

	 <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.

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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

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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.

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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;">Please use additional sheet if necessary. Please state how many additional sheets have been used.....</p>

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.



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:

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**REPRESENTATION FORMS SHOULD BE RETURNED BY NO LATER THAN 5.00pm on the 31st March 2015
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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.

Llandegfan

- There are isolated incidents of flooding in the public sewerage system that, depending on the location of the development, may need to be resolved to allow development to proceed. Potential developers can either wait for DCWW to resolve the flooding, subject to funding being approved by our regulator Ofwat, or progress the improvements through the sewerage requisition provisions of the Water Industry Act 1991 or S106 of the Town & Country Planning Act 1990.
- The total growth being promoted within the catchment area of Treborth Wastewater Treatment Works (WwTW) would necessitate improvements to the treatment works which would need to be funded through our Asset Management Plan or potentially earlier through developer contributions.

Llanddaniel Fab

- Llanddaniel Fab is served by Gaerwen Wastewater Treatment Works (WwTW) which can accommodate the foul flows from the proposed growth figure allocated for this catchment area.

Llanfachraeth

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

Llanfaethlu

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

Llanfechell

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

Llanfihangael yn Nhowyn

- Llanfihangael yn Nhowyn is served by Holyhead Wastewater Treatment Works (WwTW) which can accommodate the foul flows from the proposed growth figure allocated for this catchment area.

Llangaffo

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

Llangristiolus

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

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Paragraph number (please specify)	
Proposals/ Inset Map (please specify ref no.)	
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Appendices (please specify)	

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

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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

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Llandegfan

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Llanddaniel Fab

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Llanfechell

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Llangaffo

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ASN/32

	 <p>CYNGOR SIR YNYS MÔN ISLE OF ANGLESEY COUNTY COUNCIL</p>	<p>For office use only:</p> <p>Representor No.</p> <p>Date received: 31/3/15 (ebow)</p> <p>Date acknowledged:</p>
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PART 1: Contact details

	Your details/ Your client's details	Agent's details (if relevant)
Name	Mrs Mary Davidson	Cadnant Planning Ltd
Address		[REDACTED]
Postcode		
Telephone Number		
Email address		

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)	TAI17, TAI16, TAI9, PS15
Paragraph number (please specify)	
Proposals/ Inset Map (please specify ref no.)	46
Constraints Map	
Appendices (please specify)	

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

2c. Please provide details of your representation on the Deposit Plan.

Llandegfan has been categorised as a Local Village under Policy TAI17 in the Anglesey and Gwynedd Deposit Joint Local Development Plan 2011-2026. The function of Local Villages is identified as follows

"There are generally fewer services and facilities offered within them, which means they have less influence."

It is considered that Llandegfan has been categorised incorrectly and should be included within the Local Development Plan as a Service Village under Policy TAI16. The function of Service Villages is identified as follows:

"They contain a number of local facilities and services, which include at least one key service or facility. They are obviously able to meet the day to day needs of households within them and in their area."

Llandegfan offers a number local facilities and services including a convenience store, post office, public house, **primary school** and places of worship. It is acknowledged that the residents of the Llandegfan have to travel to the neighbouring centre of Menai Bridge for the provision of medical services. However, Menai Bridge is within 2 miles of Llandegfan and accessible by public transport being located on a bus route which offers frequent services to Menai Bridge, Llangefni and Bangor.

It is inconceivable that a settlement of the scale of Llandegfan which has a popular and successful primary school is categorised as a "Local Village". The primary school is a well-established hub for the community and is not under threat of closure as part of the school modernisation programme on Anglesey.

Therefore it is considered that Llandegfan should be categorised as a Service Village within the plan as it is a sustainable settlement which offers a number of local facilities and services and has excellent transport connections. The scale of the village and the services available within Llandegfan are commensurate or exceed those in the other Service Villages such as Gwalchmai, Newbrough, Bethel and Bontnewydd.

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

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

It is considered that Llandegfan has been categorised incorrectly and should be included as a Service Village under Policy TAI16. Llandegfan offers local facilities and services including a primary school, convenience store, post office and places of worship and is located on a bus route linking the village with Menai Bridge, Llangefni and Bangor. It is considered that there is an over-reliance on windfall sites within the LDP. Land should be allocated for housing to accommodate the identified housing need.

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

We wish to seek the following changes:

1. Llandegfan to be categorised as a Service Village under Policy TAI16
2. Our site adjacent to Gwel y Llan Estate should be included within the development boundary of Llandegfan and allocated for housing.
3. The requirement of 100% affordable housing within Local Villages to be amended to provide a mix of affordable and open market housing so that proposed development will be viable and that rural communities' vitality and attractiveness is sustained and enhanced.

