

Supplementary Planning Guidance: Development Briefs



November 2009

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Policy and Performance Unit, Environmental
Service, Regulatory Department
(Planning, Transportation and Public Protection),
Gwynedd Council



Statement Regarding Consultation

1. The draft version of this Supplementary Planning Guidance was published for public consultation at the same time as the public consultation about the Deposit Draft Unitary Development Plan (UDP) (i.e. for a six weeks period that started on the 23rd June 2004). Before being published for public consultation it was scrutinised by the Environment Committee. A notice was published in local newspapers, which included information about the consultation period as well as the document.
2. A report that provided details of the public consultation as well as amended versions of the individual Briefs was presented to the Environment Committee on 9 February 2006. The Committee decided to accept the Development Briefs without suggesting amendments. A copy of the report was included in the UDP's Public Local Inquiry Library and the Briefs were referred to during the Public Inquiry. The Development Briefs presented in this report complement the adopted UDP dated July 2009. The SPG was adopted in the Council Board meeting on 24 November 2009.

Purpose of Supplementary Planning Guidance

3. This Supplementary Planning Guidance (SPG) is one of a series of guidance notes which support the policies of the adopted UDP. Decisions on planning applications should be made in accordance with the Development Plan (as indicated in part 38(6) of the Planning and Compulsory Purchase Act 2004), unless material planning considerations indicate otherwise. The content of the SPG is a material planning consideration.
4. This document includes a series of Development Briefs. The purpose of the Briefs is to provide guidance that will help shape proposals to develop sites allocated in the UDP for a particular land use - housing, employment or as a redevelopment area.
5. The Development Briefs will provide guidance to supplement policies already included in the UDP.

More information about the Development Briefs

6. The Development Briefs set out general principles for the development of specific sites. Potential developers will be expected to incorporate the principles in preparing their proposals for the development of sites. In some cases, mainly larger sites, reference is made to the requirement to prepare a Master Plan. Master Plans will be expected to build in the principles established in the Development Briefs using public consultation methods to obtain the views of individuals that have an interest in the site or those who would be affected by development on the site.
7. Setting out the general principles for development on specific sites gives the local community, particularly those members of the community that live or work immediately adjacent to a site, about the type of development that can be expected on sites.
8. The Development Briefs include a reference to the main policies included in the UDP that the development should conform to as well as any other

relevant guidance. A plan of the site is provided with the justification for selecting a particular site for a specific land use.

9. A set of general development principles is set out. The principles set out the standard of design expected for any development (including issues relating to the site's accessibility), identify any known physical constraints to development as well as raising awareness of any local features that should be considered in preparing proposals.

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Near North Terrace, Criccieth
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Former gas depot and Council depot, Porthmadog
Near the Cambrian railway, Porthmadog
Near Leisure Centre, Porthmadog

Sites in the Ffestiniog Dependency Catchment Area

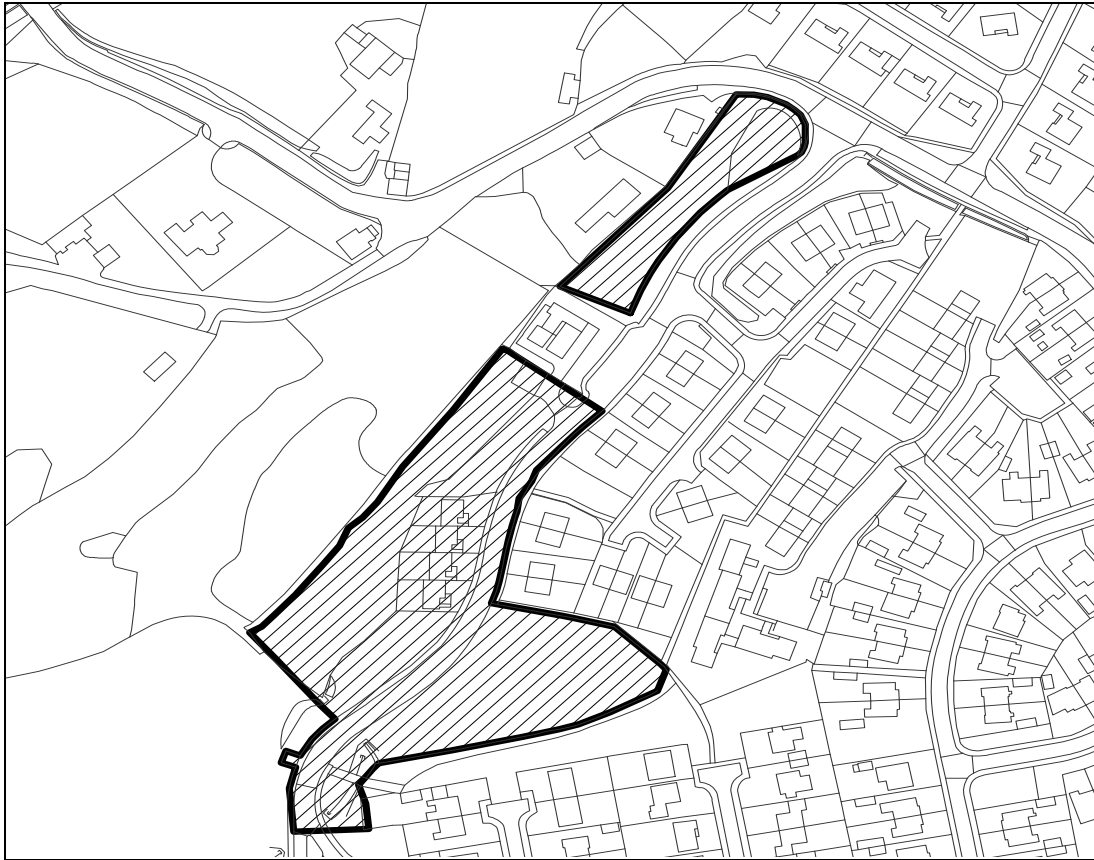
Gwylfa Garage, Blaenau Ffestiniog
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Rear of Aber House, Abermaw

