

	 <p>CYNGOR SIR YNYS MÔN ISLE OF ANGLESEY COUNTY COUNCIL</p>	<p>For office use only:</p> <p>Representor No. 1188, 1189, 1190, 1191 1192, 1193, 1194, 1195, 1196, 1197, 1198, Date received: 3/3/15 1202 Date acknowledged:</p>
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**Anglesey and Gwynedd Deposit Joint Local Development Plan 2011-2026
Representation Form**

Data Protection

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

We would prefer that you submit your representations directly online. Alternatively, an electronic version of this form can be completed online at www.gwynedd.gov.uk/ldp or www.anglesey.gov.uk/ldp Separate forms should be completed for each comment that you wish to make.

Additional representation forms can be obtained from the Joint Planning Policy Unit on 01286 685003 or may be downloaded from the Council's web site at: www.gwynedd.gov.uk/ldp or www.anglesey.gov.uk/ldp or you may photocopy this form. When making comments please use additional sheets as required clearly numbering each consecutive sheet.

PART 1: Contact details

	Your details/ Your client's details	Agent's details (if relevant)
Name	[REDACTED]	
Address	WELSH WATER [REDACTED]	
Postcode	[REDACTED]	
Telephone Number	[REDACTED]	
Email address	[REDACTED]	

Guidance Note.

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

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

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

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

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 or 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)

Enwan Hebydd (Abodhad 4)

2a. Which part of the Deposit Plan are you commenting on?	
Policy number (please specify)	TAI 17 HOUSING IN LOCAL, RURAL + COASTAL VILLAGES
Paragraph number (please specify)	
Proposals/ Inset Map (please specify ref no.)	
Constraints Map	
Appendices (please specify)	

2b. Are you objecting or supporting the Deposit Plan?			
Objecting	<input type="checkbox"/>	Supporting	<input type="checkbox"/>

2c. Please provide details of your representation on the Deposit Plan.
<p style="text-align: right;"><i>Please use additional sheet if necessary. Please state how many additional sheets have been used.....</i></p>

Part 3: What Happens Next?

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

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

I do not want to speak at a hearing session and am happy for my written comments to be considered by the Inspector.



I want to speak at a hearing session.



3b. If you wish to speak, please confirm which part of your representation you wish to speak to the Inspector about and why you consider it to be necessary to speak at the Hearing.

3c. Would you like to be informed about the following (Please tick the relevant boxes)

Submission of documents and evidence to the examination



Publish Inspector's report



Plan's adoption



If additional documents have been provided to support your representations, please list below:

Signed:



Dated:

31/3/15

THANK YOU FOR YOUR COMMENTS ON THE DEPOSIT PLAN

Please do not forget to enclose any relevant documentation (e.g. a Sustainability Appraisal) with this form.

Completed representation forms should be returned to the Joint Planning Policy Unit at:

ONLINE – By completing the electronic form at www.gwynedd.gov.uk/ldp or www.anglesey.gov.uk/ldp

BY EMAIL – planningpolicy@gwynedd.gov.uk

BY POST – By sending to: Joint Planning Policy Unit, 1st Floor, Bangor City Council Offices, Ffordd Gwynedd, Bangor, Gwynedd LL57 1DT

**REPRESENTATION FORMS SHOULD BE RETURNED BY NO LATER THAN 5.00pm on the 31st March 2015
REPRESENTATIONS RECEIVED AFTER THIS TIME WILL NOT BE CONSIDERED**

Test of Soundness

Test	Procedural Tests
P1	It has not been prepared in accordance with the Delivery Agreement including the Community Involvement Scheme.
P2	The plan and its policies have not been subjected to Sustainability Appraisal including Strategic Environmental Assessment.
	Consistency Tests
C1	It is a land use plan which does not have regard to other relevant plans, policies and strategies relating to the area or to adjoining areas.
C2	It does not have regard to national policy.
C3	It does not have regard to the Wales Spatial Plan.
C4	It does not have regard to the relevant community strategy.
	Coherence and Effectiveness Tests
CE1	The plan does not set out a coherent strategy from which its policies and allocations logically flow and/or, where cross boundary issues are relevant, it is not compatible with the development plans prepared by neighbouring authorities.
CE2	The strategy, policies and allocations are not realistic and appropriate having considered the relevant alternatives and/or are not founded on a robust and credible evidence base.
CE3	There are no clear mechanisms for implementation and monitoring.
CE4	It is not reasonably flexible to enable it to deal with changing circumstances.

