

Sylwadau Dros y We / Representations via the Internet

Rhif Sylw / Rep Id: **478**Enw / Name: **Welsh Highland Railway (Mr Graham Farr) [254]**

254-478

Rhan: **Rhestr Dogfennau Allweddol**Section: **Schedule of Key Documents**Math / Type: **Gwrthwynebu / Object**

Crynodeb o'r Sylw:

Mae'n ymddangos y cynhaliwyd yr asesiad o Safle Arfaethedig cyfeirnod cyflwyniad: SP870 ar wahân i Safle Arfaethedig cyfeirnod cyflwyniad: SP552 sy'n hynod gysylltiedig (copïau ynghlwm). Dylai'r cyfeiriad fod yr un fath (Rheilffordd Eryri Cyf yn masnachu fel Rheilffordd Treftadaeth Ucheldir Cymru) a'r defnydd arfaethedig wedi'i ddisgrifio'n well fel twristiaeth. Byddai modd cael mynediad trwy'r safle hwnnw, nid yn annibynnol arno. Ddylai dull gweithredu'r polisi '... dyfarnu ... yn erbyn y polisi/meini prawf ... yn y cynllun datblygu a fabwysiadwyd' hefyd fod yn debyg?

Representation Summary:

The assessment of Candidate Site submission ref: SP870 appears to have been undertaken in isolation from that of closely related Candidate Site submission ref: SP552 (copies attached). The address should be the same (Welsh Highland Railway Ltd. trading as Welsh Highland Heritage Railway) and the proposed use also better described as tourism. Access would be through that site, not independently of it. Should not the policy approach '... judging ... against the policy/criteria ... in the adopted development plan.' also be similar?

Sylw Llawn / Full Representation:

The assessment of Candidate Site submission ref: SP870 appears to have been undertaken in isolation from that of closely related Candidate Site submission ref: SP552 (copies attached). The address should be the same (Welsh Highland Railway Ltd. trading as Welsh Highland Heritage Railway) and the proposed use also better described as tourism. Access would be through that site, not independently of it. Should not the policy approach '... judging ... against the policy/criteria ... in the adopted development plan.' also be similar?

Newid(iadau) i'r Cynllun

As above.

Change(s) to the Plan

As above.

Profion Cadernid / Soundness Tests: viii

Sylwadau Dros y We / Representations via the Internet

Rhif Sylw / Rep Id: **474**

2962-474

Enw / Name: **Mr Geraint Evans [2962]**Rhan: **Rhestr o Aneddleoedd**Section: **Schedule of Settlements**Math / Type: **Cefnogi / Support**

Crynodeb o'r Sylw:

Re: Botwnnog - Cae SP433 Cytuno gyda'r safle posib yma. Canolog i'r pentref, mynediad uniongyrchol o'r safle unai i'r briffordd B4413 neu i ffordd dawelach cyn ymuno a'r B4413. Llwybr troed yn barod o'r safle yma yr holl ffordd i ganol y pentref ac i'r ddwy ysgol. Mae Botwnnog bentref delfrydol i'w ddatblygu gan fod cyn gymaint o gyfleusterau yma e.e. Ysgol Gynradd ac Ysgol Uwchradd, Meddygfa, Siop, Caffi, Capel ac Eglwys.

Representation Summary:

Re: Botwnnog - Field SP433: Agree with this potential site. Central to the village, direct access from the site either to the B4413 highway or to a quieter road before joining the B4413. A footpath already exists from this site all the way to the village centre and to both schools. Botwnnog is an ideal village to develop as there are so many facilities e.g. a primary and secondary school, a surgery, a shop, a cafe, a church and a chapel.

Sylw Llawn / Full Representation:

Re: Botwnnog - Cae SP433
Cytuno gyda'r safle posib yma.
Canolog i'r pentref, mynediad uniongyrchol o'r safle unai i'r briffordd B4413 neu i ffordd dawelach cyn ymuno a'r B4413.
Llwybr troed yn barod o'r safle yma yr holl ffordd i ganol y pentref ac i'r ddwy ysgol.

Mae Botwnnog bentref delfrydol i'w ddatblygu gan fod cyn gymaint o gyfleusterau yma e.e. Ysgol Gynradd ac Ysgol Uwchradd, Meddygfa, Siop, Caffi, Capel ac Eglwys.