**BANGOR
DEPENDENCY CATCHMENT
AREA**

GWYNEDD UNITARY DEVELOPMENT PLAN – HOUSING



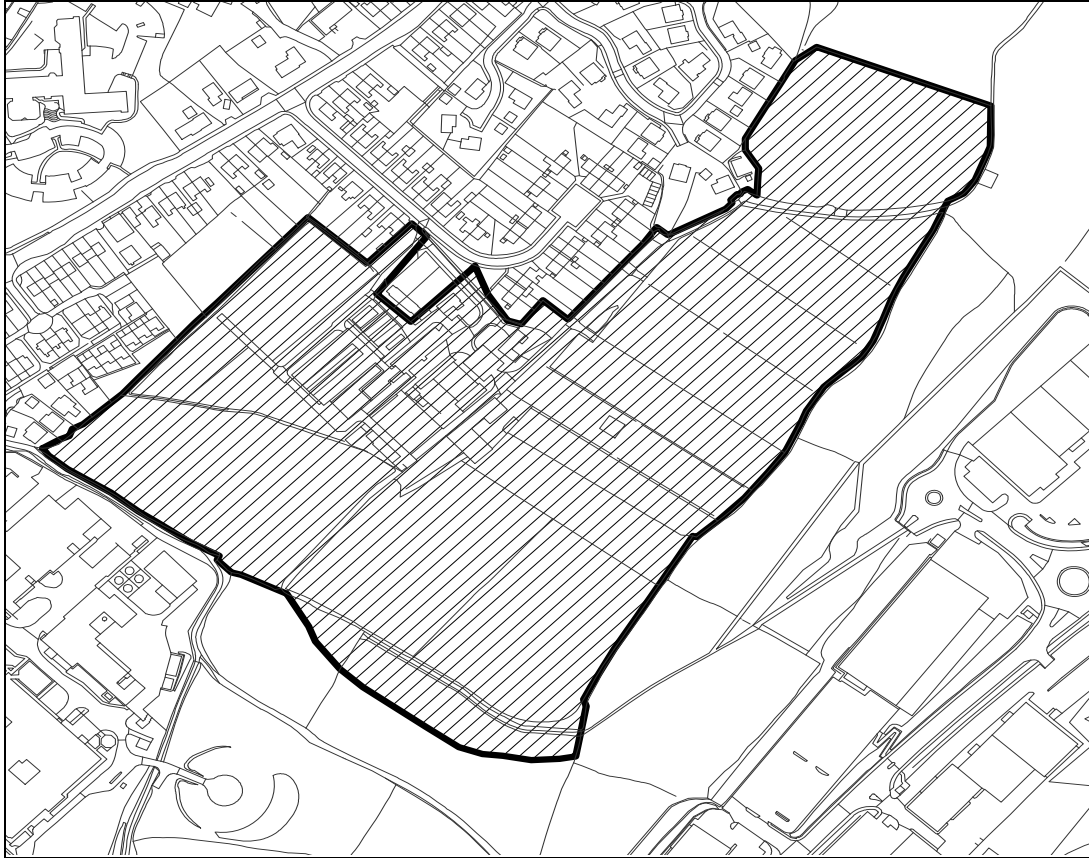
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Dependency Catchment Area	1- Bangor	Topic		Housing	
Location	Eithinog, Bangor	Grid Reference	256424 371417	Area	1.3 ha
Proposal	Allocate the site for general market housing (i.e. houses to satisfy a general need for housing on the open market).				
Justification for selecting the site	<ul style="list-style-type: none"> • Research has shown that the Plan should aim to allocate land for 802 houses in the Bangor Dependency Catchment Area. • Given that it is defined as a Sub-regional Centre in the Unitary Development Plan's settlement strategy, and due to the fact that Bethesda (Local Centre) nor the villages within the Dependency Catchment Area can absorb large scale housing development, Bangor is the focus for locating the majority of new housing (on allocated housing sites) within the Dependency Catchment Area. • The local area's topography, the city's development pattern and it's proximity to employment opportunities and community facilities, means that Penrhosgarnedd will be the focus for residential development in Bangor during the Plan period. • Apart from a portion of the 'Pen y Ffridd' and 'rear of Ffordd Cynan' sites, there is not a suitable supply of previously developed land in Bangor that could be allocated for housing. • A regular bus service route is located near the site. • A number of community and public services and facilities, such as shops, primary schools (Cae Top, Y Garnedd and Y Faenol), secondary schools (Friars and Tryfan), Coleg Menai, sports centres, offices, Ysbyty Gwynedd and the University are located within a reasonable walking/cycling distance or a bus journey from this site. • The site is in a very accessible location and it connects well with the development pattern in this part of Bangor. 				
Physical constraints to development	<ul style="list-style-type: none"> • It is unlikely that the land is contaminated • Dŵr Cymru Welsh Water should be consulted as regards to the suitability of the local sewage pumping station. 				

