public transport and the use of brownfield land.

The alternative site may have already been assessed as part of the Council's earlier assessment of sites (see the Deposit Plan SA Report; and the Site Assessment Report). You may object to the outcome of the Council's assessment and seek to have that site included or have the site excluded.

Alternative site representations will be dealt with at the Examination as objections to the soundness of the Plan. It is essential for you to demonstrate why you do not consider the Council's assessment to be sound (i.e. based on good evidence).

### How do I undertake a Sustainability Appraisal (SA)?

It is important that your assessment of the site is consistent with the Councils' candidate site assessment methodology, set out in Topic Paper 1 (2013) and Topic Paper 1A (2015), and Sustainability Appraisal methodology, set out in the Deposit SA Report. Please note also that the Welsh Language Impact Assessment has informed the conclusions of the Sustainability Appraisal.

All assessments should be undertaken using the Sustainability Objectives established in the SA Scoping Report and used in the Deposit SA Report. These objectives are listed below in Appendix 1. The full SA report is available in public local libraries in Gwynedd and Anglesey, Siop Gwynedd in Caernarfon, Dolgellau and Pwllheli and the Planning Service's Reception, Rôvacabin, Llangefni. The report and the Welsh Language Impact Assessment report are available on each Council's website: [www.gwynedd.gov.uk/idp](http://www.gwynedd.gov.uk/idp) or [www.anglesey.gov.uk/idp](http://www.anglesey.gov.uk/idp). This paper details the sustainability baseline, issues and objectives which you may find useful in undertaking your assessment. If a new or alternative site has not been subject to Sustainability Appraisal it is unlikely that the Inspector will be able to recommend its inclusion in the Plan. In the absence of essential evidence the Inspector would be unable to conclude that the Plan would be sound with that change.

### What information is needed for the Habitats Regulations Appraisal?

If your development proposal for the new or alternative site is likely to cause the Plan to change significantly and may have a likely significant effect on any European site of nature conservation importance you will need to ensure that sufficient information is provided for the Council to



undertake a Habitats Regulations Appraisal. This includes detailed information on the site's physical, environmental and geological condition and the proposed use of the site. Much of this information would be included in the environmental information provided with your Sustainability Appraisal of your site. European nature conservation sites are identified on the Deposit Plan Constraints Maps. Natural Resources Wales can provide more information on specific European sites of nature conservation importance (see web link below).

#### Where can I find more information on how to prepare the necessary appraisals?

For more information on undertaking your appraisal the following websites may be of assistance:

CCW Guidance on Strategic Environmental Assessment (SEA): <http://www.ccw.gov.uk/landscape-wildlife/managing-land-and-sea/environmental-assessment/strategic-environmental-assess.aspx?lang=en>

NRW information on European sites:

<http://naturalresourceswales.gov.uk/conservation-biodiversity-and-wildlife/european-protectedspecies/information-on-european-protected-species/?lang=en>

SEA Directive: <http://www.opsi.gov.uk/legislation/wales/wsi2004/20041656e.htm>

DCLG Guidance on SEA:

<http://www.communities.gov.uk/publications/planningandbuilding/practicalguidesea>

Welsh Government Technical Advice Note 5: Nature Conservation and Planning (see Annex 6 – Habitats Regulations Appraisal of Plans, page 75):

<http://wales.gov.uk/topics/planning/policy/tans/tan5/?lang=en>

Welsh Government Technical Advice Note 20: Planning and the Welsh Language

<http://wales.gov.uk/topics/planning/policy/tans/planning-and-the-welsh-language/?lang=en>

Welsh Government Practice guidance on planning and the Welsh language

<http://wales.gov.uk/topics/planning/policy/guidanceandleaflets/8855237/?lang=en>

The Anglesey and Gwynedd Deposit Joint Local Development Plan is available to view at the Joint Planning Policy Unit's offices, 1<sup>st</sup> Floor Bangor City Council Offices, Ffordd Gwynedd, Bangor, in Anglesey and Gwynedd public libraries, the Planning Service Reception, Rovacabin, Llangefni and Siop Gwynedd in Caernarfon, Dolgellau and Pwllheli and on the Councils' websites, with copies available on CD on request.

Further information on the Deposit Plan and this process is available on the Council website [www.gwynedd.gov.uk/ldp](http://www.gwynedd.gov.uk/ldp) or [www.anglesey.gov.uk/ldp](http://www.anglesey.gov.uk/ldp) or from:

The Joint Planning Policy Unit.

1<sup>st</sup> Floor Bangor City Council Offices,

Ffordd Gwynedd,

Bangor LL57 1DT

Email: [planningpolicy@gwynedd.gov.uk](mailto:planningpolicy@gwynedd.gov.uk)

Telephone: 01766 771000 or 01286 685003

Website: [www.gwynedd.gov.uk/ldp](http://www.gwynedd.gov.uk/ldp) or [www.anglesey.gov.uk/ldp](http://www.anglesey.gov.uk/ldp)

## Appendix 1: Sustainability Appraisal Objectives

1. Maintain and enhance biodiversity interests and connectivity  
(SEA Topics: biodiversity, fauna, flora, soil)

7. Provide good quality housing, including affordable housing that meets local needs (SEA Topic: population, human health)

- |   |   |
|---|---|
| <p>2. Promote community viability, cohesion, health and well being<br/><i>(SEA Topics: human health, population)</i></p>  | <p>8. Value, conserve and enhance the plan area's rural landscapes and urban townscapes<br/><i>(SEA Topics: landscape)</i></p>                                      |
| <p>3. Manage and reduce the impacts of climate change by promoting and supporting mitigation and adaptation measures<br/><i>(SEA Topics: climatic factors, air)</i></p> | <p>9. Use land and mineral assets efficiently and promote mechanisms for waste minimisation, re-use and recycling<br/><i>(SEA Topic: material assets, soil)</i></p> |
| <p>4. Conserve, promote and enhance the Welsh language<br/><i>(SEA Topic: cultural heritage)</i></p>  | <p>10. Promote and enhance good transport links to support the community and the economy<br/><i>(SEA Topic: population, human health)</i></p>                       |
| <p>5. Conserve, promote and enhance cultural resources and historic heritage assets<br/><i>(SEA Topic: cultural heritage)</i></p>                                       | <p>11. Safeguard water quality, manage water resources sustainability and minimise flood risk<br/><i>(SEA Topic: water, biodiversity)</i></p>                       |
| <p>6. Support economic growth and facilitate a vibrant, diversified economy providing local employment opportunities<br/><i>(SEA Topic: Population)</i></p>             |   |

## Appendix 2: Example Sustainability Appraisal Matrix

The matrix below was used to assess the allocated sites within the LDP Deposit. The following symbols in the key (shown below) are inserted in the 'Assessment' column. The symbols in this column indicate whether the site contributes to meeting the SA Objective positively; is compatible with the SA Objective; whether the site has a neutral impact on the SA Objective; or whether the site is an obstacle to meeting the SA Objective. The 'Summary' column needs to provide a commentary of the assessment.

