


ASN/ISS + ASN/IS6

		<p><i>For office use only:</i></p> <p>Representor No.</p> <p>Date received: 31/3/15 <i>ebw</i></p> <p>Date acknowledged:</p>
<p>2237-3118-933-BODFFORDD-ASN55-MAP41</p>		

**Anglesey and Gwynedd Deposit Joint Local Development Plan 2011-2026
Representation Form**

Data Protection

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

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

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

PART 1: Contact details

	Your details/ Your client's details	Agent's details (if relevant)
Name	Iolo Owen	Dafydd Edwards
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)	
Paragraph number (please specify)	
Proposals/ Inset Map (please specify ref no.)	
Constraints Map	
Appendices (please specify)	Plans sent in under separate email 1109-A3-01, 1110-A3-01, 1111-A3-01,& 1112-A3-01

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

<p>2c. Please provide details of your representation on the Deposit Plan.</p> <p>My client wishes to include the attached plans into the new deposit plan if possible as land available for any possible development – I do not have the policy numbers of inset map numbers to hand, is it possible to complete this section again.</p> <p style="text-align: right;"><i>Please use additional sheet if necessary. Please state how many additional sheets have been used.....</i></p>

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

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

Plans sent in under separate email 1109-A3-01 (Bethel), 1110-A3-01 (Bodffodd), 1111-A3-01 (Capel Mawr, Bodorgan) & 1112-A3-01 (Newborough)

The Bethel site is offered for use to the local authority as a site suitable for extra care facility with some land offered for a car park to the existing doctors surgery combined with a new village hall.

Bodffordd – this site has a historic planning approval for 40 houses in the sixties. My client wishes to bring this site live again.

Capel Mawr- this site is requested to be included as a cluster site under policy 50 single dwelling development.

Newborough- this site is offered for housing

2dd. Is the Deposit Plan sound?

Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
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2e. If you think that the Deposit Plan is unsound which test of soundness do you think that it fails? (Please tick below). More details are provided at the back of this form.

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

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.

Sustainable Appraisal

1 BODFFORDD, YNYS MON.

I refer to the above and would like this appraisal be accepted as part of the Deposit Joint Local Development Plan.

The site lies within the edge of the boundary of Bodffordd. The site is a prime location for housing development. I believe this site could provide housing development that would boost the economy and would boost social inclusion a sustainable community and personal well being. We do not consider that the development would have a detrimental effect on the natural environment. The housing development would make best use of natural resources and energy as efficiently as possible.

I believe that the housing development would adhere to the principles of ensuring a strong, healthy and just society which in turn would boost the local economy by providing local employment through employing local tradesman and using local builders merchant, this can only have a positive effect on the Island economy.

As well as the aforementioned I would like the following to taken into consideration:

Air Quality – There would no adverse impact on Air Quality the site is not over development and is surrounded by open space.

Biodiversity and Open Space – as part of the development consideration will be given to adequate open space. In terms of biodiversity we do not believe that the site is of any wildlife interest, however should the need arise adequate mitigation will be made for alternative.



Climate Change – the proposed housing development site is well within the Village of Bodffordd. There are regular bus service provided thus reducing the need of private car. Also appropriate measures will be made to reduce the risk of flooding by appropriate drainage and appropriate site levels, further discussions on how this can be implemented at the planning application stage.

Welsh Language – the proposed site in our opinion would have no adverse effect on the Welsh Language, the local school is bilingual and encourages the learning of the Welsh Language, there is also a collage in Llangefni which teaches Welsh for beginners.

The Housing Development would provide good mix of houses that would cater for all sector of the community an element of affordable housing will be provided as well as a mix of open market housing with good landscaping.

Waste Minimisation will be a priority as part of the proposed development part of the site while under construction and all materials that can be re-used will be and all waste that cannot be reused will segregated and recycled appropriately and legally.

ASN/SS + ASN/56

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<p>2237-3118-934-BODFFORDD-ASN56-MAP41</p>		

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2a. Which part of the Deposit Plan are you commenting on?	
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Paragraph number (please specify)	
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Objecting	<input type="checkbox"/>	Supporting	<input checked="" type="checkbox"/>

<p>2c. Please provide details of your representation on the Deposit Plan.</p> <p>My client wishes to include the attached plans into the new deposit plan if possible as land available for any possible development – I do not have the policy numbers of inset map numbers to hand, is it possible to complete this section again.</p> <p style="text-align: right;"><i>Please use additional sheet if necessary. Please state how many additional sheets have been used.....</i></p>

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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											
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Part 3: What Happens Next?