Development phases	<ul style="list-style-type: none"> No restrictions
Quality of the on site environment	<ul style="list-style-type: none"> It is important to ensure that development blends with the local area in terms of its scale and the building materials used. An innovative and distinctive design will be encouraged rather than ordinary, run of the mill. The development should not cause significant harm to the amenities of the local neighbourhood and the reasonable privacy of property should be maintained. A landscaping scheme for the site is necessary and detailed consideration should be given to this aspect as part of the design process for the whole development. The development should include planting and high quality soft/hard landscaping appropriate to the site and the locality, particularly along the road and the site boundary. This means using locally sourced indigenous species of trees and shrubs that are suitable for conditions on the site and are sustainable in the long term. Construction work should not have an adverse impact on Coed Gorphwysfa, which forms part of the northern boundary of the site. A development on this site should not cause direct or indirect harm to the adjoining Site of Special Scientific Interest. The development should aim to use and supply energy and water sustainably. For example, full consideration will need to be given to the following features: <ul style="list-style-type: none"> suitable siting, design and orientation for the houses in order to promote their energy efficiency locally sourced sustainable building materials and materials from certified sustainable sources water conservation measures (e.g. rainwater harvesting). The design of the development should facilitate the provision of sufficient suitable spaces within the curtilage of residential units to accommodate waste facilities. Site layout and design should facilitate passive surveillance, thus contributing to reducing the risk of antisocial behaviour. The affordable housing should not be prominent in terms of its design nor location. They should be distributed throughout the site and not clustered together. Foul water discharges to sewer only. Surface water discharge to watercourse. Surface water discharge should be subject of attenuation to greenfield site run-off rate prior to discharging to any watercourse.
Number and type of housing	<ul style="list-style-type: none"> Applying the general building density of 30 units per hectare shows that this site can cope with about 39 residential units. This would ensure the most effective use of land, reflect its location on the edge of the city's built form and its proximity to a number of services and community facilities. The exact number of residential units will depend on a full assessment of various factors, including the requirements of various policies. The Council is keen to promote the Sustainable Housing Scheme, i.e. a scheme that aims to demonstrate the feasibility of building homes using state of the art sustainable techniques and building materials. The four housing units that have been developed on the site conform to level 4 of the Code for Sustainable Homes. The mix of housing types proposed should reflect the need in the locality for specific types of houses. The developer will be expected to negotiate with the Council before submitting a planning application in order to ensure that approximately 35% of the houses are affordable housing. These affordable houses can be social rented housing, intermediate housing or a combination of both types.
Access and accessibility	<ul style="list-style-type: none"> The vehicular access should connect to Eithinog Road. Safe, attractive and direct footpaths will need to be provided for pedestrians into and out of the site. An attractive and safe environment must be provided for cyclists and pedestrians. They, rather than cars, should be given priority on the site. Streets should be constructed to adoption standards.