### Key

+	Development actively encouraged as it would resolve an existing sustainability problem	+/-	Potential sustainability issues; mitigation and / or negotiation possible
+	No sustainability constraints and development acceptable	-	Problematical and improbable because of known sustainability issues; mitigation or negotiation difficult and / or expensive
0	Neutral	-	Absolute sustainability constraints
?	Unknown/uncertain effect		

## Sustainability Appraisal Matrix

Site Name: Land at Glanrafon, Pentraeth		
Site Area: 3.15ha		
SA Objective	Assessment	Summary
1. Maintain and enhance biodiversity interests and connectivity ( <i>SEA Topics: biodiversity, fauna, flora, soil</i> )	+	The development of this site will not lead to the loss of an important habitat, protected species, trees and hedgerows or lead to fragmentation of green corridor and there are potential opportunities to enhance biodiversity.
2. Promote community viability, cohesion, health and well being ( <i>SEA Topics: human health, population</i> )	++	The site is well within all the distance thresholds to community services and facilities.
3. Manage and reduce the impacts of climate change by promoting and supporting mitigation and adaptation measures ( <i>SEA Topics: climatic factors, air</i> )	++	Development has the potential to significantly reduce levels of traffic in an area that is experiencing congestion.
4. Conserve, promote and enhance the Welsh language ( <i>SEA Topic: cultural heritage</i> )	0	All site options are considered to have a neutral effect against this SA Objective.
5. Conserve, promote and enhance cultural resources and historic heritage assets ( <i>SEA Topic: cultural heritage</i> )	0	Development will have a neutral effect as there are no heritage assess within the influence of proposed development.
6. Support economic growth and facilitate a vibrant, diversified economy providing local employment opportunities ( <i>SEA Topic: Population</i> )	0	Only residential development is being proposed. However housing developers are important economic drivers within the rural economy as they generate growth and jobs by providing work to help people out of poverty.
7. Provide good quality housing, including affordable housing that meets local needs ( <i>SEA Topic: population, human health</i> )	++	Predominantly residential development being proposed. Potential for a major positive effect against this SA Objective.
8. Value, conserve and enhance the plan area's rural landscapes and urban townscapes ( <i>SEA Topics: landscape</i> )	?	Element of uncertainty for all site options until lower level assessments have been carried out.
9. Use land and mineral assets efficiently and promote mechanisms for waste minimisation, re-use and recycling ( <i>SEA Topic: material assets, soil</i> )	?	There is some uncertainty with regard to land type and/or agricultural land grade.

10. Promote and enhance good transport links to support the community and the economy ( <i>SEA Topic: population, human health</i> )	++	The site meets the majority of thresholds for distance to sustainable modes of transport and is of a distance to the main service centres and areas of employment that development is likely to reduce the need to travel.
11. Safeguard water quality, manage water resources sustainability and minimise flood risk ( <i>SEA Topic: water, biodiversity</i> )	0	The site is not within a flood risk area and not within a groundwater or surface water protection area.



## **Joint Planning Policy Unit (JPPU)**

## **Joint Local Development Plan (JLDP)**

## **Candidate Sites Process and Methodology**

**September 2011**

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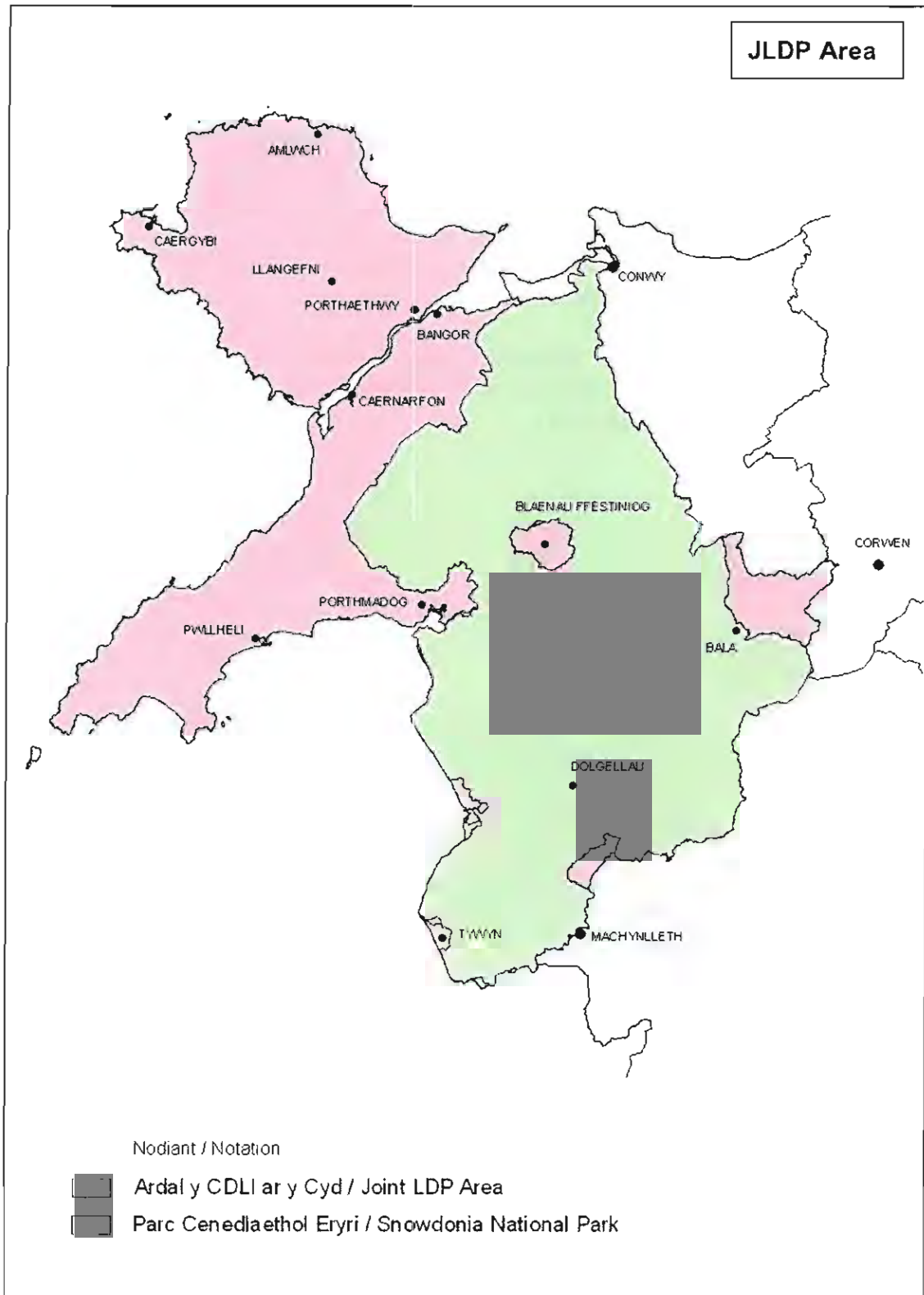
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## 1.0 Introduction

- 1.1 A key element in developing the Joint Local Development Plan's (JLDP) evidence base will be the identification of potential sites, known as Candidate Sites, for new housing, employment and other uses such as community and recreation. In order to ascertain what land is available to meet Anglesey and Gwynedd's development needs a Candidate Site Register (CSR) will be opened where developers, landowners and the public can submit land for potential inclusion within the plan either as sites for future development or change of use, or sites that need protecting for their special landscape, open space or conservation value.
- 1.2 The JLDP, through the Candidate Site process, will identify land to meet Anglesey and Gwynedd's development needs for various land uses, which could include:
- Residential
  - Employment
  - Retail
  - Tourism
  - Amenity and Open Space
  - Recreation
  - Minerals
  - Waste
  - Gypsy and Traveller
- 1.3 The CSR process does not represent a commitment on the part of the Councils to take sites forward into the JLDP. Also as the JLDP is a new development plan, land included in the current development plan framework does not automatically get put forward for the JLDP. The current development plan framework includes the following:
- Gwynedd: Unitary Development Plan (2009)
  - Isle of Anglesey: Ynys Môn Local Plan (1996), Stopped Unitary Development Plan (2005)

Local Development Plans Wales (2005) states that *"the identification of sites should be founded on a robust and credible assessment of the suitability and availability of land for particular uses or a mix of uses and the probability that it will be developed"*.

