

Sylwadau Dros y We / Representations via the Internet

Rhif Sylw / Rep Id: 57

Enw / Name: Oaktree Environmental Ltd (John Williams) [2594]

Rhan: 7.5.12

Section: 7.5.12

Math / Type: Gwrthwynebu / Object

Crynodeb o'r Sylw:

Caiff y safle sy'n cynnwys safle ein cleient ei warchod gan ddynodiad tirwedd hanesyddol yr ystyrir sy'n ddigon i gynnal yr olygfa a'r ymdeimlad o le unigryw. Mae'n eironig y gallai gwarchod nodweddion tirwedd - nodweddion na fyddai wedi bod yno pe na cheid diwydiant cloddio mwynau - gael effaith ar waith datblygu'r chwarel ymhellach. Mae Dyffryn Nantlle'n adnabyddus am ei dreftadaeth chwareli llechi ac mewn ardal lle gallai swyddi o ansawdd da fod yn brin, mae gwaith cloddio a phrosesu llechi'n sail i greu swyddi er mwyn cadw'r bobl leol mewn diwydiant sy'n nodwediadol o'r ardal o ran tirwedd a diwylliant.

Representation Summary:

The area containing our client's site is protected by a historic landscape designation considered sufficient to maintain the unique scenery and sense of place. It is ironic that further development at the quarry may be affected by protection of landscape characteristics that would not have existed but for the mineral extraction industry. The Nantlle Valley is renowned for its slate quarrying heritage and, in an area where good quality jobs may be scarce, extraction and processing of slate provides the basis for job creation to retain local populations in an industry that characterises the area in landscape and cultural terms.

Sylw Llawn / Full Representation:

The area containing our client's site is protected by a historic landscape designation considered sufficient to maintain the unique scenery and sense of place. It is ironic that further development at the quarry may be affected by protection of landscape characteristics that would not have existed but for the mineral extraction industry. The Nantlle Valley is renowned for its slate quarrying heritage and, in an area where good quality jobs may be scarce, extraction and processing of slate provides the basis for job creation to retain local populations in an industry that characterises the area in landscape and cultural terms.

Newid(iadau) i'r Cynllun

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Change(s) to the Plan

Look to reduce the area covered by SLA 07 to avoid overlap with designated RHL areas.

Profion Cadernid / Soundness Tests: None



statutory purposes of Areas of Outstanding Natural Beauty are conservation and enhancement of their natural beauty.

- 1.37 NRW consider that where an allocation has the potential to significantly affect the AONB and its associated boundary area, the site would need to be rigorously assessed in terms of adverse impact on the amenity and special qualities of the AONB.
- 1.38 Also some of the allocation are located within or adjacent to landscapes that are Registered by CADW as Landscapes of Historic Interest including the Llyn ac Ynys Enlli Registered Landscape of Historic Interest. While this is not a statutory designation, Chapter 6 of PPW identifies that it should be a material consideration in the planning process and must be given due regard.
- 1445
1.39 With regards to POLICY AMG2 we would recommend that this policy name is changed to protecting and enhancing features and qualities that are 'distinctive or special' to the landscape character rather than 'unique'.
- 1.40 With regards to criteria 3 set out under Policy AMG2 NRW recommends that the reference to 'layout of settlements' is amended to 'layout of settlements and boundary types'.

Waste Management

- 1.41 NRW welcome that Policy GWA1 – Provisional of waste management and recycling infrastructure allows for waste management facilities on some employment allocations. However GWA2, does not set out how the 7 year and 5 year trigger points in relation to the supply of landfill will be monitored and how the LPA will work with other Authorities to meet this need, if required. It is acknowledged that landfill has a diminishing role but the Plan should acknowledge the need for regional collaboration to meet the need for landfill across North Wales and how it will work with other authorities to meet this need. This should be set out in the policy to accord with TAN21.
- 1.42 With regards to Policy MWYN8 – Exploration Works, it would be useful to know if unconventional fracturing is within scope of this policy. If yes then some flexibility built in to this policy would be welcome such as the policy will be reviewed in light of any new evidence on the potential impacts of these types of development on the environment.