Planning application requirements	<ul style="list-style-type: none"> • An Access and Design Statement should be provided with the planning application. • A detailed landscaping scheme should be provided with the full planning application. • The results of a local housing need survey should be presented with the planning application in order to justify the type of housing being proposed. • The developer will be expected to negotiate with the Council in order to establish if the existing provision of open spaces of recreational value in the locality meets the needs of the proposed housing development or whether provision will be needed on the site or other arrangements. • The developer has to clearly demonstrate that any development would not cause direct or indirect harm to the Site of Special Scientific Interest. • Consideration should be given to the ecological features of the site in order to ascertain whether the development will affect a candidate wildlife site. If a candidate wildlife site is likely to be affected, an ecological impact assessment of the site will be required. • It is likely that a contribution will be required towards the cost of providing additional educational facilities to service this development. • Information about traffic issues is required as part of the planning application. • Detailed surface water drainage plans to be provided with the planning application.
Other relevant matters	<ul style="list-style-type: none"> • Neighbouring land uses - Residential area, Friars secondary school and its playing fields, Cae Top primary school and open fields • Existing use - 4 housing units have been developed recently on this site. The rest of the site is open land. • Ownership - Gwynedd Council • Landscape and nature conservation designations - Land adjacent to the site is a Site of Special Scientific Interest. Coed Gorphwysfa nearby is the subject of a Tree Preservation Order and is also an Ancient Semi-natural Woodland. • Built heritage designations - None
Main policies and guidance	<ul style="list-style-type: none"> • UDP policies - B16, B19, B22, B23, B25, B27, C1, C7, CH1, CH6, CH18, CH28, CH29, CH30, CH31, CH32, CH33, CH36, CH43 • Gwynedd Design Guide • 'Affordable Housing' Supplementary Planning Guidance • 'Planning Obligations' Supplementary Planning Guidance • 'Residential development and Open Spaces of Recreational Value' Supplementary Planning Guidance • 'Housing Development and Educational Provision' Supplementary Planning Guidance

GWYNEDD UNITARY DEVELOPMENT PLAN - HOUSING



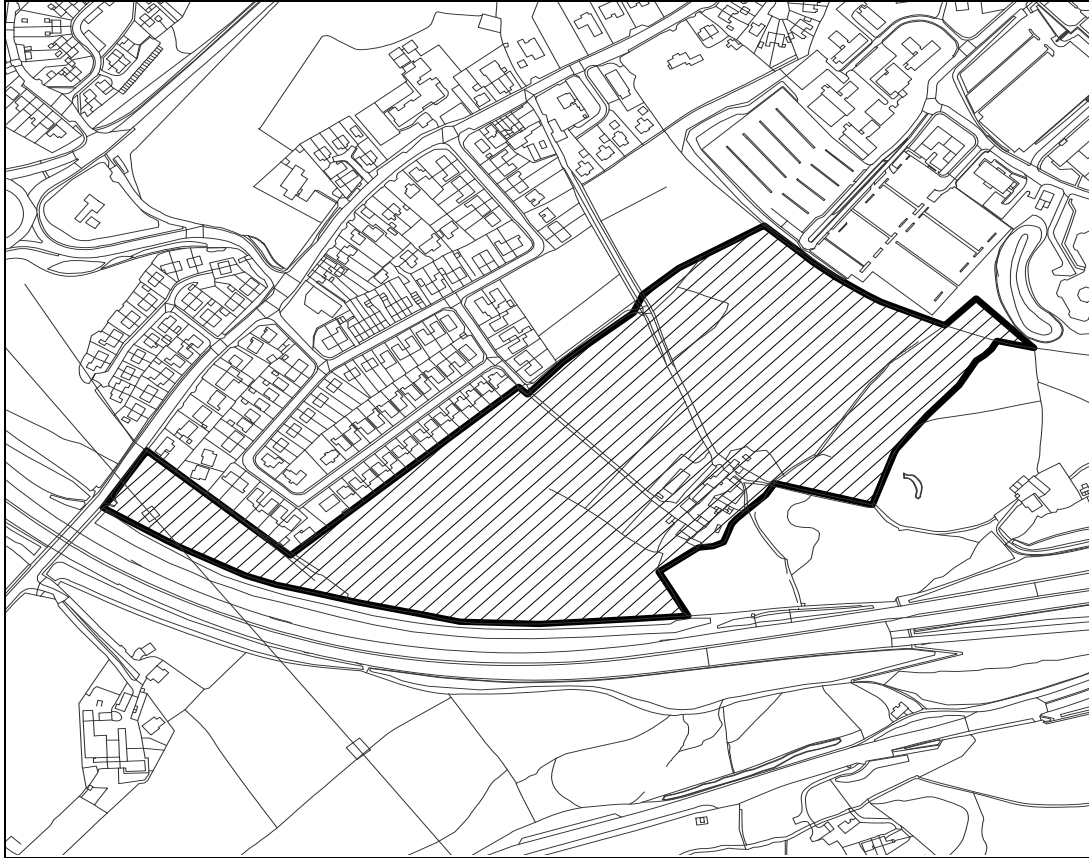
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Dependency Catchment Area	1- Bangor	Topic		Housing	
Location	Pen y Ffridd, Bangor	Grid Reference	256228 370365	Size	11 ha
Proposal	Allocate the site for general market housing (i.e. houses that will satisfy a general need for housing on the open market)				
Justification for selecting the site	<ul style="list-style-type: none"> Research work has shown that the Plan should aim to allocate land for 802 houses in the Bangor Dependency Catchment Area. Bangor is the main service centre within the Dependency Catchment Area and the Plan area as a whole. It contains numerous public facilities and job opportunities. Bangor has been categorised as a Sub-regional Centre in the Plan's settlement strategy. A number of public services and facilities, such as Ysbyty Gwynedd, primary schools and convenience shops, are located within a reasonable walking distance of this site. The site also lies near one of the main bus service routes into the centre of Bangor. A sequential search for housing sites favours this site because part of it, namely the former University research establishment, is classed as previously developed land. The site links and integrates well with the existing development pattern in this part of Bangor (Penrhosgarnedd). This residential development is dependent on the provision of a new link road between Caernarfon Road and Penrhos Road. The principle of developing this road has been approved in the past by means of a planning permission. The road provides an opportunity to disperse the traffic that currently uses Penrhos Road, thereby reducing local traffic problems. 				