- 1.4 Undeveloped residential, employment or other commercial allocations in the previous development plans will be reassessed to ascertain whether they can be carried forward into the JLDP.
- 1.5 The Isle of Anglesey County Council opened its original CSR in January 2007 and by the closing date had received information about over 400 sites. Sites submitted during the previous CSR period will need to be re-assessed against the new set criteria and filtering mechanisms included in the proposed candidate sites assessment methodology for the JLDP outlined in this document.
- 1.6 The JLDP area covers the Anglesey and Gwynedd Local Planning Authority areas and does NOT include the Snowdonia National Park Area as shown in the map below.



## 2.0 The Candidate Site Process

- 2.1 The CSR is an important information gathering exercise, and all submissions must be accompanied by appropriate supporting evidence and undergo a public consultation to justify the potential inclusion of any proposed site in the JLDP.



- 2.2 A flowchart highlighting the main stages in the Candidate Site process can be found in Appendix 1, and an indicative timetable which reflects the timeframe set out in the JLDP draft Delivery Agreement in Appendix 2.
- 3.0 **Stage 1: Agreeing a Suitable Assessment Methodology**
- 3.1 This consultation on the assessment methodology represents the first stage of the Candidate Site process. In order to fully evaluate the suitability and deliverability of sites submitted an assessment against a detailed and rigorous methodology is required. In accordance with the Welsh Government's (WG) guidance, included in the LDP Manual (2006), all submitted sites will need to be assessed, firstly to see if they are suitable and capable of being developed, and, secondly, to determine if they are compatible with the emerging Joint Local Development Plan strategy.
- 3.2 The methodology will include criteria to filter out sites that are below a certain size, contrary to national policy or are unsuitably located due to major constraints such as sites that are liable to flooding. The site appraisal process also considers the Councils' requirements for undertaking various appraisals, which include a Strategic Environmental Assessment (SEA), Sustainability Appraisal (SA), Welsh Language Impact Assessment (WLIA) and Habitats Regulations Assessments (HRA).
- 4.0 **Stage 2: Opening the Register – The Call for Sites**
- 4.1 After the above Stage 1 consultation has been completed and its results have been evaluated, the CSR will be formally opened during **October 2011** and will remain open for **four months**.
- 4.2 In order to publicise the Call for Sites letters will be sent to stakeholders, including those who submitted sites during the withdrawn Anglesey LDP call for sites period (see paragraph 4.4), and adverts will be placed in the press and on the websites of both authorities.
- 4.3 Evidence to support sites **will have** to be submitted via a standardised form, a draft of which can be found in Appendix 3. All sites submitted must have regard to international, national and local policy and sites that are clearly unfeasible for development will not be considered suitable for potential inclusion to the JLDP. An example of which may be a proposed residential development located in an open countryside location and unrelated to existing settlements or a housing development proposed on land subject to flooding.

**Please note the submission of sites is an open and transparent process, therefore submission forms cannot be treated as confidential. All comments submitted will be available for public inspection.**

- 4.4** Following the consultation on the Candidate Site Methodology letters will be sent to everyone who has previously submitted land for inclusion into the withdrawn Anglesey LDP outlining the need for the new criteria. Stakeholders who still want their land to be considered as part of the JLDP will be required to confirm this by completing and returning the submission form and submit any relevant supporting evidence.
- 4.5** All of the Candidate Sites submitted will be available for inspection on the websites and also paper copies will be made available in the Town Hall, Bangor, in the Planning Service Reception, Pwllheli, and in the Planning and Public Protection Reception (Rovacabin) of the Isle of Anglesey County Council.
- 4.6** Discussions will take place with public service providers, including other Council departments, health organisations and utilities companies to identify whether sites for any additional facilities need to be included in the JLDP.
- 4.7** Early engagement will also take place with the development industry and/ or their representatives to obtain information on potential sites, including those already identified in Joint Housing Land Availability Studies (TAN1), in order to avoid a substantial number of sites coming forward at the Deposit stage, and to ensure that the JLDP strategy is deliverable.
- 4.8** The CSR will be periodically updated and a final version will be published following the closing of the submission period.
- 4.9** It is anticipated that a range of sites will be submitted for consideration which will include:

<b>Strategic Sites</b>	Large sites that will significantly contribute to the strategy of the JLDP because of their nature, scale and location
<b>Non Strategic Sites</b>	Small to medium sites that are of sufficient size to accommodate local growth requirements.
<b>Infill / Windfall Sites</b>	Smaller sites that may not be required for the future allocation process but will be considered when the JPPU undertakes work on behalf of the Councils to define development boundaries.

## **5.0 Stage 3: Assessing the Candidate Sites**

- 5.1** After the site is submitted the site assessment process will begin using the agreed methodology to filter out any inappropriate sites. A Candidate Site Assessment Form has been designed to ensure uniformity of assessments between different officers and to promote transparency. Paper copies of the form will be made available in the Town Hall, Bangor, in the Planning Service Reception, Pwllheli, and in the Rovacabin, Llangefni and will be downloadable via the Councils'

websites. A draft version of the Officer Assessment Form can be found in Appendix 4.

5.2 The assessment can be broken into three different stages:

### **3a) Initial filtering of sites and Identification of Potential Strategic Sites and Non Strategic Sites**

5.3 The first part of the assessment process will consider initial site constraints and identify potential strategic sites for the Preferred Strategy as well as non strategic sites.

5.4 The initial assessment of sites will consider its general location, site area, any obvious site constraints and the site's planning history.

5.5 Any sites which are identified as being totally unrealistic to develop, do not comply with international, national or local policy or have fundamental constraints that cannot be overcome or mitigated will be not be taken forward to the next stage. However, these sites can be submitted as an Alternative Site at the Deposit Stage if the submitter can prove how the original reason(s) for non-inclusion has been overcome.

5.6 This stage of the assessment will discard development sites (unless sufficient information is provided to prove otherwise) if they lie within or likely to have a significant effect on any of the following designations:

- Sites of Special Scientific Interest (SSSI)
- Special Areas of Conservation (SAC)
- Special Protection Areas (SPA)
- National Nature Reserves (NNR)
- C2 Flood Zones (TAN15)
- Mineral and Coal Safeguarding Sites

5.7 Sites will also be assessed for their potential to contribute to the strategic aims and objectives of the JLDP, including the level and distribution of development. Potential strategic sites will be identified based on their size, location and proposed use and will be identified as Strategic Sites within the Preferred Strategy if they make it through the assessment. These potential Strategic Sites will be subject to public consultation during the Preferred Strategy consultation. The Council may also suggest other sites that have not been put forward in the CSR.

### **3b) Detailed Site Assessment (including assessment against the SA/SEA/HRA objectives)**

5.8 Following the initial assessment a detailed, site specific assessment will need to be undertaken for sites that have successfully filtered through initial assessment. The assessment is divided into the following areas:-

- **Environmental Capital** – considering whether or not the site is at risk from flooding, whether there would be any loss of best and most versatile agricultural land, whether the site is greenfield or brownfield, whether there is a potential risk of contaminated land, whether or not it is protected by environmental designations, whether it is considered to have environmental value, would the proposal be vulnerable to the effects of climate change including issues of flooding or drainage, would the development be able to incorporate renewable energy sources or energy conservation measures.
- **Accessibility** – considering the suitability of vehicular access to the site, location of the site with regard to public transport routes and accessibility by foot or cycle to a range of community facilities.
- **Site Context and Character** – whether topographical characteristics of the site may present an obstacle to development, whether development would have an impact on views/vistas, whether the site is in close proximity to existing infrastructure, an evaluation of the landscape character using CCW's LANDMAP database and whether or not there would be potential adverse impact from adjoining land uses.
- **Relationship with Existing Settlements** – whether development of the site would provide continuity and enclosure in respect to adjacent land uses.

5.9 Parts of this assessment will require additional information to be provided by internal departments of both authorities such as highways as well as external statutory consultees where appropriate.