The Planning and Compulsory Purchase Act 2004 states that the purpose of the examination of a Local Development Plan (the Plan) is to consider whether it is "sound". This means that anyone who wants to comment on or object to the Deposit Plan should seek to say how it is unsound and what is needed to make it sound. Sound may be considered in this context within its ordinary meaning of "*showing good judgement*" and "*able to be trusted*". To assess the Deposit Plan we use 10 tests as set out above. The Deposit Plan will be examined by an independent Inspector appointed by the Welsh Government and it will be the Inspector's job to consider whether the Plan is sound.

Where you propose a change to the Deposit Plan you should therefore make clear which test(s) of soundness you believe the Deposit Plan fails. The tests are in 3 groups - 'Procedural' (2 tests); 'Conformity' (4 tests); and 'Coherence and Effectiveness' (4 tests). If you wish to comment on the way in which the Councils have prepared the Deposit Plan, it is likely that your comments or objections would fall under one of the procedural tests. If you wish to comment on or object to the content of the Deposit Plan, it may help to look at the 'consistency' and the 'coherence and effectiveness' tests.

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

Brynrefail

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

Caeathro

- Caeathro is served by Caernarfon Wastewater Treatment Works (WwTW). The proposed growth being promoted for this catchment area would require improvements which would need to be funded through our Asset Management Plan or potentially earlier through developer contributions.

Carmel

- Carmel is served by Llanfaglan Wastewater Treatment Works (WwTW). The proposed growth being promoted for this catchment area would require improvements which would need to be funded through our Asset Management Plan or potentially earlier through developer contributions.

Cwm y Glo

- No additional growth is anticipated in Cwm y Glo as the indicative housing growth is provided for by completed units and the existing landbank.

Dinas (Llanwnda)

- No additional growth is anticipated in Dinas as the indicative housing growth is provided for by completed units and the existing landbank.

Dinas Dinlle

- Dinas Dinlle is served by Llanfaglan Wastewater Treatment Works (WwTW). The proposed growth being promoted for this catchment area would require improvements which would need to be funded through our Asset Management Plan or potentially earlier through developer contributions.

Dolydd a Maen Coch

- Dolydd a Maen Coch is served by Llanfaglan Wastewater Treatment Works (WwTW). The proposed growth being promoted for this catchment area would require improvements which would need to be funded through our Asset Management Plan or potentially earlier through developer contributions.

Efailnewydd

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

Garndolbenmaen

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

		CYNGOR SIR YNYS MÔN ISLE OF ANGLESEY COUNTY COUNCIL	<i>For office use only:</i> <i>Representor No.</i> <i>Date received: 27/3/15</i> <i>Date acknowledged:</i>
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PART 1: Contact details

	Your details/ Your client's details	Agent's details (if relevant)
Name	ME Helen Williams MR. Dennis W Jones	
Address	[REDACTED]	
Postcode		
Telephone Number		
Email address		

Part 3: What Happens Next?

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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 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.

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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:

Separate sheets, sustainability matrix, plan.

Signed: 	Dated: 25/3/15
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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.

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C3	It does not have regard to the Wales Spatial Plan.
C4	It does not have regard to the relevant community strategy.
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2ch. If your response to 2c above exceeds 100 words, please provide a summary (no more than 100 words).

In order to provide housing choice, allow for increased flexibility and for the sustainability of existing services the target housing figure for the village of Baynrefail should be increased by a further 8 units and the brownfield site identified on the attached plan should be included within the settlement boundary

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

- Amend Table 20 to allow for 15 residential units as the indicative growth level of Baynrefail
- Amend the settlement boundary of Baynrefail to include the proposed site within the settlement.