Physical constraints to development	<ul style="list-style-type: none"> • It is unlikely that the land is contaminated. • May require a new foul water pumping station and offsite sewerage. This matter should be discussed with Welsh Water. • There is no provision for surface water drainage. The possibility of undertaking extensive offsite work on natural watercourses will have to be discussed.
Development phases	<ul style="list-style-type: none"> • It will be expected for development at the site to be phased. The logical and gradual release of land will be a way to mitigate the impact of the development on the local area. The exact details of the phased development will be negotiated with the developer at the planning application stage. • Developing the site in phases may affect the development of the road that is essential for this housing development. Thus if it becomes necessary to build the new link road in sections, then the work should commence from Caernarfon Road as opposed to Penrhos Road.
Quality of the environment on the site	<ul style="list-style-type: none"> • Given that this is a vast and fairly prominent site, especially from the proposed location of the new road and from locations beyond the valley, it should be ensured that the houses blend in with the local area in terms of scale and building materials. Innovative and distinctive design of a high standard will be encouraged rather than an ordinary, dull design. • The new houses should primarily be two storey buildings, particularly where the development adjoins existing two storey buildings. • The affordable housing should not be prominent in terms of design or location, and they should not be clustered together in the development. • Full consideration should be given to the landscaping scheme during the process of considering the layout of the roads and houses. The development should include planting and high quality soft/hard landscaping appropriate to the site and the locality, particularly along the new road. This will mean planting trees and shrubs using locally sourced indigenous species. • The existing trees and hedgerows that form a natural boundary to an extensive part of the site should be maintained. • The development should not cause significant harm to the amenities of the local neighbourhood and the reasonable privacy of property should be maintained. • The development should aim to use and supply energy and water sustainably. For example, full consideration will need to be given to the following features: <ul style="list-style-type: none"> - suitable siting, design and orientation for the houses in order to promote their energy efficiency - locally sourced sustainable building materials and materials from certified sustainable sources - water conservation measures (e.g. rainwater harvesting). • The possibility of providing a measure of community heating and/ or a complete "combined heat and power" system should be fully investigated. • The design of the development should facilitate the provision of sufficient suitable spaces within the curtilage of residential units to accommodate waste facilities. • The design of the development should facilitate passive surveillance and thus contribute towards reducing the threat of antisocial behaviour e.g. ensure that buildings overlook public open spaces, which include play areas for children and vehicle parking areas. • The developer will be expected to negotiate with the Council in order to establish if the existing provision of open spaces of recreational value in the locality meets the needs of the proposed housing development or whether provision will be needed on the site or other arrangements. Any public open spaces on the site should be clearly defined and have a clear role. • Surface water discharge should be subject of attenuation to greenfield site run-off rate prior to discharging to any watercourse.
Number and type of housing	<ul style="list-style-type: none"> • Applying the general building density of 30 units per hectare shows that this site can cope with about 330 residential units. The exact number of residential units will depend on a full assessment of various factors, including the requirements of various policies. • The mixture of types of housing on offer should reflect an identified local need for a certain type of housing. • The developer will be expected to negotiate with the Council before submitting a planning application in order to ensure that approximately 30% of the houses are affordable housing. These affordable houses can be social rented housing, intermediate housing or a combination of both types.