5.10 As the JLDP Strategic Options and Preferred Strategy have not been finalised it is not possible to provide details of them in this consultation document. However a full public consultation on the objectives and Preferred Strategy will take place in order to give statutory consultees, stakeholders and members of the public an opportunity to be involved with formulating the strategic objectives, assessing options and formulating the Preferred Strategy.

5.11 The JPPU is currently consulting on the Draft Scoping Report for the Sustainability Appraisal of the JLDP, which contains a variety of Sustainability Objectives that will ensure that the JLDP is assessed against environmental, economic and social criteria. The Candidate Sites will be assessed against this framework, which will use the table below to identify the sustainability credentials of the candidate sites.

SUSTAINABILITY APPRAISAL KEY	
	Development actively encouraged as it would resolve an existing sustainability problem
	No Sustainability constraints and development acceptable
	Neutral
	Unknown/uncertain effect
	Potential sustainability issues; mitigation and /or negotiation possible
	Problematical and improbable because of known sustainability issues ; mitigation or negotiation difficult and /or expensive
	Absolute sustainability constraints to development

### 3c) Assessing the sites against other appraisals

5.12 Below is a list of other strategies/assessments that the sites taken forward to this stage will be assessed against. Please note that this list is not exhaustive

and we welcome any comments regarding strategies/assessments we have not included.

- Welsh Language Impact Assessment (TAN20)
- Strategic Flood Consequences Assessment (SFCA)
- Health Impact Assessment
- Equalities Impact Assessment

### 6.0 Stage 4: Deposit JLDP Consultation and Alternative Sites

6.1 As mentioned previously, Strategic Sites will be identified, published and consulted upon during the Preferred Strategy consultation. Potential NonStrategic Sites that have satisfied all stages of the assessment will be carried forward and published in the Deposit JLDP. There will be extensive engagement with statutory consultees throughout the Candidate Site assessment process and consultation with the public and other relevant parties/organisations will be undertaken during the Deposit JLDP consultation.

6.2 **Alternative Sites:** A justification will be provided as to why a site was discounted and not included in the Deposit JLDP. If the site does not have an adverse impact upon an SAC or SPA and if the reason for non-inclusion can be overcome or alternative locations can be proposed they can be resubmitted as an Alternative Site during the consultation period of the deposit JLDP.

**Please note that the final decision on which sites are included in the JLDP lies with an independent Planning Inspector- not with the Isle of Anglesey County Council and Gwynedd Council.**

### 7.0 How to participate in this consultation

7.1 The following consultation questions are provided as a guide. Please feel free to comment on any aspect of the proposed Candidate Site methodology.

- 1) Do you agree with the Candidate Site selection process that is outlined within this document? If not, please explain why
- 2) Do you have any comments regarding the Candidate Site Submission Form?
- 3) Do you agree that the proposed Candidate Site assessment methodology provides an appropriate mechanism for identifying and assessing sites that are suitable for development? If not, how should the methodology be changed?

**4) Do you have any other comments on the practicalities of the Candidate Site process and methodology?**

7.2 Copies of the document are available for public inspection during regular opening hours of the following offices: Town Hall, Bangor, Gwynedd Council's HQ in Caernarfon, Anglesey County Council's Planning Services, Llangefni, as well as Gwynedd Council's principal area offices in Pwllheli and Dolgellau.

The document is also in the public local libraries in Anglesey and Gwynedd. Electronic copies can be viewed and downloaded on both Authorities' website.

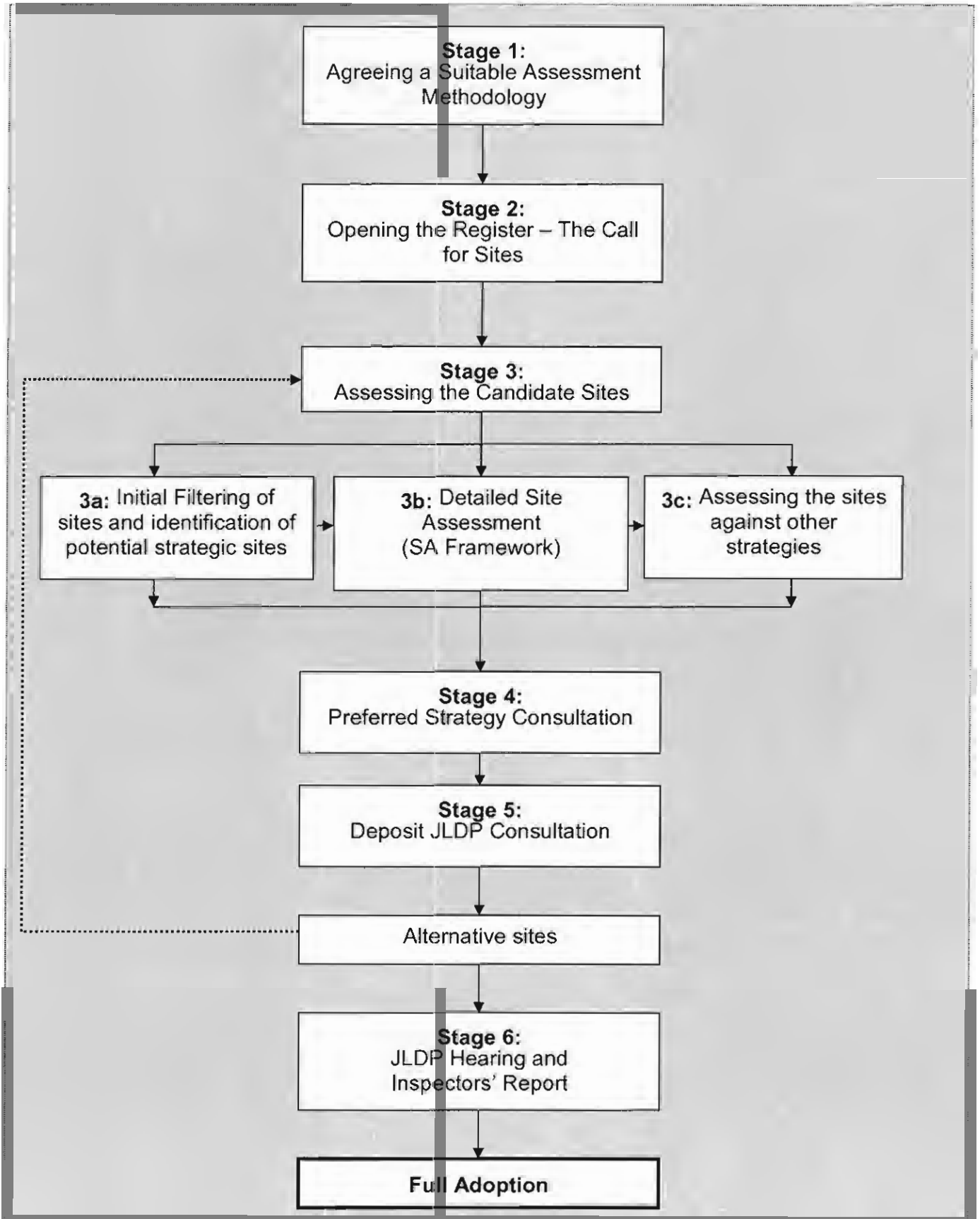
7.3 The closing date for stakeholders to submit comments on the Candidate Site Methodology is **5pm on Thursday 15<sup>th</sup> September.**

Comments should be returned via post to:

**JPPU Manager,  
Joint Planning Policy Unit,  
Gwynedd Council,  
Town Hall,  
Bangor,  
Gwynedd,  
LL57 1DT**

Or via email on: [planningpolicy@gwynedd.gov.uk](mailto:planningpolicy@gwynedd.gov.uk)