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.*

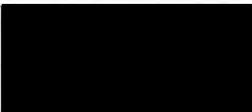
Procedural				Consistency				Coherence & Effectiveness											
P1	<input type="checkbox"/>	P2	<input type="checkbox"/>	C1	<input type="checkbox"/>	C2	<input checked="" type="checkbox"/>	C3	<input type="checkbox"/>	C4	<input type="checkbox"/>	CE 1	<input checked="" type="checkbox"/>	CE 2	<input checked="" type="checkbox"/>	CE 3	<input type="checkbox"/>	CE 4	<input checked="" type="checkbox"/>

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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 categorisation of Llandegfan, the lack of allocation for housing, the requirements of Policy TAI17, and land adjacent to Gwel y Llan be included within the development boundary and allocated for housing 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	

Signed: 	Dated: 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 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 continuation of section 2c.

No land is included for housing within the settlement of Llandegfan. This runs counter to the advice within Planning Policy Wales which contains a presumption in favour of sustainable development and at variance with the emerging legislation within the Wales Planning Bill which has a clear focus on planning positively for future generations. To the contrary the LDP, as it relates to Llandegfan places a constraint on future growth within one of the Plan's most sustainable villages. The LDP fails to make provision for the anticipated economic and housing growth envisaged on Anglesey as a result of large planned infrastructure projects such as Wylfa Newydd Nuclear Power Station, the re-development of the former Anglesey Aluminium site and, closer to Llandegfan, the proposed Menai Science Park.

In addition to the foregoing it is considered that there is an over-reliance on windfall sites within the Local Development Plan with the windfall provision for Llandegfan set at 27 units. This exceeds the actual housing allocation of many of the higher category Service Villages. Given the policy constraints that would only allow affordable housing within Llandegfan as the plan currently dictates this is wholly unrealistic and undeliverable and can only be rectified by the re-categorisation of Llandegfan and the allocation of land for housing within the settlement.

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 to accommodate the identified need within the settlement of Llandegfan. Therefore there is a need to include land for housing allocation within Llandegfan.

There is an emphasis within Planning Policy Wales in the need to deliver sustainable communities and it is identified that;

"Development plans need to reflect the policy goals of the Wales Spatial Plan. They have a major role in setting out the vision for sustainable communities in Wales. "People, Places, Future The Wales Spatial Plan identifies the "Menai Hub" within which Llandegfan is located as a key strategic area of growth and also emphasises that;

"Our future depends on the vitality of our communities as attractive places to live and work. We need to reduce inequalities between communities whilst retaining their character and distinctiveness."

One of the main challenges rural communities face is deprivation. It is vital that rural communities' vitality and attractiveness is sustained and enhanced. It is acknowledged within paragraph 10.3 of The Wales Spatial Plan that;

"Regeneration is an important driver for local development. This means co-ordinating activities and investment relating to transport, skills and employment, housing and inward investment. Regeneration proposals for an area must align different investment streams to secure joined-up delivery at a local level."

In achieving sustainable rural communities and tackling deprivation delivering good quality housing is vital. It is emphasised that there is a need to maintain a mix of tenure and size of housing to ensure communities are adequately balanced. It is identified within paragraph 10.5 of The Wales Spatial Plan that;

"accommodating appropriate development in smaller settlements and rural areas is vital for supporting the development of more rural communities."

Paragraph 9.1 of Planning Policy Wales highlights the Welsh Government's approach to housing strategy and states that;

"The Welsh Government's approach, set out in the National Housing Strategy, is to:

- *Provide more housing of the right type and offer more choice;*
- *Improve homes and communities, including the energy efficiency of new and existing homes; and*
- *Improve housing-related services and support, particularly for vulnerable people and people from minority groups.*

The Welsh Government will seek to ensure that;

- *Previously developed land is used in preference to greenfield sites;*
- *New housing and residential environments are well designed, meeting national standards for the sustainability of new homes and making a significant contribution to promoting community regeneration and improving the quality of life; and that*
- *The overall result of new housing development in villages, towns or edge of settlement is a mix of affordable and market housing that retains and, where practical, enhances important landscape and wildlife features in the development."*

The importance of housing as an economic driver was made clear by the Minister for Housing and Regeneration in July 2013 when he stated that:

"Building more homes will not only meet growing housing need, but also generate growth and jobs, provide work to help people out of poverty and ameliorate the effects of the bedroom tax. The private and public sectors must be enabled and supported to play a full role in building more homes. I have looked carefully at all the tools available to me, including regulations, policy and funding, and am today announcing a package of measures which together should increase the supply of new homes across Wales. The actions set out in this statement represent the first phase of action in this area and demonstrates the priority I accord to increasing the supply of housing."

It is considered that only allowing affordable housing within Llandegfan will weaken the community both socially and economically resulting in an increase in deprivation. It is identified within National Planning Policy that there is a requirement to provide a mix of affordable and market housing within settlements in order to create and maintain sustainable communities.

It is vital that rural communities' vitality and attractiveness is sustained and enhanced. Restricting development to affordable housing will have a detrimental effect by deprivation on the community of Llandegfan and on the economy of Anglesey. It is emphasised within The Wales Spatial Plan that

there is a need to maintain a mix of tenure and size of housing to ensure communities are adequately balanced. Also Paragraph 9.1 of Planning Policy Wales emphasises that the Welsh Government seeks to ensure that there is a mix of affordable and market housing within villages.