Access and accessibility	<ul style="list-style-type: none"> • Vehicular access should be from the new link road between Caernarfon Road and Penrhos Road. The existing access from Pen y Ffridd Road is not suitable nor is the lane that lies between Ysbyty Gwynedd and Bro Ogwen. • Safe, attractive and direct footpaths will need to be provided for pedestrians into and out of the site. • A safe and attractive environment should be provided for pedestrians and cyclists. They, rather than cars, should be given priority on the site. • The streets should be constructed to adoption standards. • The layout should facilitate the possibility of parts of the site being accessed by public transport. The site plan should make a provision for a bus stop and shelter near the entrance to the housing development as well as in appropriate places within the site. The developer will be required to provide resources that will enable a private operator to provide a bus service to the site for a specific period.
Planning application requirements	<ul style="list-style-type: none"> • A Design and Access Statement should be provided with the planning application. • A full and detailed landscaping scheme should be provided as part of the full planning application. • The results of a local housing need survey should be presented with the planning application in order to justify the type of housing being proposed. • The results of a Traffic Impact Assessment should be provided as part of the planning application. • It is likely that a contribution will be required towards the cost of providing additional educational facilities to service this development. • Detailed surface water drainage plans to be provided with the planning application. • Consideration should be given to the ecological features of the site in order to ascertain whether the development will affect a candidate wildlife site. If a candidate wildlife site is likely to be affected, an ecological impact assessment of the site will be required.
Other relevant matters	<ul style="list-style-type: none"> • Neighbouring land uses - Residential area, Ysbyty Gwynedd, open fields, builder's yard • Existing uses - Open/grazing land. Former buildings associated with the University's research establishment. • Ownership - Private. • Landscape and biodiversity designations – None • Built heritage designations - None
Main policies and guidance	<ul style="list-style-type: none"> • UDP policies - B22, B23, B25, B27, C1, C3, C7, CH1, CH6, CH18, CH19, CH28, CH29, CH30, CH31, CH32, CH33, CH36, CH37, CH43 • Gwynedd Design Guide • 'Affordable Housing' Supplementary Planning Guidance • 'Planning Obligations' Supplementary Planning Guidance • 'Residential development and Open Spaces of Recreational Value' Supplementary Planning Guidance • 'Housing Development and Educational Provision' Supplementary Planning Guidance