Newid(iadau) i'r Cynllun



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Change(s) to the Plan

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Profion Cadernid / Soundness Tests: None

1169-676-Appendix7

		<p>CYNGOR SIR YNYS MÔN ISLE OF ANGLESEY COUNTY COUNCIL</p>	<p><i>For office use only:</i></p> <p>Representor No.</p> <p>Date received: 30/3/15 <i>[Signature]</i></p> <p>Date acknowledged:</p>
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Anglesey and Gwynedd Deposit Joint Local Development Plan 2011-2026 Representation Form

PART 1: Contact details

	Your details/ Your client's details	Agent's details (if relevant)
Name	Noel Davey	
Address	CPRW/Campaign for Protection of Rural Wales, Caernarfonshire Branch c/o	
Postcode	[REDACTED]	
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?	
CPRW 18 Heritage Assets	
Policy number (please specify)	
Paragraph number (please specify)	7.1.-7.4
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"/> Qualified support

18 Heritage Assets

18.1 Para 7.5.34 Setting of monument/heritage asset. We are glad to see the definition of setting as likely to be either limited or wide according to the particular location. This is sensible though it is an aspect of protection which is always going to be difficult to demonstrate. It is as well to be prepared for debate.

658

18.2 Para 7.5.37 **Heritage Impact Assessment** for Listed Buildings etc. and their surroundings. The content of the Assessment is not indicated in any detail. The possible impact on underlying remains and archaeological information should be remembered, alongside matters of style and materials.

673

18.3 Policy AT3 : Protection of non-designated historic assets. The explanation of this policy is sensible and clear but the policy itself is poorly phrased and consequently not easy to understand. There is a bit too much about 'enhancement' which might result in the loss of true historic character if it was not made more clear that this is a *conservation* policy.

675

18.4 Apart from in Appendix 7, there is no reference to the Landscapes of Outstanding Historic Interest and little to the Heritage Coast, both of particular importance to protecting the heritage of Western Llŷn.

676

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

Broad support, but some suggested areas for more detail or emphasis. The Heritage Coast and Landscapes of Outstanding Historical Interest should receive more mention.

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

2dd. Is the Deposit Plan sound?

Yes No

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

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

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

2a. Which part of the Deposit Plan are you commenting on?	
	CPRW 19 Housing Provision and Allocation
Policy number (please specify)	PS13, PS15
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 checked="" type="checkbox"/> SUPPORT

19. Housing Provision and Allocation

19.1 PS13 Housing Provision. PS13 proposes to provide for land for 7902 new housing units over the period 2011-2026 in Ynys Môn and Gwynedd combined (of which 4084 are in Gwynedd and 3817 in Ynys Môn). Of these 468 have already been completed, another 1476 already have planning permission, leaving a net additional need of **2140 in Gwynedd**. This represents 3.5% (7% gross) of the existing (2011 census) Gwynedd housing stock. The number compares with 4178 units (3187 net of consented sites) provided for in the GUDP for the period 2001-2016. We support the JLDP housing provision proposal and see no reason to dispute it. We also support 15-20% of housing being allocated to an 'affordable' category.

19.2 PS15: Housing Allocation. A broad 'balanced' housing allocation policy, as consulted on last year, is proposed, comprising: up to 55% in Bangor and the main towns (including Caernarfon, Pwllheli, Porthmadog), at least 20% in Local Service Centres (including Abersoch, Criccieth, Nefyn), and up to 25% in smaller centres. We support this approach.

Sylwadau Dros y We / Representations via the Internet

Rhif Sylw / Rep Id: **363**

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

Rhan: **Rhestr o Ganllawiau Cynllunio Atodol Arfaethedig**

Section: **Schedule of Proposed Supplementary Planning Guidance**

Math / Type: **Cefnogi / Support**

Crynodeb o'r Sylw:

Rydym yn cefnogi cynnwys y Canllawiau Cynllunio Atodol ar Fioamrywiaeth ond yn gofyn am eglurder ynghylch a yw Canllawiau Cynllunio Atodol Gwynedd wedi'u mabwysiadu'n ffurfiol gan y Cyngor. Nodwn y bwriad i adolygu, diweddarau ac ymestyn y Canllawiau cyn pen 18 mis i fabwysiadu'r Cynllun.