Housing development in Anglesey and Gwynedd is vital in sustaining rural economy. Developers experience difficulty in funding developments for 100% affordable homes as they are unviable. Restricting housing development to affordable housing will result in the deprivation of the Llandegafn. This requirement is unviable and will restrict housing development within Llandegfan as developers will not be able to build 100% affordable housing. This will have a direct detrimental impact on the economy of Anglesey as 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.

Therefore it is considered that the Deposit Development Plan needs to reconsider the classification of Llandegfan. No land is allocated for housing within the centre of Llandegfan. 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 to accommodate the identified need within the centre of Llandegfan. Also as already identified above, Llandegfan contains a number of facilities and services, which include at least one key service. The village can meet the day to day needs of households within Llandegfan and the surrounding area.

We wish to propose a site adjacent to Gwel y Llan Estate to be included within the development boundary for Llandegfan for housing allocation and full details are included within the attached Candidate Site assessment methodology and the Sustainability Appraisal framework.

The parcel of land in question is considered to be highly suitable and sustainable to provide residential development in a popular area adjoining the built-up area of Llandegfan. The site would form a reasonable extension to the development boundary of Llandegfan to accommodate the centre's housing need. The site is well integrated with and connected to the existing pattern of development with Gwel y Llan Estate located to the south and Gwel Eryri Estate to the West. The site would form a logical extension to the development boundary without resulting in an undesirable intrusion to the countryside or have a detrimental effect on the locality.

The site is accessible by all modes of transport including public transport being accessible along the Lon Ganol linking the settlement with Menai Bridge, Llangefni and Bangor. Allocating the site for future housing would therefore conform with national policy guidance which states that new developments should be located in sustainable and accessible locations.

Extending the development boundary of Llandegfan to include this site would allow the settlement to grow sustainably over the plan period, helping to ensure that the JLDP housing and growth strategy would be sound, deliverable and consistent with national planning policy. Also this would contribute towards providing the ongoing housing needed to sustain the centre and in a location close to and accessible to other larger recognised centres on the island.



CYNOR SIR
YNYS MÔN
ISLE OF ANGLESEY
COUNTY COUNCIL

Joint Planning Policy Unit (JPPU)

Joint Local Development Plan (JLDP)

Candidate Sites Process and Methodology

September 2011

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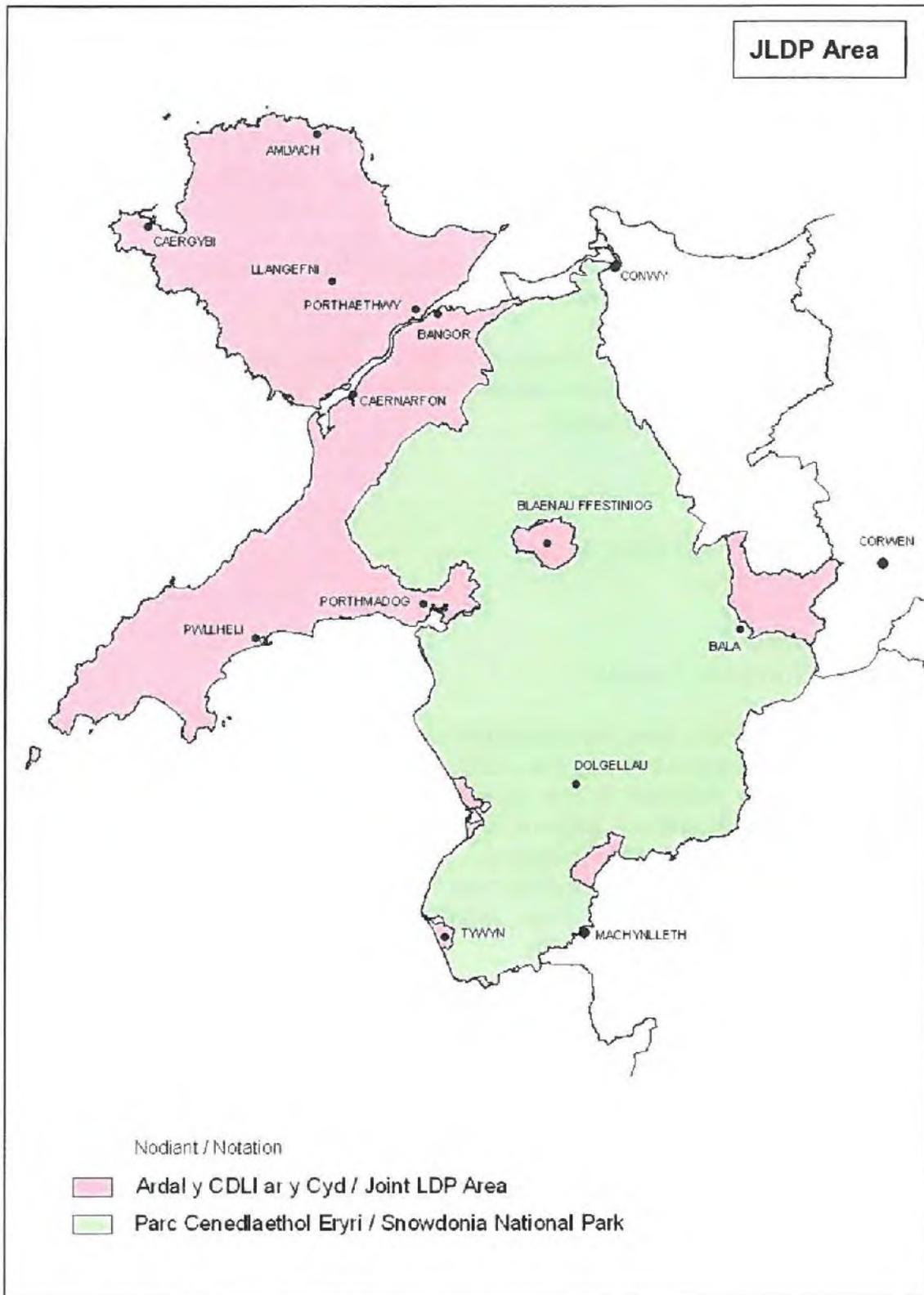
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1.0 Introduction