GWYNEDD UNITARY DEVELOPMENT PLAN – HOUSING



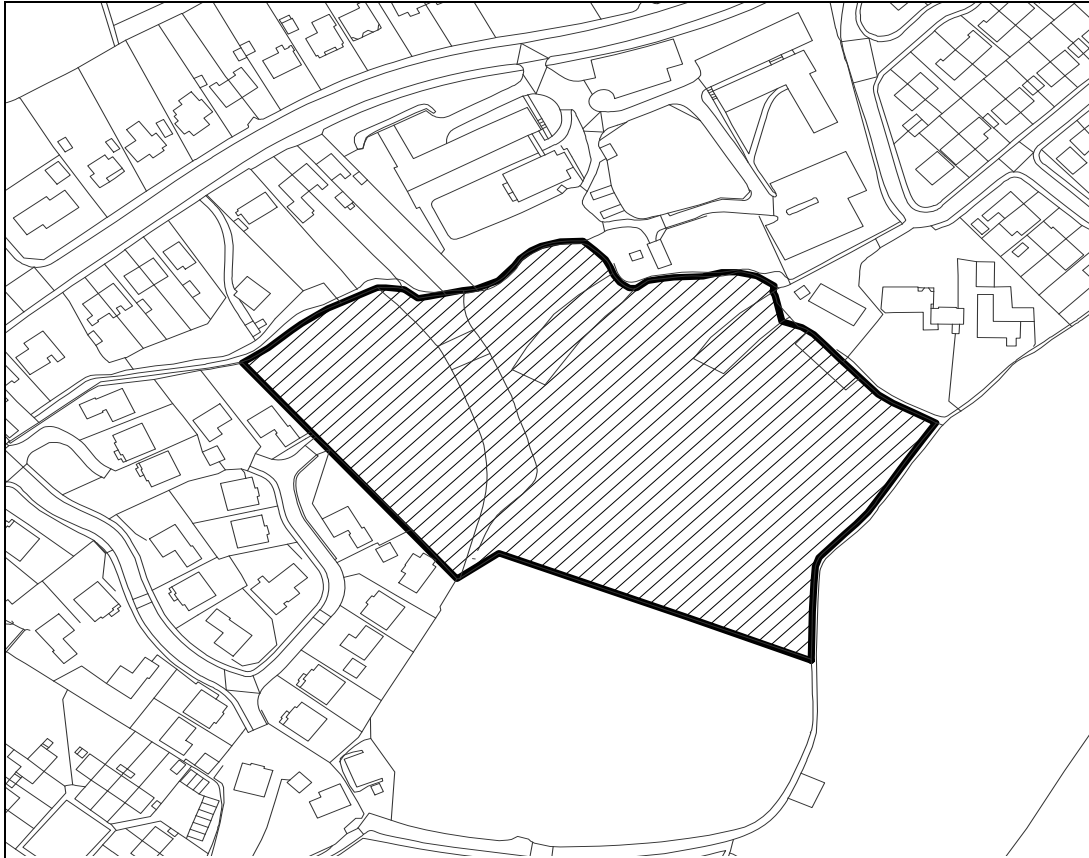
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Dependency Catchment Area	1- Bangor	Topic		Housing	
Location	Behind Ffordd Cynan, Bangor	Grid Reference	256251 370431	Area	9 ha
Proposal	Allocate the site for general market housing (i.e. houses that will satisfy a general need for housing on the open market)				
Justification for selecting the site	<ul style="list-style-type: none"> Research work has shown that the Plan should aim to allocate land for 802 houses in the Bangor Dependency Catchment Area. Bangor is the main service centre in the Dependency Catchment Area and the Plan area as a whole. It contains numerous public facilities and many employment opportunities. Bangor has been categorised as a Sub-regional Centre in the UDP's settlement strategy. The site is adjacent to an existing residential development and adjoins the built form of the Centre. A development here would form a logical extension to Bangor's built form and would avoid extending it out into the open countryside. A number of community and public services and facilities, such as Ysbyty Gwynedd, a primary school, outdoor play areas and a convenience shop, are located within reasonable walking/cycling distance or a bus journey from this site. Part of the site is classed as previously developed land (Goetre Uchaf farmhouse and its associated buildings). The site is located within reasonable walking distance of one of the main bus service routes in and out of Bangor. 				
Physical constraints to development	<ul style="list-style-type: none"> It is unlikely that the land is contaminated. 				

Development phases	<ul style="list-style-type: none"> It will be expected for the development of the site to be phased. The logical and gradual release of land will be a way to mitigate the impact of the development on the local area. The exact details of the phased development will be negotiated with the developer at the planning application stage.
Quality of the environment on the site	<ul style="list-style-type: none"> It is important to ensure that the houses blend in with the local area in terms of scale and building materials. Innovative and distinctive design of a high standard will be encouraged rather than an ordinary and dull design. The affordable housing should not be prominent in terms of design or location, and they should not be clustered together in the development. Consideration should be given to the landscaping scheme on the site during the process of considering the layout of the roads and houses. The development should include planting and high quality soft/hard landscaping appropriate to the site and the locality, especially along the new access road and along the boundary between the site and existing housing. This will mean planting trees and shrubs using locally sourced indigenous species. The development site's southern boundary should be marked with earth banks (cloddiau). The development should not cause significant harm to the amenities of the local neighbourhood and the reasonable privacy of property should be maintained. The landscaping scheme should not impact upon the light received by the existing houses. The development should aim to use and supply energy and water sustainably. For example, full consideration will need to be given to the following features: <ul style="list-style-type: none"> suitable siting, design and orientation for the houses in order to promote their energy efficiency locally sourced sustainable building materials and materials from certified sustainable sources water conservation measures (e.g. rainwater harvesting). The design of the development should facilitate the provision of sufficient suitable spaces within the curtilage of residential units to accommodate waste facilities. Research should be conducted into the possibility of providing a measure of community heating and/ or a complete "combined heat and power" system. The development should encourage passive surveillance, thus contributing towards reducing the threat of antisocial behaviour e.g. ensuring that buildings overlook open public spaces, neighbouring open spaces, children's play areas, car parking spaces and the bus stop. Surface water discharge should be subject of attenuation to greenfield site run-off rate prior to discharging to any watercourse.
Number and type of housing	<ul style="list-style-type: none"> Applying the general building density of 30 units per hectare shows that this site can cope with about 270 residential units. The exact number of residential units will depend on a full assessment of various factors, including the requirements of various policies. The mixture of types of houses on offer should reflect an identified local need. The developer will be expected to hold discussions with the Council before submitting a planning application in order to ensure that approximately 35% of the houses constitute affordable housing. These affordable houses can be social rented housing, intermediate housing or a combination of both types.
Access and Accessibility	<ul style="list-style-type: none"> The developer will be expected to negotiate with the Council before submitting a planning application in order to agree on any appropriate improvement that may be needed in relation to the development. A new vehicular access should be provided from Penrhos Road. The existing access from Ffordd Cynan and Ffordd Crwys is unsuitable, as is the present track to 'Goetra Uchaf' farm. This will entail providing a new roundabout at Penrhos Road. Details of the roundabout should be discussed with the Highways Authority. The possibility of providing a suitable access for the staff of Ysbyty Gwynedd will have to be discussed with the North West Wales NHS Trust. A safe and attractive environment should be provided for pedestrians and cyclists. They, rather than cars, should be given priority on the site. Safe, attractive and direct footpaths will need to be provided for pedestrians into and out of the site. The streets should be constructed to adoption standards. The layout should facilitate the possibility of parts of the site being accessed by public transport service. Provision should be made for a bus stop and shelter near the entrance to the housing development.