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 type="checkbox"/>	CE 2	<input checked="" type="checkbox"/>	CE 3	<input type="checkbox"/>	CE 4	<input checked="" type="checkbox"/>
												1		2		3		4	

PART 2: Your Comments and Suggested Changes. (Please use one Part 2 section for each comment that you wish to make)

2a. Which part of the Deposit Plan are you commenting on?	
Policy number (please specify)	TAI 17 (Table 20)
Paragraph number (please specify)	7.4.124
Proposals/ Inset Map (please specify ref no.)	Beyn refail inset plan
Constraints Map	
Appendices (please specify)	

2b. Are you objecting or supporting the Deposit Plan?			
Objecting	<input checked="" type="checkbox"/>	Supporting	<input type="checkbox"/>

<p>2c. Please provide details of your representation on the Deposit Plan.</p> <p style="text-align: center;">See attached sheets (1-4)</p> <p style="text-align: right;"><i>Please use additional sheet if necessary. Please state how many additional sheets have been used.....</i></p>
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Summary Details of Objection – Alternative Site Proposal Brynrefail

1. In the Gwynedd Local Planning Authority area Brynrefail is defined as a village with an indicative windfall housing growth figure of seven units. Five units have been completed between 2011-2014 – there is no existing housing landbank and two additional units are proposed.
2. It is suggested that in order to provide housing choice, allow for flexibility and for the sustainability of local services that the target housing figure proposed for Brynrefail should be increased by a further eight units.
3. In this context land identified on the attached plan (outlined and hatched in red) should be included within the settlement boundary, and the indicative windfall housing figure for Brynrefail be increased to 15 in Table 20 accompanying policy TAI 17. The reasons are listed below:-
 - a. the site is a former lorry depot, consequently it is regarded as a brownfield site and more suitable for development than a “greenfield” extension to the countryside;
 - b. the site is on the northern gateway approach to the village currently the site is derelict and provides a negative impression on a key approach to the village. New development on this site would provide a positive impression.
 - c. The site is regarded as a logical extension to the village and defined as rounding off of the settlement.
4. The economic recession has had a severe impact on Gwynedd and in particular to the more rural parts of the County eg. Brynrefail, in this context it is essential that a regeneration agenda is pursued and in this context the construction of an adequate amount of housing is essential. This will allow scope for local jobs and also assist in the retention of local services and prevent rural depopulation. This is supported by the local Councillor for the area, whose support as a representative of the local community clearly demonstrates that there is a local need.

Additional Supporting Information

1. The Plan’s strategy requires no more than 25% of housing growth within villages, clusters and the open countryside. Table 19 of the JLDP shows that within Gwynedd there are 988 units required within the villages, clusters and the open countryside. 988 represents 24.2% of Gwynedd’s requirement of 4084 units.

The inclusion of the land within the settlement boundary and its windfall contribution for up to 8 additional dwellings would raise the housing growth in villages, clusters and the open countryside to 996 which represents 24.39% of Gwynedd’s overall requirement. As such it is clearly demonstrated that the inclusion of this site within the settlement accords with the Plan’s strategy and

the Plan would remain sound if the site is included in the final version of the Plan.

2. The site is brownfield and immediately adjacent the currently drawn deposit Plan settlement boundary. It's inclusion therefore clearly passes the sequential test of site selection in accordance with national planning policy advice as set out in Planning Policy Wales. A key recommendation of the Sustainability Appraisal (SA) of the Plan states that ... *The Deposit Plan should encourage the development of Brownfield Sites.*
3. In developing the Plan's settlement strategy, capacity and scope for additional housing growth Brynrefail has been categorised as a local village. Appendix 4 of the Plan states that the function of a local village is that it generally has fewer services and facilities (than higher order service villages). Appendix 4 states that the implications on the degree of development in local villages will be led by local requirements for employment and local housing commensurate with the individual settlement.... The emphasis will be on retention of existing day-to-day services and facilities, unless evidence supports an alternative approach.

In assessing Brynrefail the village has a score of 13 – and this has presumably led to the 'indicative windfall housing' figure of just 7 additional units for the lifetime of the Plan up to 2026.

Brynrefail's score is made up of the following:-

3 – Post office	
3 – Convenience store	
2 – Estimated population	
2 – Employment	
3 – Bus service	Total - 13

However the scoring fails to adequately recognise the status of the village as a significant hub of economic activity in the form of Caban –a multi-functional economic, social and cultural centre which has been open since 2004 and occupies the former Brynrefail School and it's grounds.