- 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, Pwllhell, 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:

Strategic Sites	Large sites that will significantly contribute to the strategy of the JLDP because of their nature, scale and location
Non Strategic Sites	Small to medium sites that are of sufficient size to accommodate local growth requirements.
Infill / Windfall Sites	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.

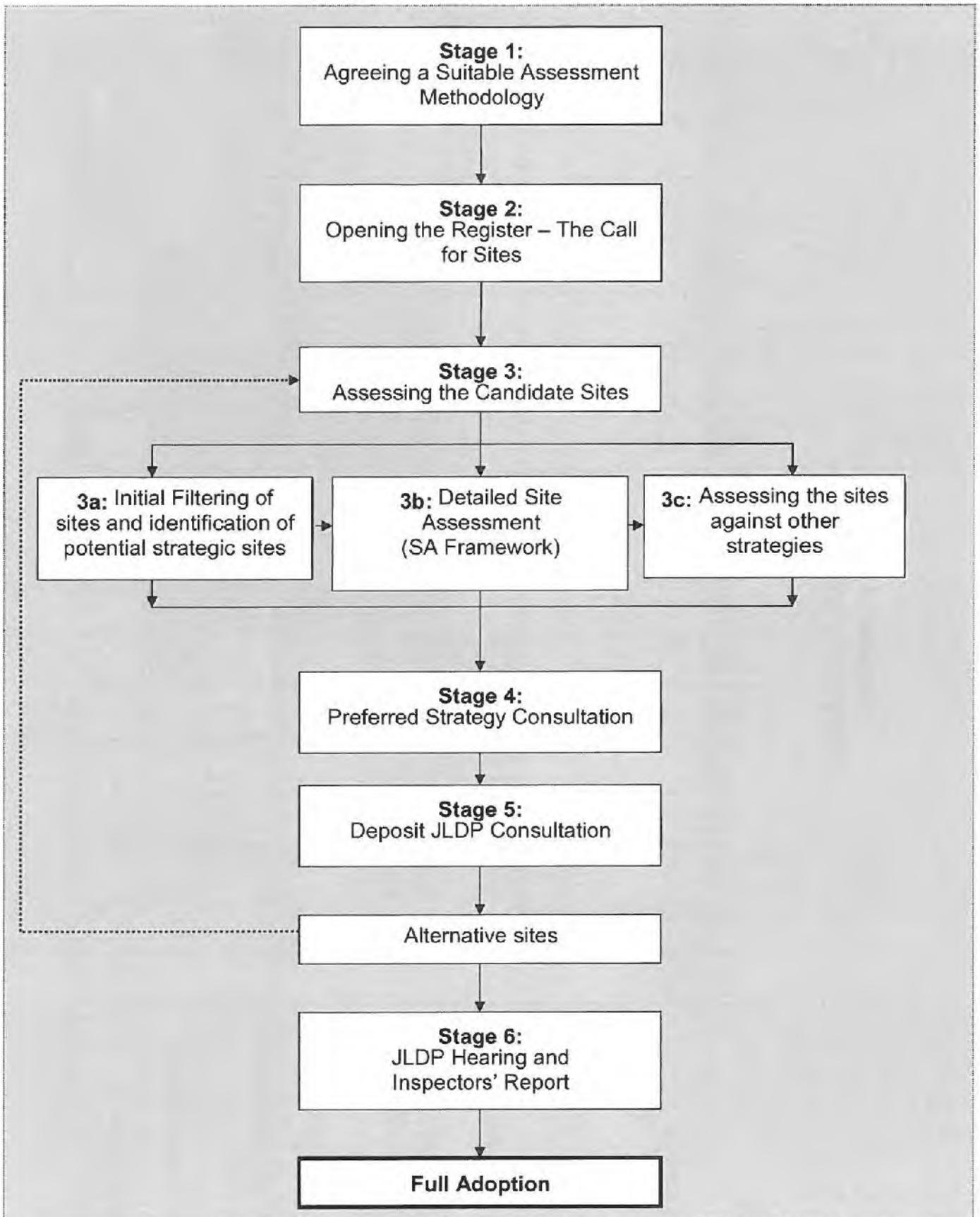
7.3 The closing date for stakeholders to submit comments on the Candidate Site Methodology is **5pm on Thursday 15th September.**