**Appendix 1**  
**Candidate Site Process Flow Chart**



**Appendix 2  
Candidate Site Timetable**

Stage	2011						2012												
	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
Prepare Suitable Assessment Methodology	█	█																	
Consult on the Assessment Methodology		█	█																
Open the Register – Call for Sites			█	█	█	█	█												
Initial Assessment and identification of potential strategic sites			█	█	█	█	█	█	█	█	█	█	█	█					
Detailed Assessment								█	█	█	█	█	█	█	█	█	█	█	█
Assessing the sites against other strategies								█	█	█	█	█	█	█	█	█	█	█	█
Prepare Preferred Strategy							█	█	█	█	█	█	█	█					
Consultation on the Preferred Strategy															█	█			



Appendix 3 Candidate Site  
Submission Form

**UNED POLISI CYNLLUNIO AR  
Y CYD (UPCC)**

**JOINT PLANNING POLICY  
UNIT (JPPU)**

**CYNLLUN DATBLYGU LLEOL  
(CDLI) AR Y CYD**

**JOINT LOCAL DEVELOPMENT  
PLAN (JLDP)**

**Gwahoddiad ar gyfer cynnig  
Safleoedd Posib**

**Invitation for Submission of  
Candidate Sites**

Mae'r UPCC, ar ran Cyngor Sir Ynys Môn a Chyngor Gwynedd eisiau cael gwybod am unrhyw safleoedd o fewn ardal CDLI â photensial i'w datblygu neu eu hamddiffyn. Felly gwahoddir cynigion gan ddatblygwyr, perchenogion tir a'r cyhoedd am safleoedd gyda photensial i'w cynnwys yn y cynllun.

The JPPU, on behalf of the Isle of Anglesey County Council and Gwynedd Council, want to know about potential sites for development and protection within the JLDP area and therefore invite the submission of Candidate Sites from developers, landowners and the public for potential inclusion within the plan.

**MAE ARDAL UPCC YN CYNNWYS  
ARDALOEDD AWDURDODAU CYNLLUNIO  
LLEOL YNYS MÔN A GWYNEDD AC NID  
ARDAL PARC CENEDLAETHOL ERYRI.**

**THE JLDP AREA COVERS THE ANGLESEY  
AND GWYNEDD LOCAL PLANNING  
AUTHORITY AREAS AND DOES NOT  
INCLUDE THE SNOWDONIA NATIONAL  
PARK AREA.**

I gofrestru safle â photensial i'w cynnwys yn y proses CDLI, fydd **RHAID** cwblhau ffurflen Cynnig Safle Posib.

To register a site for potential inclusion in the JLDP process, the following Candidate Site Submission form **MUST** be completed.

Mae angen cwblhau un ffurflen am bob safle a gynigir. Amgaewch fap Arolwg Ordnans yn amlinellu'r tir â chynigydd mewn coch.

Please complete one form for each site proposed. The form must be accompanied by an Ordnance Survey based map which clearly identifies the land in question highlighted in red.

Mae'r ffurflen yma ar gael ar y we hefyd.

This form is also available online.

**NODWCH OS GWELWCH YN DDA, NAD  
YW'R BROSES SAFLEOEDD POSIB YN  
CYNRYCHIOLI YMRWYMIAD AR RAN Y  
CYNGOR I GARIO'R SAFLEOEDD YMLAEN  
I'R CDLL AR Y CYD.**

**PLEASE NOTE THAT THE CANDIDATE SITES  
PROCESS DOES NOT REPRESENT A  
COMMITMENT ON THE PART OF THE  
COUNCILS TO TAKE SITES FORWARD TO  
THE JLDP.**

**FYDD SYLWADAU AR GAEL AR GYFER  
YMCHWILIAD CYHOEDDUS.**

**ALL COMMENTS SUBMITTED WILL BE  
MADE AVAILABLE FOR PUBLIC INSPECTION**

Os ydych angen cymorth i gwblhau ffurflen Cynnig Safle Posib, peidiwch ag oedi i gysylltu'r UPCC ar rif ffôn (01766) 771000 neu drwy e-bost i [poliscynllunio@gwynedd.gov.uk](mailto:poliscynllunio@gwynedd.gov.uk)

Should you require assistance with completing the Candidate Site Submission Form please do not hesitate to contact the JPPU on 01766 771000 or via email to

<b>Swyddfa yn unig :</b>	Safle wedi' ei ddigideiddio :	Site	Rhif Cyfeirnod:	Cydnabyddiaeth wedi'i yrru:
<b>Office use only :</b>	digitised :		Reference No:	Acknowledgement sent:

## 1) Manylion Cyswllt / Contact Details

**Eich Manylion:**  
**Your Details:**

**\*Manylion Asiant (os yn berthnasol):**  
**\*Agent Details (if applicable):**

Enw: Name:	<input type="text"/>	<input type="text"/>
Mudiad (os yn berthnasol): Organisation (if applicable):	John Wood Property Plc	Cadnant Planning Ltd
Cyfeiriad: Address:	<input type="text"/>	<input type="text"/>
Côd Post: Post Code:	<input type="text"/>	<input type="text"/>
Cyfeiriad E-bost: E-mail Address:	<input type="text"/>	<input type="text"/>
Rhif Ffôn: Telephone Number:	<input type="text"/>	<input type="text"/>

\*Nodyn: Fe gaiff gwybodaeth ei yrru i'r asiant os enwir un yma

*\*Note: Correspondence will be sent to the agent if these details are included*

**Sut hoffwch i ni gysylltu efo chi yn y dyfodol ac ym mha iaith?**

**What is your preferred method of communication in the future and in which language?**

Cymraeg / Welsh:  E-bost / Email:   
Saesneg / English:  Llythyr / Letter:

## 2) Manylion y Safle / Site Details

Enw'r Safle: Site Name: Land at Glanrafon

Cyfeiriad y Safle: Site Address: Pentraeth  
Ynys Môn

Côd Post: Post Code: LL75 8BZ

Cyfeirnod Grid OS: OS Grid Reference: 521 786

Arwynebedd y Safle (ha): Site Area (ha) 3.15ha

A ydych wedi amgau map AO yn amlinellu'r safle mewn **COCH**? Do:   
Have you included an OS map outlining the site in **RED** with the submission? Yes:

## 3) Perchnogaeth / Ownership

3.1 Ai'r cynigydd yw'r unig berchennog? Is the proposer the sole owner of the site?  
Ydy / Yes:  Nac Ydy / No:

3.2 Os nac ydy, a yw'r perchenogion eraill i gyd yn ymwybodol o'r cynnig? If not, are all other land owners aware of this submission?  
Ydy / Yes:  Nac Ydy / No:

3.3 Nodwch, os gwelwch yn dda, manylion cyswllt y perchenog(wyr) eraill os yr ydych yn eu gwybod:  
Please provide contact details of other landowner(s) if known:

<b>3.4</b>	<p><b>A oes gan y cynnygydd unrhyw diroedd yn ei berchnogaeth o amgylch y safle?</b>  <b>Does the proposer own any additional land surrounding the site?</b> Ydy / Yes:</p> <p style="text-align: center;"><input checked="" type="checkbox"/> Nac Ydy / No: <input type="checkbox"/></p> <p>Os oes, amlinellwch y tir mewn <b>GLAS</b> ar y Map AO.  <i>If so, please outline the land in <b>BLUE</b> on the OS map.</i></p>
------------	---

## 4) Defnydd Tir / Land Use

<b>4.1</b>	<p><b>Nodwch, os gwelwch yn dda, defnydd presennol y tir: Please specify the existing use of the land:</b></p> <p>Agricultural land</p>
------------	---

<b>4.2</b>	<p><b>Pa ddefnydd yr ydych yn ei gynnig i'r safle? What use are you proposing for the site?</b></p> <p>Housing</p>
------------	--