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- 1.39 With regards to POLICY AMG2 we would recommend that this policy name is changed to protecting and enhancing features and qualities that are 'distinctive or special' to the landscape character rather than 'unique'.
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For office use only:

Representor No.

Date received: 31/3/15

Date acknowledged:

**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		Mark Roberts
Address		Barton Willmore
Postcode		
Telephone Number		
Email address		

Guidance Note.

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

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

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

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

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/lidp or www.anglesey.gov.uk/lidp 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)

2a. Which part of the Deposit Plan are you commenting on?			
Policy number (please specify)	Policy AMG2, protecting and enhancing the features and qualities that are unique to the local landscape character.		
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	x	Supporting	<input type="checkbox"/>
2c. Please provide details of your representation on the Deposit Plan.			
<p>Policy AMG2, protecting and enhancing the features and qualities that are unique to the local landscape character.</p> <p>The key element of this policy is that development proposals will only be granted "provided that it doesn't have an adverse impact upon features and qualities that are unique to the local landscape."</p> <p>The policy does not set a qualifying requirement that impacts need to be "significant". It merely requires an adverse impact. This is not appropriate as any development may be deemed to have an adverse impact in some form on the landscape. It is the scale of those impacts and the level of harm created, related to the sensitivity of the site and the policy designation which applies (i.e. AONB, or National Park, highest sensitivity and likelihood for significant impact from small developments) that needs to be considered. In undesignated areas, to which this policy applies, the level of harm, and impact from a development must be "significant" and not merely "adverse," otherwise the level of protection in non-designated areas has the same level of protection as statutory designated areas.</p> <p>Furthermore, the policy does not allow the balancing of the economic, social or indeed other environmental benefits of a project (remediation and demolition of a contaminate site and large buildings), compared to the landscape impact arising from a small scale development.</p> <p>The Policy therefore does not comply with Test of Soundness C2 as it does not comply with Planning Policy Wales & CE2 as it is not realistic having regard to other alternatives.</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.

Reference should be made to the presumption in favour of sustainable development.

Proposed Change

The policy should be revised to require landscape impacts to be significant in undesignated areas and for these to significantly and demonstrably outweigh the economic, social or other environmental benefits before an application is refused on the basis of this policy.

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	x	C3	<input type="checkbox"/>	C4	<input type="checkbox"/>	CE 1	<input type="checkbox"/>	CE 2	x	CE 3	<input type="checkbox"/>	CE 4	<input type="checkbox"/>

Part 3: What Happens Next?

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

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

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



I want to speak at a hearing session.



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

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

Submission of documents and evidence to the examination



Publish Inspector's report



Plan's adoption



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

Signed:

Dated: 31/03/15

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.

Sylwadau Dros y We / Representations via the Internet

Rhif Sylw / Rep Id: 330

Enw / Name: North Wales Wildlife Trust (Mr Chris Wynne) [2626]

Rhan: POLISI AMG2

Section: POLICY AMG2

Math / Type: Gwrthwynebu / Object

Crynodeb o'r Sylw:

Mae Ardaloedd Tirwedd Arbennig wedi'u cynnwys yn ddigonol yn AMG1. Er mwyn gwell eglurder dylai AMG2 gael ei aralleirio i warchod y dirwedd ehangach a nodweddion pwysig tirweddau lleol Gwynedd a Môn. Dileu'r cyfeiriad at ATA a sicrhau fod y polisi'n berthnasol i'r tirwedd ehangach.

Representation Summary:

SLA are adequately covered by AMG1, for greater clarity AMG2 should be re-worded to protect the wider landscape and the important characteristic features of the local landscapes of Gwynedd and Anglesey. Remove reference to SLA and ensure policy relates to wider landscape.

Sylw Llawn / Full Representation:

SLA are adequately covered by AMG1, for greater clarity AMG2 should be re-worded to protect the wider landscape and the important characteristic features of the local landscapes of Gwynedd and Anglesey.