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

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. Amgawch 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 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 polisicynllunio@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

Swyddfa yn unig : Safle wedi' ei ddigideiddio : Site	Rhif Cyfeirnod:	Cydnabyddiaeth wedi'i yrru:
Office use only : 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):	<input type="text"/>	Cadnant Planning Ltd
Cyfeiriad: Address:	<input type="text"/>	<input type="text" value="REDACTED"/>
Côd Post: Post Code:	<input type="text"/>	<input type="text" value="REDACTED"/>
Cyfeiriad E-bost: E-mail Address:	<input type="text"/>	<input type="text" value="REDACTED"/>
Rhif Ffôn: Telephone Number:	<input type="text"/>	<input type="text" value="REDACTED"/>

**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 adjacent to Gwel y Llan Estate

Cyfeiriad y Safle: Site Address: Lladegfan
Ynys Môn

Côd Post: Post Code:

Cyfeirnod Grid OS: OS Grid Reference: 256883 374259

Arwynebedd y Safle (ha): Site Area (ha) 1.8ha

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:

3.4	<p>A oes gan y cynnygydd unrhyw dir oedd yn ei berchnogaeth o amgylch y safle? Does the proposer own any additional land surrounding the site? 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 GLAS ar y Map AO. <i>If so, please outline the land in BLUE on the OS map.</i></p>
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4) Defnydd Tir / Land Use

4.1	<p>Nodwch, os gwelwch yn dda, defnydd presennol y tir: Please specify the existing use of the land:</p> <p>Agricultural land</p>
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4.2	<p>Pa ddefnydd yr ydych yn ei gynnig i'r safle? What use are you proposing for the site?</p> <p>Housing</p>
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4.3	<p>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):</p> <p>N/A</p>
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4.4	<p>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:</p>
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4.5	<p>Pa ddefnyddiau tir sy'n ffinio'r safle a gynigir? What land uses adjoin the proposed site?</p> <p>Residential properties adjoin the southern and eastern boundaries of the site including the estates known as Gwel y Llan and Gwel Eryri. Land to the north and west of the site is agricultural land used.</p>
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4.6	<p>A oes adeiladau ar y safle? <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>Os oes, wnewch chi roi manylion a nodwch, os gwelwch yn dda, os ydynt yn cael eu defnyddio neu beidio: <i>If yes, please give details and whether they are currently in use or redundant:</i></p>
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4.7	<p>A oes unrhyw cyfamod rhwystrol ar y tir? <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>Os oes, rhowch fanylion, os gwelwch yn dda: If yes, please provide details :</p>
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4.8	<p>A gafodd y safle ei ddynodi mewn Cynllun Datblygu blaenorol? <i>Has the site been allocated in a previous Development Plan?</i></p> <p style="text-align: center;">Ydy / Yes: <input type="checkbox"/> Nac Ydy / No: <input checked="" type="checkbox"/></p>
	<p>Oes ydy, allwch chi roi manylion, os gwelwch yn dda: If yes, please give details:</p>

4.9	<p>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? <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 style="text-align: center;">Oes / Yes: <input type="checkbox"/> Nac Oes / No: <input checked="" type="checkbox"/></p> <p>Os oes, rhowch y manylion, os gwelwch yn dda: <i>If so please give details:</i></p>
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5) Cyfyngiadau Ffisegol ac Amgylcheddol / *Physical and Environmental Constraints*