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

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

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

I want to speak at a hearing session.

3b. If you wish to speak, please confirm which part of your representation you wish to speak to the Inspector about and why you consider it to be necessary to speak at the Hearing.
3c. Would you like to be informed about the following (Please tick the relevant boxes)

Submission of documents and evidence to the examination

Publish Inspector's report

Plan's adoption

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

Plans sent in under separate email 1109-A3-01, 1110-A3-01, 1111-A3-01, & 1112-A3-01
scaled plans of areas requested to be included.

Signed: DWE

Dated: 31/3/2015

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**

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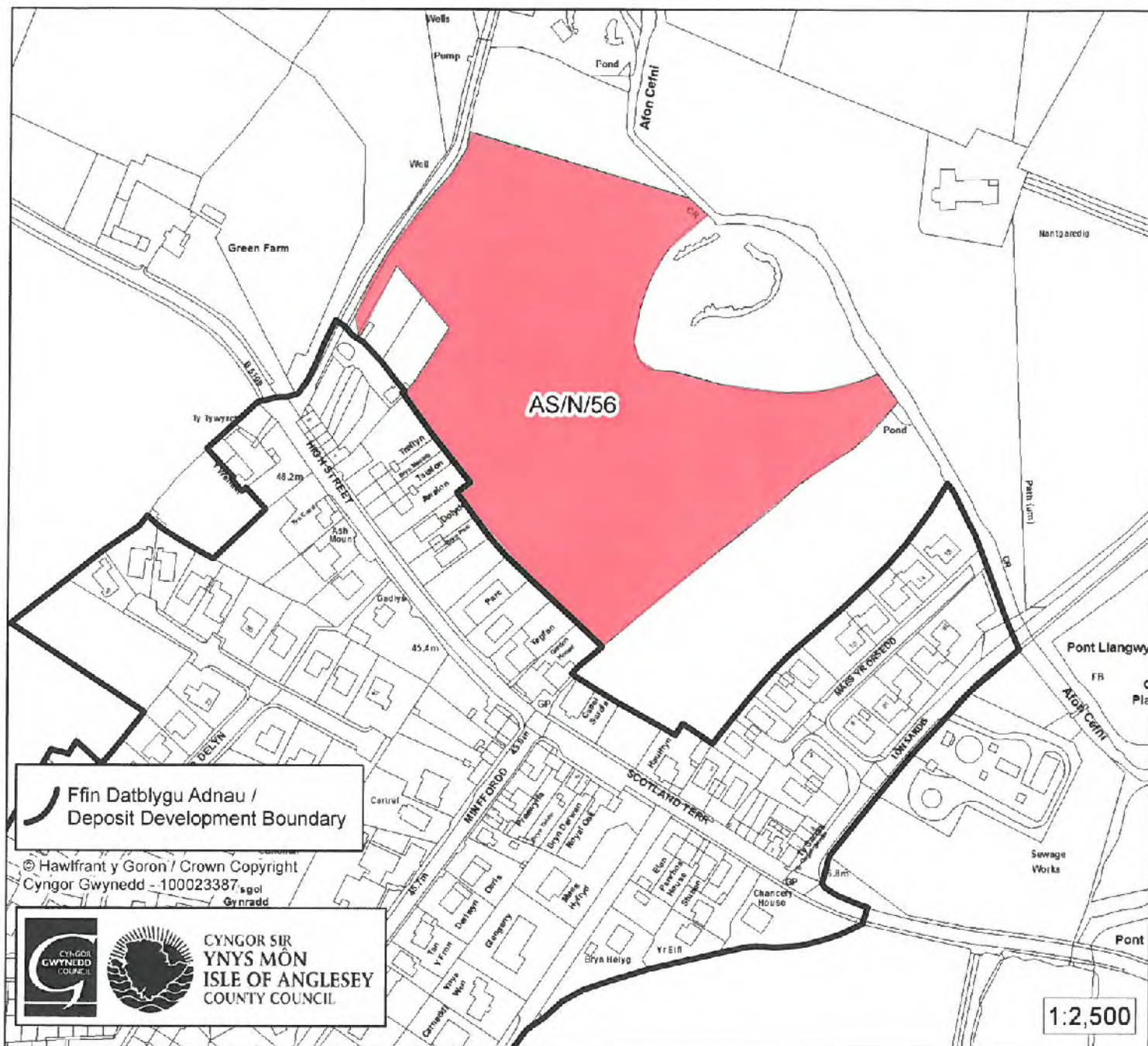
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**Cynllun Datblygu Lleol ar y Cyd Gwynedd a Môn
Anglesey and Gwynedd Joint Local Development Plan
2011- 2026**