Newid(iadau) i'r Cynllun

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Change(s) to the Plan

Remove reference to SLA and ensure policy relates to wider landscape

Profion Cadernid / Soundness Tests:

None

Sylwadau Dros y We / Representations via the Internet

Rhif Sylw / Rep Id: **236**

Enw / Name: **Ellesmere Sand & Gravel Company Limited [2686]**

Rhan: **POLISI AMG2**

Section: **POLICY AMG2**

Math / Type: **Gwrthwynebu / Object**

Crynodeb o'r Sylw:

Dylid bod pwyslais cadarnhaol ar safleoedd cloddio mwynau presennol neu estyniadau i'r safleoedd hynny dros safleoedd newydd. Dylid edrych ar effeithiau amgylcheddol dros dro yn wahanol i effeithiau amgylcheddol tymor hir. Awgrymu dyblygu gyda Pholisi AMG1. Dylai'r polisi gael ei ddiwygio i gynnwys y geiriau effaith "hir dymor" sydd yn galluogi echdynnu mwynau gymryd lle dros dro gan gyfeirio at gynigion adfer fod yn "unol â'r" nòd "hir dymor" i ddiogelu ardaloedd tirlun arbennig. Awgrymir cyfuno gyda pholisi AMG1.

Representation Summary:

There should be a positive emphasis toward existing mineral extraction sites, or extensions to those sites over new sites. Temporary environmental effects should be viewed differently to long term environmental effects. Suggest duplication with Policy AMG1.

The policy should be amended to include the words "long-term" effects thus allowing for mineral extraction in the interim and refer to restoration proposals being "in accordance" with the "long-term" objectives of the protection of special landscape areas. Suggest potential merge with Policy AMG1.

Sylw Llawn / Full Representation:

There should be a positive emphasis toward existing mineral extraction sites, or extensions to those sites over new sites. Temporary environmental effects should be viewed differently to long term environmental effects. Suggest duplication with Policy AMG1.

Newid(iadau) i'r Cynllun

Dylai'r polisi gael ei ddiwygio i gynnwys y geiriau effaith "hir dymor" sydd yn galluogi echdynnu mwynau gym

Change(s) to the Plan

The policy should be amended to include the words "long-term" effects thus allowing for mineral extraction in the interim and refer to restoration proposals being "in accordance" with the "long-term" objectives of the protection of special landscape areas. Suggest potential merge with Policy AMG1.

Profion Cadernid / Soundness Tests: x, viii, ix



CYNGOR SIR
YNYS MON
ISLE OF ANGLESEY
COUNTY COUNCIL

For office use only:

Representor No.

3036/886/887/888/889

Date received:

27/3/15
ebow

Date acknowledged:

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

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PART 1: Contact details

	Your details/ Your client's details	Agent's details (if relevant)
Name	Friends of Borth-y-Gest	Tom Brooks, Joint Secretary
Address		
Postcode		
Telephone Number		
Email address		

The Friends of Borth-y-Gest is a long established organisation for residents and others with close connections with the locality. All residents are entitled to be members and others accepted as members are included in a mailing list. A committee is elected annually at a General Meeting. The committee has approved this submission.

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)	AMG 2, AMG 3, AMG 4 and AMG 5
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"/>
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2c. Please provide details of your representation on the Deposit Plan.

Policies AMG2, AMG3 and AMG4 related to features and qualities that are unique to the local landscape, coastal protection local biodiversity conservations.

We support these policies which are in line with the objectives of the Friends of Borth-y-Gest."

We would wish AMG5, which makes specific reference to local nature reserves, made reference to a table in which such reserves were listed.

Please use additional sheet if necessary.

Please state how many additional sheets have been used.....

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.

None in respect of policies AMG2, AMG3 and AMG4: But we would wish to oppose any proposals by others that threaten these themes

We would wish AMG5, which makes specific reference to local nature reserves, to make reference to a table in which such reserves are listed.

2dd. Is the Deposit Plan sound?