5.1	<p>A yw'r safle yn agos i gwrs dŵr? <i>Is the site near a watercourse?</i></p> <p style="text-align: center;">Ydy / Yes: <input type="checkbox"/> Nac Ydy / No: <input checked="" type="checkbox"/> Dim yn Gwybod / Don't Know: <input type="checkbox"/></p> <p>Os ydy, pa mor agos ydy o (mewn medrau)? <i>If so, how close is it (in meters)?</i></p>
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5.2	<p>A oes hanes llifogydd ar y safle (yn cynnwys llifogydd arwyneb tir ac/neu draeniad gwael)? <i>Has the site ever been subject to flooding (including surface water flooding and/or poor drainage)?</i></p> <p style="text-align: center;">Ydy / Yes: <input type="checkbox"/> Nac Ydy / No: <input checked="" type="checkbox"/> Dim yn Gwybod / Don't Know: <input type="checkbox"/></p> <p>Os oes, rhowch fanylion, os gwelwch yn dda: If so please give details:</p>
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5.3	<p>A yw'r safle o fewn ardal bygythiad llifogydd? Is the site within an area of floodrisk?</p> <p style="text-align: center;">Nac ydy / No: <input checked="" type="checkbox"/> C1: <input type="checkbox"/> C2: <input type="checkbox"/> B1: <input type="checkbox"/> Dim yn Gwybod / Don't Know: <input type="checkbox"/></p>
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5.4	<p>A oes dynodiadau tirwedd, bywyd gwylt, hanesyddol neu archeolegol ar y safle (neu rhan o'r safle)? <i>Are there any landscape, wildlife, historic or archaeological designation on the site (or part of the site)?</i></p> <p style="text-align: center;">Oes / Yes: <input type="checkbox"/> Nac Oes / No: <input checked="" type="checkbox"/> Dim yn Gwybod / Don't Know: <input type="checkbox"/></p> <p>Os oes, allwch chi roi manylion am y dynodiad(au) a dweud pa ran o'r safle mae'n effeithio: <i>If yes, please identify the designation(s) and state which part(s) of the site are affected:</i></p>
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5.5	<p>A oes dynodiadau tirwedd, bywyd gwylt, hanesyddol neu archeolegol ar y tir sy'n ffinio'r safle? <i>Are there any landscape, wildlife, historic or archaeological designation on the land that adjoins the site?</i></p> <p style="text-align: center;">Oes / Yes: <input type="checkbox"/> Nac Oes / No: <input checked="" type="checkbox"/> Dim yn Gwybod / Don't Know: <input type="checkbox"/></p> <p>Os oes, allwch chi ddweud pa ddynodiad(au) ydynt: If yes, please identify the designation(s):</p>
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5.6	<p>A fyddai datblygu'r safle yn golygu colli tir amaethyddol Graddfa 1, 2 neu 3a? <i>Would development of the site lead to the loss of Grade 1, 2 or 3a agricultural land?</i></p> <p style="text-align: center;">1: <input type="checkbox"/> 2: <input type="checkbox"/> 3a: <input type="checkbox"/> Na Fydd / No: <input checked="" type="checkbox"/> Dim yn Gwybod / Don't Know: <input type="checkbox"/></p>
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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's topography consists of flat land making the site highly suitable for residential purposes, with it's main aspect facing a south 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 / <i>Electricity:</i>	Within 100m
Nwy / <i>Gas:</i>	Within 100m
Dŵr / <i>Water:</i>	Within 100m
Carffosiaeth / <i>Sewerage:</i>	Within 100m
Telathrebu / <i>Telecommunications:</i>	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	Llandegfan	0.5km
Siop Cyfleustra / Convenience Store	Llandegfan	0.5km
Ysgol Gynradd / Primary School	Ysgol Gynradd Llandegfan	0.3km
Ysgol Uwchradd / Secondary School	Ysgol David Hughes Menai Bridge	3.8km
Archfarchnad / Supermarket	Menai Bridge	3.2km
Meddygfa / Doctor's Surgery	Menai Bridge	3.2km
Deintydd / Dentist	Menai Bridge	3.2km
Fferyllfa / Pharmacy	Menai Bridge	3.2km
Lle Chwarae / Play Area	Menai Bridge	3.2km
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

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

2) INITIAL FILTERING

		Reasoning / Justification
Is the site located in or adjoining a town/city, village or rural cluster?	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).

Is the site over 0.3 hectares?	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.
Would development of the site be in whole or part vulnerable to fluvial/ tidal flooding?	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.
Is the site within or in the vicinity of the following? <ul style="list-style-type: none"> • Sites of Special Scientific Interest (SSSI) • Special Areas of Conservation (SAC) • Special Protection Areas (SPA) • National Nature Reserves (NNR) • Mineral and Coal Safeguarding Sites 	Yes No	<p>If yes, the sites will not be taken forward to the next stage (unless sufficient information is provided to prove otherwise).</p> <p>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.</p>

3) DETAILED ASSESSMENT

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

Issue		Details/	Suitability of Site					*Relevant SA
								
Environmental Capital								
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"> • Visual and Sensory: • Geological: • Landscape Habitats: • Historical: • Cultural: 		<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"/>	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 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"> • Post Office • Convenience Store • Primary or Secondary School • Supermarket • Surgery • Pharmacy • Dentist • Play Area • Other (please state) 		<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"> • Electricity • Gas • Water • Sewerage • Telecommunications 		<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
Site Context and Character								
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?								
Relationship with Existing Settlements								
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
Conclusion								
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

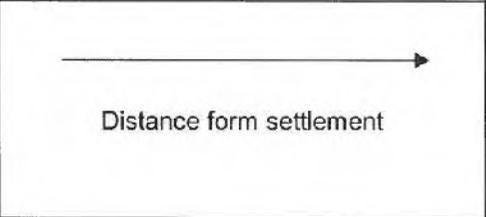
Question		Assessment					Commentary
1	Is there a risk of flooding?	No known risk of flooding and surface water flooding and possible link to surface water run off to adjoining watercourse	No known risk of flooding but limited risk of surface water flooding and possible to link surface water to adjoining 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"> Based on EA Areas of Flood Risk map and TAN15 DAM Maps

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"> Based on Agricultural Classification Map Consultation with WG Agricultural Division may be required
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"> Based on existing information held in development plans, CCW website Consultation with Biodiversity Units
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"> Consult with Biodiversity Sections

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"> Consult with Biodiversity Sections

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"> Gwynedd – UDP (2009) Anglesey – Local Plan (1996), Stopped UDP (2005)
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"> Consultation with Contaminated Land Officer
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"> Consult with Landscape/Tree officers
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"> Based on CCW LANDMAP database
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"> Distance to nearest bus stop and/or train station along footpaths and roads not as the

Question		Assessment					Commentary
							<ul style="list-style-type: none"> crow flies Based on guidelines from IHT
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"> Consult with Highways dept
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"> Consult with Highways dept
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"> Distances based upon standards by IHT
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			
21	Additional comments and recommendations	General Comments regarding site suitability					

Gwel y Llan, Llandegfan



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Date: 19th March 2015
Our
Ref:

Anglesey and Gwynedd Deposit Joint Local Development Plan 2011-2026

Land adjacent to Gwel y Llan Estate, Llandegfan

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.