The building in the centre of the village is home to 15 SMEs and there is a waiting list for tenants. Businesses occupying the building which is run as a social enterprise by Caban Cyf include art studio, craft workshops, sound, graphic design, web development, outdoor activity sector, sports medicine, management training, osteopaths and publishing. On the social side there is a café and meeting room and conferencing facilities and the building is also used by religious groups and for entertainment purposes hosting musicians and events including weddings in its communal space.

Given the status and success of the centre, in the interests of sustainability the village should have an element of growth commensurate with its employment and community function. It is noted that that the centre is not allocated and safeguarded for employment purposes in the relevant employment section in

the Plan despite what is clearly more than local significance in terms of job creation and opportunity.

Additional housing growth (beyond the 2 potential windfall units estimated in the deposit Plan post 2014) would allow existing and prospective occupiers to live and work within the village, thereby reducing the need to travel. Given the waiting list for further tenants there is every possibility that the centre will grow and future additional accommodation will be provided to local businesses thereby generating additional need for local housing.

4. The inclusion of the site within the settlement of Brynrefail and the site's contribution to an increase in the target housing to 15 units is clearly in accord with the draft Plan's Strategic Policy PS5 Sustainable Development, which in particular states that:-

....3. Give priority to effective use of land and infrastructure, prioritizing wherever possible the re-use of previously developed land and buildings within the boundaries of ...villages or in the most appropriate places outside them in accordance with PS15;

....4. Promote greater self-containment of centres and villages, supported by sufficient services, cultural, arts, sporting, entertainment and varied range of employment opportunities ...

The brownfield nature of the site and Brynrefail's level of self-containment as exhibited by the employment opportunities, facilities and services within Caban are significantly greater than other equivalent size villages in the 'local village' category. This level of self-containment should be recognised by a correspondingly higher level of housing growth.

5. The current level of growth proposed for Brynrefail is unacceptably low and will not adequately maintain existing facilities. Gwynedd has experienced 3 years of net out migration and this trend needs to be reversed if the JLDP is to be successful and accord with the Wales Spatial Plan Vision for North-east Wales to *.... Retain and attract back young people and sustain the welsh language.* The level of growth anticipated in the draft Plan will result in depopulation of the village contrary to sustainability objectives. The Welsh Government 2011 Household Projections forecast that average household size will decline from 2.24 in 2011 to 2.18 in 2026. Brynrefail needs a quantum of development in excess of the 7 anticipated units (5 of which have already been built) if it is even to sustain itself at its current population level.
6. There is great uncertainty in delivering and predicting windfall contributions to housing supply calculations, these contributions to supply are usually based on empirical evidence of past completions on windfall sites. Such predications are even more precarious and uncertain when anticipating delivery at the scale of an individual village. On the one hand there is therefore no certainty that the 2 remaining housing units will get developed in the absence of a committed planning consent or certainly that a willing landowner will come forward. On the other hand, on the evidence of 5 windfall completions in the period 2011 –

2014, projecting this forward would result in a windfall requirement of 15 / 20 units.

With respect to the site proposed as part of this representation there are no impediments to development and there is a willing landowner who is an experienced and well respected local builder and developer capable of implementing the site in the short term.

Gwynedd Council do not have a 5 year supply of readily developable housing land. The 2013 JHLAS identifies a 4.5 year supply of housing land, below the 5 year minimum. The 2012 JHLAS was similarly less than the 5 year minimum requirement.

The proposed alternative site at Brynrefail at approximately 0.23 hectares in extent and capable of accommodating 5 or more dwellings (which is the site size threshold for inclusion in the JHLAS) will usefully contribute to the housing supply and avoid the release of potential greenfield sites contrary to the Plan's strategy.

Furthermore the additional 8 units to that currently anticipated will not disrupt the Plan's strategy and the status of the village as a 'local village'. Table 20 indicates that for 'local villages' indicative windfall provision numbers range from 4 for Dolydd a Maen Coch to 13 for Cwm y Glo. An indicative figure of 15 for Brynrefail and including the proposed site within the settlement would more adequately reflect the settlement's role and function and help to sustain local facilities.