<b>4.3</b>	<p><b>Os ydych eisiau gwarchod y safle rhag ddatblygiad nodwch y rhesymau: If you wish to propose that the site is protected from development please state the reason(s):</b></p> <p>N/A</p>
------------	--

<b>4.4</b>	<p><b>Os hoffwch weld y safle'n cael ei ddefnyddio fel safle tai , yn eich barn chi, faint o unedau sydd yn addas i'r safle ac ar ba sail:</b>  <b>If the proposed use of the site is residential, please specify how many units you think the site can accommodate and on what basis:</b></p>
------------	--

<b>4.5</b>	<p><b>Pa ddefnyddiau tir sy'n ffinio'r safle a gynigir?</b>  <b>What land uses adjoin the proposed site?</b></p> <p>The site is adjoined by agricultural land to the east of the site with mature trees on land adjoining the southern boundary of the site. The A5025 local highway runs along the eastern boundary of the site through the settlement of Pentraeth. Residential properties are located on land to the south eastern corner of the site.</p>
------------	---

<b>4.6</b>	<p><b>A oes adeiladau ar y safle?</b>  <i>Are there existing buildings on the site?</i></p> <p style="text-align: center;">Oes / Yes: <input type="checkbox"/>      Nac Oes / No: <input checked="" type="checkbox"/></p> <p><b>Os oes, wnewch chi roi manylion a nodwch, os gwelwch yn dda, os ydynt yn cael eu defnyddio neu beidio:</b>  <i>If yes, please give details and whether they are currently in use or redundant:</i></p>
------------	--

<b>4.7</b>	<p><b>A oes unrhyw cyfamod rhwystrol ar y tir?</b>  <i>Are there any restrictive covenants on the land?</i></p> <p style="text-align: center;">Oes / Yes: <input type="checkbox"/>      Nac Oes / No: <input checked="" type="checkbox"/></p> <p><b>Os oes, rhowch fanylion, os gwelwch yn dda: If yes, please provide details :</b></p>
------------	--

<b>4.8</b>	<p><b>A gafodd y safle ei ddynodi mewn Cynllun Datblygu blaenorol?</b>  <i>Has the site been allocated in a previous Development Plan?</i></p> <p>Ydy / Yes: <input checked="" type="checkbox"/>      Nac Ydy / No: <input type="checkbox"/></p>
	<p><b>Oes ydy, allwch chi roi manylion, os gwelwch yn dda: If yes, please give details:</b></p> <p>Site was previously included within the development boundary of Pentraeth but land (site 48) was deleted and development boundary drawn back.</p>

<b>4.9</b>	<p><b>A yw'r safle wedi bod yn destun ceisiadau cynllunio ac oes yna ganiatâd cynllunio cyfredol ar y safle sydd ddim wedi cael ei weithredu?</b>  <i>Has the proposed site been subject to previous planning applications and are there any valid permissions on the site which have yet to be implemented?</i></p> <p>Oes / Yes: <input checked="" type="checkbox"/>      Nac Oes / No: <input type="checkbox"/></p> <p><b>Os oes, rhowch y manylion, os gwelwch yn dda:</b>  <i>If so please give details:</i></p>
------------	---

## 5) Cyfyngiadau Ffisegol ac Amgylcheddol / Physical and Environmental Constraints

**5.1 A yw'r safle yn agos i gwrs dŵr?**  
*Is the site near a watercourse?*  
 Ydy / Yes:  Nac Ydy / No:  Dim yn Gwybod / Don't Know:

**Os ydy, pa mor agos ydy o (mewn medrau)?**  
*If so, how close is it (in meters)?*  
 Approximately 10m

**5.2 A oes hanes llifogydd ar y safle (yn cynnwys llifogydd arwyneb tir ac/neu draeniad gwael)?**  
*Has the site ever been subject to flooding (including surface water flooding and/or poor drainage)?*  
 Ydy / Yes:  Nac Ydy / No:  Dim yn Gwybod / Don't Know:

**Os oes, rhowch fanylion, os gwelwch yn dda: If so please give details:**

**5.3 A yw'r safle o fewn ardal bygythiad llifogydd? Is the site within an area of floodrisk?**  
 Nac ydy / No:  C1:  C2:  B1:  Dim yn Gwybod / Don't Know:

**5.4 A oes dynodiadau tirwedd, bywyd gwylt, hanesyddol neu archeolegol ar y safle (neu rhan o'r safle)?**  
*Are there any landscape, wildlife, historic or archaeological designation on the site (or part of the site)?*  
 Oes / Yes:  Nac Oes / No:  Dim yn Gwybod / Don't Know:

**Os oes, allwch chi roi manylion am y dynodiad(au) a dweud pa ran o'r safle mae'n effeithio:**  
*If yes, please identify the designation(s) and state which part(s) of the site are affected:*

**5.5 A oes dynodiadau tirwedd, bywyd gwylt, hanesyddol neu archeolegol ar y tir sy'n ffinio'r safle?**  
*Are there any landscape, wildlife, historic or archaeological designation on the land that adjoins the site?*  
 Oes / Yes:  Nac Oes / No:  Dim yn Gwybod / Don't Know:

**Os oes, allwch chi ddweud pa ddynodiad(au) ydynt: If yes, please identify the designation(s):**

**5.6 A fyddai datblygu'r safle yn golygu colli tir amaethyddol Graddfa 1, 2 neu 3a? Would development of the site lead to the loss of Grade 1, 2 or 3a agricultural land?**

1:  2:  3a:  Na Fydd / No:  Dim yn Gwybod / Don't Know:

**5.7 A fyddai datblygu'r safle yn golygu colli coed ac/neu gwrychoedd? Would development of the site lead to the removal of any trees and/or hedgerows?**

Bydd / Yes:  Na Fydd / No:

**5.8 Oes llwybrau cyhoeddus yn croesi'r safle? Do any public rights of way cross the site?**

Oes / Yes:  Nac Oes / No:  Dim yn Gwybod / Don't Know:

**5.9 Beth ydy topograffi'r safle (fflat/ar osgo/serth) ac yr agwedd (gwynebu tua'r gogledd/de)? What is the topography of the site (flat/sloping/steep) and aspect (north/south facing)?**

The site topography consists of land which is fairly flat but slopes slightly in a south-eastern direction. The site main aspects faces a southern direction.

## 6) Isadeiledd / Infrastructure and Utilities

**6.1 A yw'r safle yn hygyrch o ffordd gyhoeddus? Is the site accessible from a public highway?**

Ydy / Yes:  Nac Ydy / No:

Os na, allch chi ddangos ar y map sut bydd mynediad yn cael ei gyflawni. If not, please provide information (on the map) of how access could be achieved.