The land is currently agricultural land. The land as identified on the submitted location plan lies in the North of the village of Llandegfan, directly adjacent to Gwel y Llan Estate and Gwel Eryri Estate. The site lies within an established residential area with open countryside to the North and West.

It is considered that the site could provide housing in an attractive location and relatively accessible location. The site is located directly adjacent to the existing development boundary of the village, with residential forms of development located along the Southern and Western boundaries of the site, it is considered that residential development could be accommodated on site, without having a detrimental impact on the character of the area.

The site is accessible by all modes of transport including public transport being accessible along Lon Ganol linking the village with Menai Bridge, Llangefni and Bangor. Allocating the site for future housing would therefore conform with national

policy guidance which states that new developments should be located in sustainable and accessible locations.

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.

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 proposal to allocate this land adjacent to Gwel y Llan Estate for housing development would comply with paragraph 9.1.2 of the PPW and would provide an attractive opportunity to develop new quality housing within an accessible and desirable location.

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'.

We consider that this land adjacent to Gwel y Llan Estate can be promoted as a housing allocation providing a natural and modest extension to the development boundary of Llandegfan without detriment to the character and appearance of the area and will also enhance the residential facilities available on the Island within an accessible location.

The proposed site has a direct connection with the existing development boundary of Llandegfan with the southern boundary of the site adjoining the housing estate of Gwel y Llan and the western boundary adjoining the housing estate of Gwel Eryri.

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 risk¹⁶, 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 Llandegfan 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 and without over stretching the existing infrastructure of the locality.

Means of Access

Access to the site could be provided from the Gwel y Llan Estate. This existing access road provides access to the residential properties located at Gwel y Llan Estate.

The village of Llandegfan is located in the eastern part of the Isle of Anglesey, within close proximity to the coastal town of Menai Bridge which offer a range of community services and facilities including a range of attractive shopping, primary and secondary schools, supermarket, doctor and dentist surgery and also a pharmacy. The site is considered to be highly accessible by all means of transport including public transport, with a bus stops located in numerous locations within the village linking the village with nearby villages and centres including Menai Bridge and Bangor.

The site therefore conforms with up-to-date national planning policy in terms of locating development in sustainable and accessible locations.

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 the village. 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 that would cause 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.

Extending the development boundary of Llandegfan and designating land for housing will ensure that the village grows in a sustainable manner and including the proposed site within the development boundary of the village and allocating the site for housing provides the opportunity to plan ahead and provide housing within an accessible location.

There are no infrastructural or land ownership issues that would hinder the development of this land during the first 5 years of the LDP period, with connections to electric and existing public sewers nearby.

Conclusion

Allocating the land in question for housing would contribute towards providing the ongoing housing needed to sustain the village and also in a location close to other recognised centres on the island. It is considered that providing new housing on this site is viable and deliverable over the first 5 years of the plan. The site is in single ownership.

In view of the foregoing it is considered that the site in question should be considered as a site allocated for housing and should be included within the settlement boundary of Llandegfan, forming a natural and modest extension to the existing development boundary.

The site is located within an accessible location with community facilities and services available nearby and therefore conforms with up-to-date national and local policy in terms of locating development within sustainable and accessible locations.

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 or 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-](http://www.ccw.gov.uk/landscape-wildlife/managing-land-and-sea/environmental-assessment/strategic-environmental-assess.aspx?lang=en)

[assessment/strategic-environmental-assess.aspx?lang=en](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-](http://naturalresourceswales.gov.uk/conservation-biodiversity-and-wildlife/european-protected-species/information-on-european-protected-species/?lang=en)

[protected-species/information-on-european-protected-species/?lang=en](http://naturalresourceswales.gov.uk/conservation-biodiversity-and-wildlife/european-protected-species/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, 1st Floor Bangor City Council Offices, Ffordd Gwynedd, Bangor, in Anglesey and Gwynedd public libraries, the Planning Service Reception, Rovacabin, Llangefni and Slop 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 or www.anglesey.gov.uk/ldp or from:

The Joint Planning Policy Unit,

1st Floor Bangor City Council Offices,

Ffordd Gwynedd,

Bangor LL57 1DT

Email: planningpolicy@gwynedd.gov.uk

Telephone: 01766 771000 or 01286 685003

Website: www.gwynedd.gov.uk/ldp or 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
<i>(SEA Topics: human health, population)</i></p> | <p>8. Value, conserve and enhance the plan area's rural landscapes and urban townscapes
<i>(SEA Topics: landscape)</i></p> |
| <p>3. Manage and reduce the impacts of climate change by promoting and supporting mitigation and adaptation measures
<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
<i>(SEA Topic: material assets, soil)</i></p> |
| <p>4. Conserve, promote and enhance the Welsh language
<i>(SEA Topic: cultural heritage)</i></p> | <p>10. Promote and enhance good transport links to support the community and the economy
<i>(SEA Topic: population, human health)</i></p> |
| <p>5. Conserve, promote and enhance cultural resources and historic heritage assets
<i>(SEA Topic: cultural heritage)</i></p> | <p>11. Safeguard water quality, manage water resources sustainability and minimise flood risk
<i>(SEA Topic: water, biodiversity)</i></p> |
| <p>6. Support economic growth and facilitate a vibrant, diversified economy providing local employment opportunities
<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		

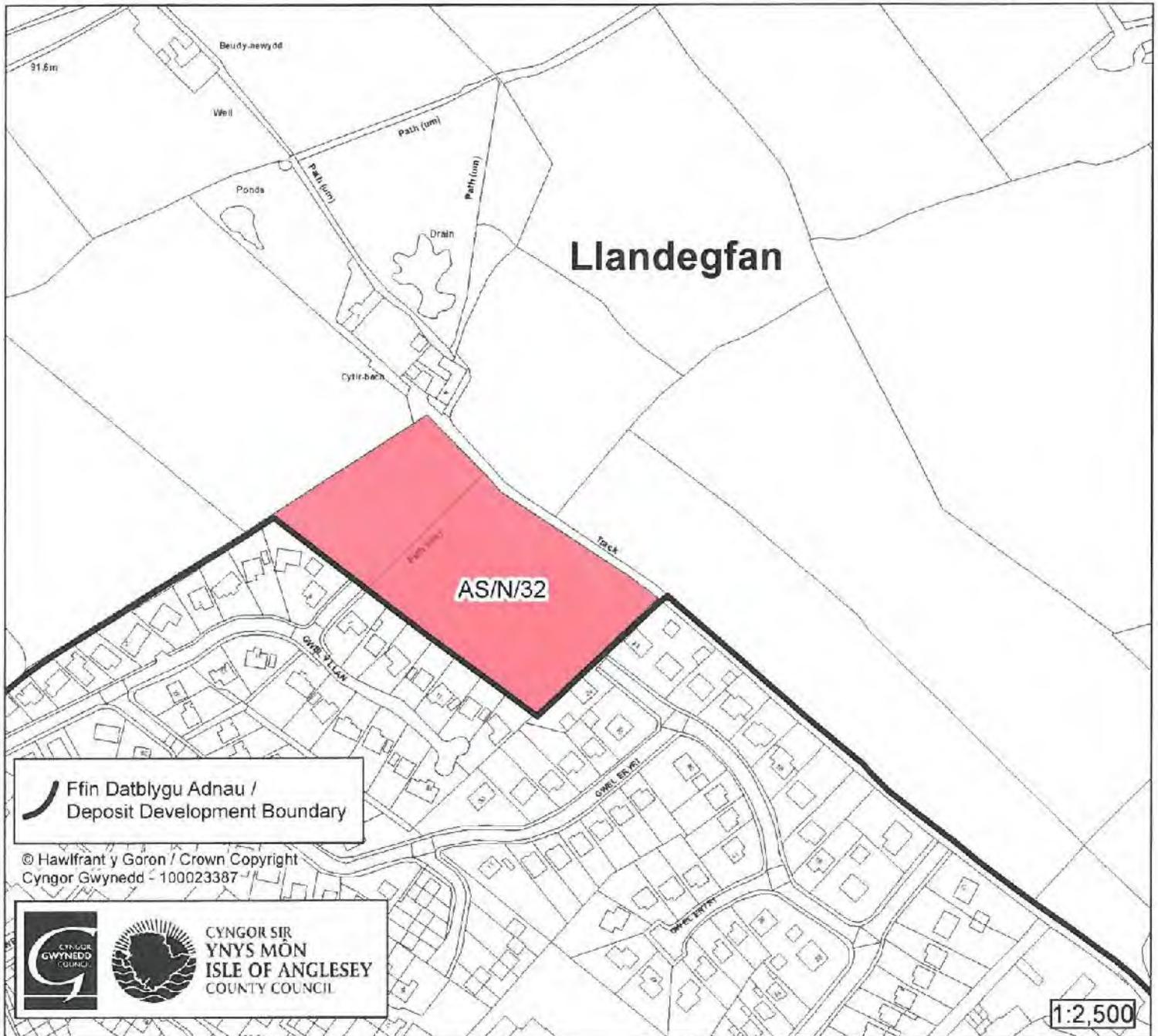
Sustainability Appraisal Matrix

Site Name: Land adjacent to Gwel y Llan Estate, Llandgefan		
Site Area: 1.8ha		
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 assets 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.

**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/32

Enw'r Safle / Site Name: Tir ger / Land adj Gwel y Llan

Lleoliad / Location: Llandegfan

Cyngor Cymuned / Community Council: Cwm Cadnant

Maint (ha) / Size (ha): 1.04

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