Sustainability Appraisal Matrix

Site Name:	Land at Brynnefail, Gwynedd.	
Site Area:	0-23 ha.	
SA Objective	Assessment	Summary
1. Maintain and enhance biodiversity interests and connectivity (SEA Topics: biodiversity, fauna, flora, soil)	e.g. 4 +	The site will contribute towards this SA Objective because it will have a limited impact on habitats & species and will not fragment habitat, being brownfield.
2. Promote community viability, cohesion, health and well being (SEA Topics: human health, population)	+	Housing will meet the needs of the local population and sustain services promoting cohesion & well being.
3. Manage and reduce the impacts of climate change by promoting and supporting mitigation and adaptation measures (SEA Topics: climatic factors, air)	+	The housing is in a sustainable location the village having an employment function. The site is not in the flood plain. Housing will be energy efficient.
4. Conserve, promote and enhance the Welsh language (SEA Topic: cultural heritage)	+	The housing will have a positive impact on the Welsh language providing homes for local people.
5. Conserve, promote and enhance cultural resources and historic heritage assets (SEA Topic: cultural heritage)	+	New residents will have a positive impact on cultural activities of the village.
6. Support economic growth and facilitate a vibrant, diversified economy providing local employment opportunities (SEA Topic: Population)	+	House building is an economic activity providing local jobs & will support the employment function of the village.
7. Provide good quality housing, including affordable housing that meets local needs (SEA Topic: population, human health)	+ +	Housing will be for local needs.
8. Value, conserve and enhance the plan area's rural landscapes and urban townscapes (SEA Topics: landscape)	+	Brownfield site with no impact on landscape & of appropriate design. Eyesore eliminated.
9. Use land and mineral assets efficiently and promote mechanisms for waste minimisation, re-use and recycling (SEA Topic: material assets, soil)	+	Brownfield site brought back into beneficial use in preference to greenfield site.
10. Promote and enhance good transport links to support the community and the economy (SEA Topic: population, human health)	+	Bus stops adjacent to site. Limited traffic generation.
11. Safeguard water quality, manage water resources sustainability and minimise flood risk (SEA Topic: water, biodiversity)	+	Moderate size scheme can be accommodated by existing infrastructure with no pressure on resources. SUDS incorporated.



TITLE NUMBER
CYM1642



GWYNEDD

ORDNANCE SURVEY MAP REFERENCE:

SH5562NW

SCALE 1:2500

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ISLE OF ANGLESEY
COUNTY COUNCIL

GYDA CYFARCHION

Uned Polisi Cynllunio ar y Cyd (UPPC)
Joint Planning Policy Unit (JPPU)

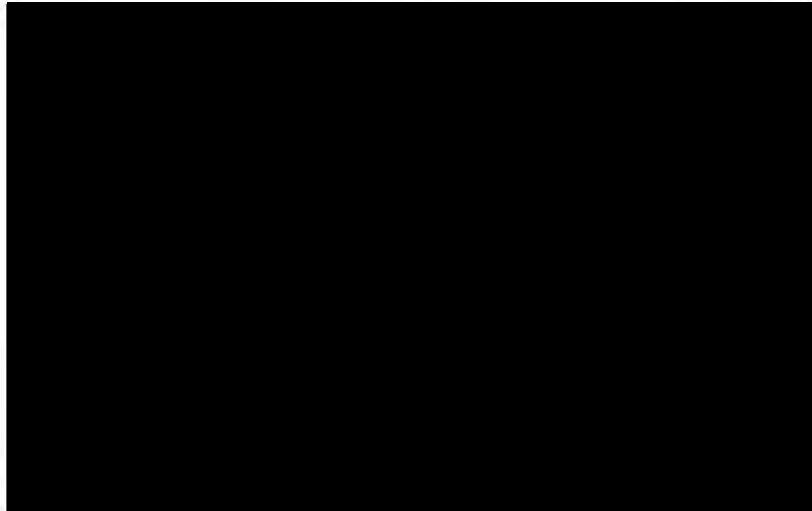
Uned Polisi Cynllunio ar y Cŷd Gwynedd & Môn
Joint Planning Policy Unit Anglesey & Gwynedd
Swyddfeydd Cyngor Dinas Bangor City Council Offices
Ffordd Gwynedd
Bangor, Gwynedd. LL57 1DT