Yes No ✓

2e. If you think that the Deposit Plan is unsound which test of soundness do you think that it fails? (Please tick below). More details are provided at the back of this form.

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

3090-809-AMG2

Cydbwyllgor Ymgynghorol Ardal o Harddwch Naturiol Eithriadol Llŷn

Dynodwyd Ardal o Harddwch Naturiol Eithriadol (AHNE) Llŷn yn 1957 o dan Ddeddf Parciau Cenedlaethol a Mynediad i Gefn Gwlad 1949. AHNE Llŷn oedd yr 3ydd ardal i'w dynodi drwy Gymru, Lloegr a Gogledd Iwerddon.

Sefydlwyd Cydbwyllgor Ymgynghorol Ardal o Harddwch Naturiol Eithriadol Llŷn yn 1997 yn dilyn cyfarfod rhwng Cyngor Gwynedd, Cyngor Cefn Gwlad Cymru ac amrywiol sefydliadau eraill. Un o gyfrifoldebau'r Cydbwyllgor yw cyngor ar Gynlluniau Datblygu, strategaethau a rhaglenni gwaith yr awdurdod lleol a chyrff eraill i'r graddau eu bod yn ymwneud â'r AHNE.

Yn y cyfarfod o'r Cydbwyllgor Ymgynghorol AHNE Llŷn a gynhaliwyd ar 25ain o Fawrth 2015 trafodwyd y Cynllun Datblygu Lleol Gwynedd a Môn 2011-26 a gwnaed y sylwadau canlynol:

1. **AHNE** - nid oes polisi penodol o ran cynnal a gwarchod yr AHNE. Yn hytrach mae polisiau cyffredinol a chyfeiriad at ddeddwriaeth a pholisi cenedlaethol. Credir fod angen polisi penodol ar gyfer cynnal a chadw'r AHNE, tebyg i Bolisi B8 yn y Cynllun presennol.
2. **AMG 1** - Ardaloedd Tirwedd Arbennig. Mewn rhai mannau mae'r ardal yma (ATA Gorllewin Llŷn) yn ffinio gyda AHNE Llŷn ac yn creu gwarchodiad i osodiad yr AHNE. Fodd bynnag, mae rhai rhannau o'r AHNE heb y warchodaeth yma. Credir felly dylid cyfeirio at warchod gosodiad yr AHNE yn y polisiau perthnasol felly (gweler 5 isod).
3. **AMG 2** - Mae'n bolisi canmoladwy ond braidd yn gymhleth a chredir y gall fod yn anodd ei weithredu.
4. **AMG 3** - Dynodiad lleol yw'r Arfordir Treftadaeth sydd yn dilyn ffin arfordirol yr AHNE i raddau helaeth yn Llŷn. Credir y dylai'r polisi adlewyrchu'r dynodiad yn fwy cadarnhaol drwy roi mwy o warchodaeth i'r AT.
5. **Polisi ADN 1** – Ynni Gwynt ar y Tir. Anghytunir â'r polisi:
 - Credir y dylid cadw at y polisi presennol (C26) o ddim tyrbinau yn yr AHNE.
 - Hefyd peidio a chaniatau tyrbini uwch na 11m o fewn gwelededd yr AHNE.
 - Dylid defnyddio'r term "tyrbin" yn hytrach na "melin" sydd yn wahanol.
 - Credir y dylai maen prawf 2 gyfeiro at warchod gosodiad yr AHNE.
 - Mae pryder am y categorïau a dynodi datblygiadau dan 5MW fel rhai "Bach".
6. **Polisi ADN 2** – Technoleg Ynni Adnewyddadwy arall. Credir fod y polisi hwn yn rhy benagored o ran cynigion tu allan i ffiniau datblygu a dylid ei gryfhau.
7. **Polisi TWR 3** - Carafanau Sefydlog a Siale a Llety Gwersylla Amgen Parhaol. Cefnogir y polisi hwn gan y bwriedir gwrthod safleoedd newydd ac estyniadau o fewn yr AHNE a'r ATA.