**6.2 A yw'r safle o fewn pellter cerdded rhesymol (800m neu llai) o wasanaeth trafniadaeth cyhoeddus sydd ar gael yn gyson rhwng 7yb a 7yh? Is the site within reasonable walking distance (800m or less) of a public transport service that operates consistently between 7am and 7pm?**

Ydy / Yes:  Nac Ydy / No:  Dim yn Gwybod / Don't Know:

**6.3 Nodwch, os gwelwch yn dda, y pellter i'r gwasanaeth agosaf: Please state the distance to the nearest utility connection:**

Trydan / Electricity:	Within 100m
Nwy / Gas:	Within 100m
Dŵr / Water:	Within 100m
Carffosiaeth / Sewerage:	Within 100m
Telathrebu / Telecommunications:	Within 100m

## 7) Agosrwydd i Wasanaethau Lleol / Proximity to Local Services

O ran y safle posib, nodwch, os gwelwch yn dda, yn lle mae'r gwasanaethau canlynol i'w cael ac yn fras pa mor bell i ffwrdd oddi ar y safle mae nhw: *In Relation to the proposed site, please state in which settlement the following services are found within and the approximate distance to them from the site:*

Gwasanaeth / Service	Enw'r Anheddle / Settlement Name	Pellter o'r safle (km) / Distance from Site (km)
Swyddfa Bost / Post Office	Pentraeth	0.5km
Siop Cyfleustra / Convenience Store	Pentraeth	0.5km
Ysgol Gynradd / Primary School	Ysgol Gymuned Pentraeth	0.5km
Ysgol Uwchradd / Secondary School	Ysgol Gyfun Llangefni	8.5km
Archfarchnad / Supermarket	Llangefni	8.5km
Meddygfa / Doctor's Surgery	Benllech	3.8km
Deintydd / Dentist	Benllech	3.8km
Fferyllfa / Pharmacy	Benllech	3.8km
Lle Chwarae / Play Area	Pentraeth	0.5km
Arall (nodwch os gwelwch yn dda): / Other (please specify): i) ii) iii) iv)		

## 8) Gwybodaeth Pellach / Further Information

Nodwch, os gwelwch yn dda, unrhyw fater arall sydd yn berthnasol i'ch cynnig (gall cydnabyddiaeth cynnar o unrhyw faterion helpu'r cynigydd, y Cynghorau a'r ymgynghorydd statudol i leddfu unrhyw broblem):

*Please provide details of any other matters considered relevant to this submission (early identification of any issues may help the proposer, the LPA and statutory consultees to mitigate any problems):*



Please see enclosed statement

(Defnyddiwch dudalen arall os oes angen – ticiwch os ydych wedi defnyddio tudalen arall )

(Please continue on a separate sheet of paper if necessary – tick if you have used a separate sheet )

## 9) Datganiad / Declaration

Yr ydwyf yn cadarnhau hyd y gwn i fod y gwybodaeth a ddarparwyd yn gywir. I confirm that the information provided is correct to the best of my knowledge.

Arwyddwyd/ Signed.....

Dyddiad/ Date.....

**DIOLCH YN FAWR AM GWBLHAU'R  
FFURFLEN SAFLEOEDD POSIBL**

Dylid gyrru ffurflenni wedi eu cwblhau i'r  
cyfeiriad sydd ar ddechrau'r ffurflen neu  
drwy'r e-bost.

**COFIWCH AMGAU FAP AO SY'N  
DANGOS Y SAFLE MEWN COCH AC  
UNRHYW TIR CYFAGOS SYDD YN  
BERCHENOGAETH YR YMGEISYDD  
MEWN GLAS**

**THANK YOU FOR COMPLETING  
THE CANDIDATE SITE SUBMISSION  
FORM**

*Completed forms should be returned to  
the address on the front page or via email.*

**PLEASE REMEMBER TO ENCLOSE  
AN OS MAP WITH THE SITE  
OUTLINED IN RED AND ANY  
ADDITIONAL ADJACENT LAND IN  
THE SAME OWNERSHIP IN BLUE**

**Appendix 4**  
**Candidate Site Officer Assessment Form**

**Candidate Site Officer Assessment Form**

**1) SITE DETAILS**

<b>Site Reference:</b>	
<b>Site Name:</b>	
<b>Proposed Use of Site:</b>	
<b>Total Area (ha):</b>	
<ul style="list-style-type: none"> <li>• <b>Brownfield (ha):</b></li> <li>• <b>Greenfield (ha):</b></li> </ul>	
<b>Planning History:</b>	
<b>Compatibility with Preferred Strategy (Size, Location, Proposed Use):</b>	
<b>Assessed by :</b>	
<b>Date of Site Visit (if req'd):</b>	
<b>Location of photographs (if taken)</b>	

**2) INITIAL FILTERING**

		<b>Reasoning / Justification</b>
<b>Is the site located in or adjoining a town/city, village or rural cluster?</b>	Yes <input type="checkbox"/> No <input type="checkbox"/>	If not, the site does not comply to national planning policy (PPW 4.6.8) and the Preferred Strategy. Sites that are located in the open countryside and away from existing settlements will not be taken forward to Stage 3 (Detailed Assessment).

<b>Is the site over 0.3 hectares?</b>	Yes No	If not, the site will be considered as a windfall/infill sites when the JPPU undertakes work to define development boundaries and will not be taken forward to Stage 3.
<b>Would development of the site be in whole or part vulnerable to fluvial/ tidal flooding?</b>	Yes No Part	If yes and the proposal is for highly vulnerable development as defined in TAN15 development of the site would not comply with national planning policy and would therefore not be taken forward to Stage 3.
<b>Is the site within or in the vicinity of the following?</b> <ul style="list-style-type: none"> <li>• Sites of Special Scientific Interest (SSSI)</li> <li>• Special Areas of Conservation (SAC)</li> <li>• Special Protection Areas (SPA)</li> <li>• National Nature Reserves (NNR)</li> <li>• Mineral and Coal Safeguarding Sites</li> </ul>	Yes No	If yes, the sites will not be taken forward to the next stage (unless sufficient information is provided to prove otherwise).  If, at a later stage, the proposer can prove that the impact can be mitigated the site can be resubmitted as an alternative site during the Deposit JLDP consultation.






### 3) DETAILED ASSESSMENT






<b>SUSTAINABILITY APPRAISAL KEY</b>	
	Development actively encouraged as it would resolve an existing sustainability problem
	No Sustainability constraints and development acceptable
	Neutral
	Unknown/uncertain effect
	Potential sustainability issues; mitigation and /or negotiation possible
	Problematical and improbable because of known sustainability issues ; mitigation or negotiation difficult and /or expensive

Absolute sustainability constraints to development

Issue		Details/	Suitability of Site					*Relevant SA
<b>Environmental Capital</b>								
1	Is there a risk of flooding?							3, 11
2	Would development of the site lead to a loss of best and most versatile agricultural land (Grades 1,2 and 3a)?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9
3	Is the site (or parts of the site) protected by landscape, ecological or cultural designations?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1, 5, 8
4	Would development of the site lead to the loss of an important habitat, priority species or lead to fragmentation of green corridor?							1
5	Does the site constitute Brownfield land?							
6	Does the site have any value as an open space or recreational importance?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2, 8
7	Does the current/previous use of the site suggest that there is a potential risk of contaminated land?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9
8	Would development of the site lead to a loss of trees and/or hedgerows?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1
9	Would development of the site present an opportunity to remove an eyesore?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5, 8
10	LANDMAP Evaluation: <ul style="list-style-type: none"> <li>• Visual and Sensory:</li> <li>• Geological:</li> <li>• Landscape Habitats:</li> <li>• Historical:</li> <li>• Cultural:</li> </ul>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4, 5

Accessibility and Ease of Movement								
11	Is the site located within walking distance of a public transport terminal/ bus stop? (Please specify distance and whether it is steep/obstructed route)		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10
12	Is the site accessible from a public highway?							10

Issue		Details/ Comments	Suitability of Site					*Relevant SA Objective
								
13	Is the nearby highway system (including junctions) of sufficient quality to deal with potential development on the site?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6, 7, 10
14	Please state the distance to the nearest community service/facility: <ul style="list-style-type: none"> <li>• Post Office</li> <li>• Convenience Store</li> <li>• Primary or Secondary School</li> <li>• Supermarket</li> <li>• Surgery</li> <li>• Pharmacy</li> <li>• Dentist</li> <li>• Play Area</li> <li>• Other (please state)</li> </ul>		<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	2, 4, 6, 7
15	Please state the distance to the nearest utility connection: <ul style="list-style-type: none"> <li>• Electricity</li> <li>• Gas</li> <li>• Water</li> <li>• Sewerage</li> <li>• Telecommunications</li> </ul>		<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	6, 7
<b>Site Context and Character</b>								
16	Do the topographical characteristics of the site present an obstacle to development?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8
17	Would development on the site have an adverse impact upon important views/vistas?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5, 8
18	Would development of the site have a detrimental impact on the character of the settlement?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8
19	Would there be any adverse impact arising from		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2, 6, 7, 9

Issue	Details/ Comments	Suitability of Site					*Relevant SA Objective
							
potentially conflicting land uses?							
<b>Relationship with Existing Settlements</b>							
20	Is the site located within the built form of a settlement or does it constitute a minor extension to a settlement?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2, 3
<b>Conclusion</b>							
21	Additional Comments and Recommendations						

\* The Draft SA Framework of Objectives can be found in Appendix 5. Consultation on the SA Scoping Report for the JLDP is currently ongoing. The closing date for comments is 08-09-11.