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🌐 www.gwynedd.gov.uk

Mr Helen Williams a
Darius Jones

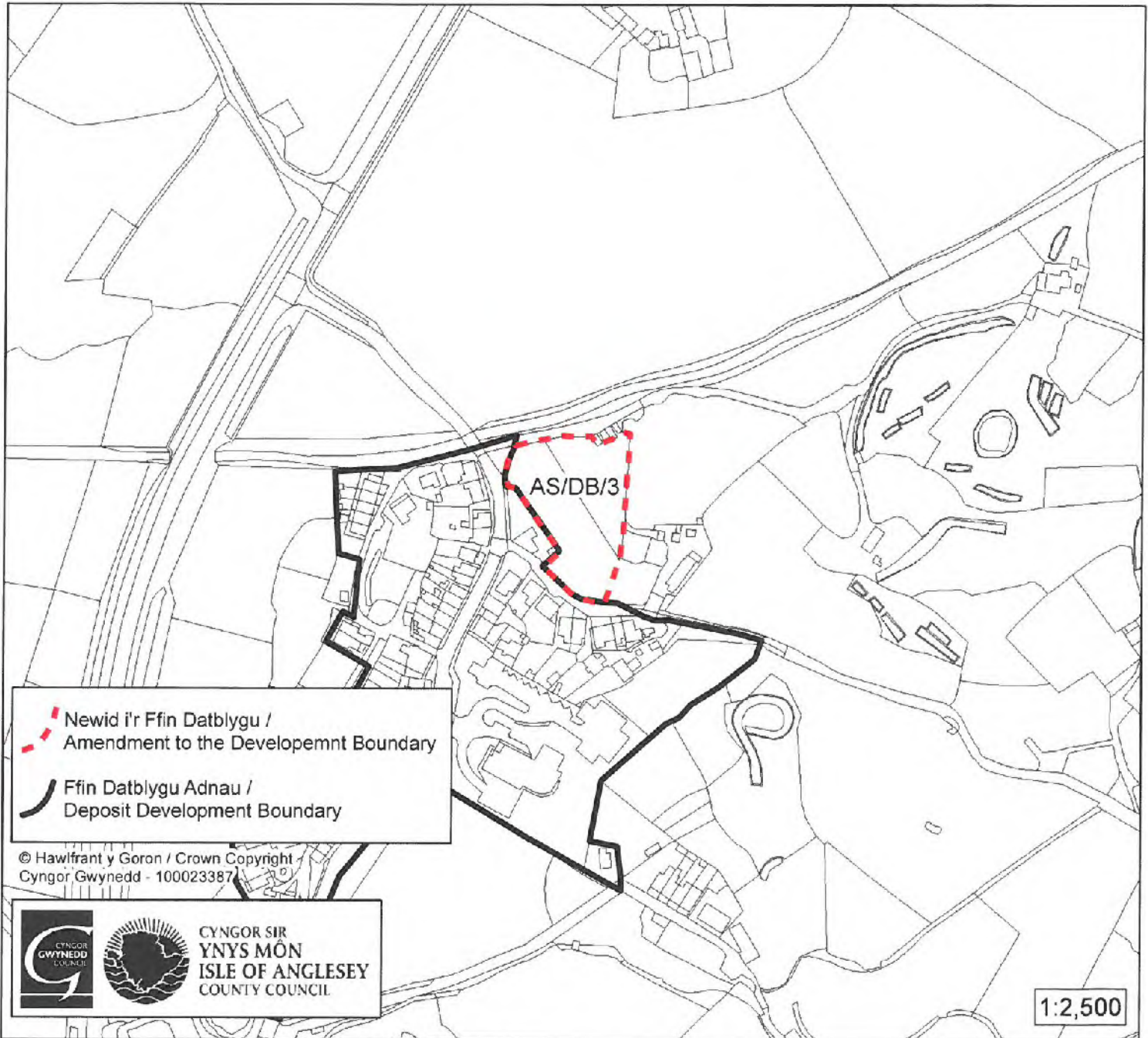
Darbygwed sylwadau
o'r y Cynllun Lleol
11.20. 27/3/2015
WITH COMPLIMENTS M Evans

Mrs J W Jones



**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: NEWID I'R FFIN DATBLYGU / AMENDMENT TO DEVELOPMENT BOUNDARY

Cyfeirnod / Reference: AS/DB/3

Enw'r Safle / Site Name: Safle Tir Llwyd / Brownfield Land Site

Lleoliad / Location: Brynrefail

Cyngor Cymuned / Community Council: Llanddeiniolen

Maint (ha) / Size (ha): 0.28