Representation Summary:

We support the inclusion of the SPG on Biodiversity but ask for clarification as to whether the Gwynedd SPG has been formally adopted by the Council. We note the proposal to revise, update and extend the SPG within 18 months of the Plans adoption

Sylw Llawn / Full Representation:

We support the inclusion of the SPG on Biodiversity but ask for clarification as to whether the Gwynedd SPG has been formally adopted by the Council. We note the proposal to revise, update and extend the SPG within 18 months of the Plans adoption

Newid(iadau) i'r Cynllun

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Change(s) to the Plan

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Profion Cadernid / Soundness Tests: None

3032-610 - APP 9

		<p>CYNGOR SIR YNYS MÔN ISLE OF ANGLESEY COUNTY COUNCIL</p>	<p><i>For office use only:</i></p> <p>Representor No.</p> <p>Date received: 31/3/15 (esm)</p> <p>Date acknowledged:</p>
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**Anglesey and Gwynedd Deposit Joint Local Development Plan 2011-2026
Representation Form**

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

We would prefer that you submit your representations directly online. Alternatively, an electronic version of this form can be completed online at www.gwynedd.gov.uk/ldp 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	Paul Madden	
Address	[REDACTED]	
Postcode	[REDACTED]	
Telephone Number	[REDACTED]	
Email address	[REDACTED]	

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)	Appendix 9
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 checked="" type="checkbox"/>	Supporting	<input type="checkbox"/>
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2c. Please provide details of your representation on the Deposit Plan.

Appendix 9 Schedule of proposed Supplementary Planning Guidance

This section inadequately describes existing Supplementary Planning Guidance documents (SPGs), which are currently in force and count as material considerations in determining Planning Applications, and which in the light of the New Plan will need revising.

A full list of such SPGs should have been included and specified in this appendix, rather than just general topic headings, so that responders to this consultation, if they so wished, could refer to them, to understand the implications of the Plan on their contents, and so more conveniently inform their responses.

It is not particularly clear that Anglesey's existing SPG on Onshore Wind Energy is in fact the SPG being referred to in the following text:

"Locating Stand--- alone renewable energy development/PS7, ADN1, ADN2/ Current adopted SPG [sic] (Gwynedd and Anglesey) will be revised and updated within 18 months of the Plan's adoption". (Note: There is currently no joint SPG on this subject).

indeed, this does refer to the SPG on Onshore Wind Energy adopted as recently as 2013, this is the only reference, oblique, as it is, to this SPG in the whole of the 284 page JLDP. This SPG was the subject of exhaustive public consultations, which resulted in an unprecedented 9000 responses, most of which opposed the proliferation of commercial industrial wind turbines across Anglesey, and yet this SPG is casually laid aside by this JLDP.

If this isn't a reference to the Onshore Wind Energy SPG, then where in the JLDP are its contents acknowledged, as feeding into the formulation of Policy ADN1 On-shore Wind Energy?

*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).

Inadequate and unspecified list of SPGs.

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

Policy PS7

"This will be achieved by:

- i. ensuring that installations in areas covered by international or national landscape designations and visible beyond their boundaries, or areas of local landscape value, in accordance with Strategic Policy PS16 do not individually or cumulatively compromise the objectives of the designations especially with regard to landscape character, visual impact and residential and tourist amenity;
- ii. that installations in areas covered by international, national or local nature conservation designations in accordance with PS17 do not individually or cumulatively compromise the objectives of the designations;
- iii. supporting installations outside designated areas provided that the installation would not cause significant demonstrable harm to landscape character, biodiversity, residential and tourist amenity, either individually or cumulatively

AMG 1

Anglesey as a whole to be designated a Special Landscape Area.

Appendix 9

Full specified list of SPGs currently in force, and whether they are to be revised or to be replaced by new guidance.

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2dd. Is the Deposit Plan sound?

Yes <input checked="" type="checkbox"/>	No <input checked="" 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 checked="" type="checkbox"/>	P2	<input checked="" type="checkbox"/>	C1	<input checked="" type="checkbox"/>	C2	<input checked="" type="checkbox"/>	C3	<input type="checkbox"/>	C4	<input checked="" type="checkbox"/>	CE 1	<input checked="" type="checkbox"/>	CE 2	<input checked="" type="checkbox"/>	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.	<input checked="" type="checkbox"/>
I want to speak at a hearing session.	<input type="checkbox"/>

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

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

Submission of documents and evidence to the examination	<input checked="" type="checkbox"/>
Publish Inspector's report	<input checked="" type="checkbox"/>
Plan's adoption	<input checked="" type="checkbox"/>

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

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Signed:	Dated: 31/3/15
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THANK YOU FOR YOUR COMMENTS ON THE DEPOSIT PLAN

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

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.