COFRESTR SAFLEOEDD AMGEN / ALTERNATIVE SITES REGISTER



Math o Safle Amgen / Alternative Site Type: SAFLE NEWYDD / NEW SITE

Cyfeirnod / Reference: AS/N/56

Enw'r Safle / Site Name: Tir tu cefn i'r Stryd Fawr / Land to rear of High Street

Lleoliad / Location: Bodffordd

Cyngor Cymuned / Community Council: Bodffordd

Maint (ha) / Size (ha):: 2.5

Defnydd Amgen â Awgrymir / Suggested Alternative Use: Any / Unrhyw

	 <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,</p> <p>Date received: 3/3/15 1202 <i>W</i></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	[REDACTED]	
Address	WELSH WATER [REDACTED]	
Postcode	[REDACTED]	
Telephone Number	[REDACTED]	
Email address	[REDACTED]	

Guidance Note.

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

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

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

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

Further information about this matter can be obtained from the Joint Planning Policy Unit on **01286 685003** or on the Council's web site at: www.gwynedd.gov.uk/ldp or www.anglesey.gov.uk/ldp in the leaflet 'Guidance about alternative sites'.

Where proposed changes to a development plan have significant sustainability effects, you will need to provide the relevant Sustainability Appraisal information. This information must be consistent with the scope and level of detail of the Sustainability Appraisal conducted by the Authority. It should also refer to the same baseline information in identifying the likely significant effects of the revised policy or new site.

You should include all your comments on the Deposit Plan and set out your full case on the official form, using accompanying documents where necessary. If you seek more than one change and consider that the Deposit Plan fails to meet more than one test of soundness **separate forms should be completed for each representation**. Similarly, if your representation is in support of the Deposit Plan or individual elements of the Deposit Plan it would be helpful if separate representations were made. Please indicate if you are submitting other material to support your comments.

You will only be able to submit further information to the Examination if the Inspector invites you to address matters that he or she may raise. Please note that the Inspector will not have access to comments you have made in response to previous consultations. If you do not consider the Deposit Plan to be sound and that it should be changed, please explain clearly why you think the changes are needed. If you think a change is needed for the Deposit Plan to meet one or more of the tests of soundness, please tell us which one(s).

Where a group shares a common view on how it wishes the Deposit Plan to be changed, the Councils will accept a signed petition. In submitting a representation form on behalf of a group, the representation form should include the contact details of a lead individual at Section 1 and the comments should be clearly set out on the representation form. The signed petition should state clearly how many people are being represented and how the representation has been authorised. Signing a petition does not prevent the submission of individual forms.

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

Enwan Hebydd (Abodhad 4)

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

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

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

[Redacted Signature]

Dated:

31/3/15

THANK YOU FOR YOUR COMMENTS ON THE DEPOSIT PLAN

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TAI17 HOUSING IN LOCAL, RURAL AND COASTAL VILLAGES

- Support
- There are no known water supply issues to impact upon the delivery of the growth identified within these settlements, however a full assessment will be made at the time of a planning application once the location of development is known.
 - The adequacy of the sewerage network will be assessed at the time of a planning application once the location of development is known. –

ANGLESEY LOCAL VILLAGES

Bethel

- S
- Bethel is served by Malltraeth Wastewater Treatment Works (WwTW) which can accommodate the foul flows from the growth figure allocated for the catchment area.

Bodffordd

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

Bryngwran

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

Brynsiencyn

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

Caergeiliog

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

Dwyran

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