Draft SA Framework Objective	Objective Achieved (Y/N/?)	Comments
1. Maintain and enhance biodiversity interests and connectivity (SEA Topics: biodiversity, fauna, flora, soil)		
2. Promote community viability, cohesion, health and well being (SEA Topics: human health, population)		
3. Manage and reduce the impacts of climate change by promoting and supporting mitigation and adaptation measures (SEA Topics: climatic factors, air)		
4. Conserve, promote and enhance the Welsh language (SEA Topic: cultural heritage)		
5. Conserve, promote and enhance cultural resources and historic heritage assets (SEA Topic: cultural heritage)		
6. Support economic growth and facilitate a vibrant, diversified economy providing local employment opportunities (SEA Topic: Population)		

Draft SA Framework Objective	Objective Achieved (Y/N/?)	Comments
7. Provide good quality housing, including affordable housing that meets local needs (SEA Topic: population, human health)		
8. Value, conserve and enhance the plan area's rural landscapes and urban townscapes (SEA Topics: landscape)		
9. Use land and mineral assets efficiently and promote mechanisms for waste minimisation, re-use and recycling (SEA Topic: material assets, soil)		
10. Promote and enhance good transport links to support the community and the economy (SEA Topic: population, human health)		
11. Safeguard water quality, manage water resources sustainability and minimise flood risk (SEA Topic: water, biodiversity)		

### Appendix 5

### Candidate Site Assessment –Assessment Guidance Notes

Question		Assessment					Commentary
1	Is there a risk of flooding?	No known risk of flooding and surface water flooding and possible link to surface water run off to adjoining watercourse	No known risk of flooding but limited risk of surface water flooding and possible to link surface water to adjoining watercourse	Site some distance from watercourse for surface water run off	Site immediately adjacent to flood risk area or known surface water flooding	Site within area of known flood risk	<ul style="list-style-type: none"> <li>Based on EA Areas of Flood Risk map and TAN15 DAM Maps</li> </ul>




2	Would development of the site lead to a loss of agricultural land?	-	-	Not Agricultural Land	Loss of Agricultural Land	Loss of Best and Most Versatile Land	<ul style="list-style-type: none"> <li>Based on Agricultural Classification Map</li> <li>Consultation with WG Agricultural Division may be required</li> </ul>
3	Is the site (or parts of the site) protected by landscape, ecological or cultural designations?	-	-	No Designation	Local Designation	International or National Designation	<ul style="list-style-type: none"> <li>Based on existing information held in development plans, CCW website</li> <li>Consultation with Biodiversity Units</li> </ul>
4	Would development of the site lead to the loss of an important habitat or lead to fragmentation of green corridor?	-	-	No loss of habitat of fragmentation of green corridor	Development would impact on part of an important habitat. Fragmentation of green corridor could be mitigated	Development would impact on the whole of the important habitat. Fragmentation of green corridor could not be	<ul style="list-style-type: none"> <li>Consult with Biodiversity Sections</li> </ul>

Question		Assessment					Commentary
						mitigated	
5	Does the site constitute Brownfield land?	Brownfield	Mixed site – part Brownfield	Greenfield within settlement	Greenfield adjoining settlement	Greenfield in the open countryside	<ul style="list-style-type: none"> <li>Consult with Biodiversity Sections</li> </ul>

6	Does the site have any value as an open space or recreational importance?	-	-	Site has no recreational or open space value	Impact upon locally important open space which has not been allocated in existing development plan framework	Impact upon allocation in existing development plan framework	<ul style="list-style-type: none"> <li>Gwynedd – UDP (2009)</li> <li>Anglesey – Local Plan (1996), Stopped UDP (2005)</li> </ul>
7	Does the current/previous use of the site suggest that there is a potential risk of contamination?	-	-	No contamination	Mild contamination that can be overcome	Major contamination that can only be overcome with major economic input	<ul style="list-style-type: none"> <li>Consultation with Contaminated Land Officer</li> </ul>
8	Would development of the site lead to a loss of trees and/or hedgerows?	-	-	No loss of trees and/or hedgerows	Limited loss of trees/hedgerows	Removal of all trees/hedgerows	<ul style="list-style-type: none"> <li>Consult with Landscape/Tree officers</li> </ul>
9	Would development of the site present an opportunity to remove an eyesore?	A prominent eyesore which impacts upon the built environment and other possible regeneration proposals	Not prominent and does not seem to impact upon regeneration proposals	No eyesore	-	-	
10	LANDMAP Evaluation	Low	Moderate	-	High	Outstanding	<ul style="list-style-type: none"> <li>Based on CCW LANDMAP database</li> </ul>
11	Is the site located within walking distance of a public transport terminal?	Under 400m	401m to 800m	801 to 1000m	1001 to 3000m	3001m+	<ul style="list-style-type: none"> <li>Distance to nearest bus stop and/or train station along footpaths and roads not as the</li> </ul>

Question		Assessment					Commentary
							<ul style="list-style-type: none"> <li>crow flies</li> <li>Based on guidelines from IHT</li> </ul>
12	Is the site accessible from a public highway?	Direct access to main road network with more than adequate visibility splays. PRow from site to community facilities	Very minor obstacles capable of being overcome	-	Major obstacles unlikely to be overcome	Site landlocked, evidence of a ransom strip, on a sharp corner poor highway network, some distance from main highway network, access through existing estate	<ul style="list-style-type: none"> <li>Consult with Highways dept</li> </ul>
13	Is the nearby highway system (including junctions) of sufficient quality to deal with potential development on the site?	-	-	-	Substandard highway system which could be improved	Substandard highway system which could only be improved with major economic input	<ul style="list-style-type: none"> <li>Consult with Highways dept</li> </ul>
14	Is the site located within walking distance of a range of community services?	Under 200m (400m for schools)	201m to 400m (401m to 800m for schools)	401m to 800m (801m to 1200m for schools)	801m to 1000m (1201 to 1500m for schools)	1001m+ (1501m+ for schools)	<ul style="list-style-type: none"> <li>Distances based upon standards by IHT</li> </ul>
15	Please state the distance to the nearest utility connection	100m or less	101m to 200m	201m to 300m	301m to 400m	401m+	
16	Do the topographical characteristics of the site present an obstacle to development?	Vast majority of site is level with no rocky outcrops	→			Site major obstacles to development including steep incline and rocky outcrops	
17	Would development on the site have an impact upon important views/vistas?	-	-	No impact	Level of impact minor	Prominent site from a distance, impact upon Conservation Area and/or listed building	

Question		Assessment					Commentary
18	Would development of the site have a detrimental impact on the character of the settlement?	-	-	No impact	Minor impact	Major impact	
19	Would there be any adverse impact arising from potentially conflicting land uses?	-	-	No conflicting land uses	Conflicting land uses	Bad Neighbour land use	
20	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Whole site clearly within settlement	Site immediately adjoining settlement – minor extension with clear rounding off of settlement	Minor extension	 Distance form settlement		
21	Additional comments and recommendations	General Comments regarding site suitability					