Planning application requirements	<ul style="list-style-type: none"> • A Design and Access Statement should be provided with the planning application. • A full and detailed landscaping scheme should be provided as part of the full planning application. • The results of a Traffic Impact Assessment should be provided as part of the planning application. • The results of a local housing need survey should be presented with the planning application in order to justify the type of housing being proposed. • It is likely that a contribution will be required towards the cost of providing additional educational facilities to service this development. • The developer will be expected to negotiate with the Council in order to establish if the existing provision of open spaces of recreational value in the locality meets the needs of the proposed housing development or whether provision will be needed on the site or other arrangements. Any public open space on the site should be clearly defined and have a definite function. • Detailed surface water drainage plans to be provided with the planning application. • Details of any private water supplies in the vicinity should be provided along with confirmation that there will be no detrimental effect on supply in terms of quality and quantity as a result of development. • Consideration should be given to the ecological features of the site in order to ascertain whether the development will affect a candidate wildlife site. If a candidate wildlife site is likely to be affected, an ecological impact assessment of the site will be required.
Other relevant matters	<ul style="list-style-type: none"> • Neighbouring land uses - Residential area, Ysbyty Gwynedd, open fields, outdoor play areas. • Existing land use - Grazing/ open land • Ownership - Private. • Landscape designation and biodiversity - None • Built heritage designations - A registered ancient monument is located on the site (a barrow). • This site has been identified as a possible location for a new primary school to meet the educational needs of the area's residents.
Main policies and guidance	<ul style="list-style-type: none"> • UDP policies - B7, B22, B23, B25, B27, C1, C3, C7, CH1, CH6, CH18, CH19, CH28, CH29, CH30, CH31, CH32, CH33, CH36, CH37, CH43 • Gwynedd Design Guide • 'Affordable Housing' Supplementary Planning Guidance • 'Planning Obligations' Supplementary Planning Guidance • 'Residential development and Open Spaces of Recreational Value' Supplementary Planning Guidance • 'Housing Development and Educational Provision' Supplementary Planning Guidance

GWYNEDD UNITARY DEVELOPMENT PLAN – HOUSING



Map not to scale

Dependency Catchment	1 – Bangor	Topic		Housing	
Location	Near Bryn Adda, Bangor	Grid Reference	256430 370662	Area	1.93 ha
Proposal	Allocate the site for general market housing (i.e. houses that will satisfy a general need for housing on the open market)				
Justification for selecting the site	<ul style="list-style-type: none"> • Research work showed that the Plan should aim to allocate land for 802 houses in the Bangor Dependency Catchment Area. • Bangor is the main service centre within the Dependency Catchment Area and the Plan area as a whole. It contains numerous public facilities and job opportunities. Bangor has been categorised as a Sub-regional Centre in the Plan's settlement strategy. It can therefore cope with a large scale open market housing development. • The site is located between existing residential development on the edge of the Centre's built form. Development in this location would constitute a logical extension to the built form of Bangor and would avoid extending the Centre out into open countryside. It is also located directly adjacent to the Pen y Ffridd site, which has also been allocated for open market housing in the UDP. • A number of public services and facilities, such as Ysbyty Gwynedd, primary and secondary schools and convenience shops, are located within a convenient walking distance from this site. • The site is located near one of the main bus service routes in and out of Bangor. • Apart from parts of the 'Pen y Ffridd' and 'rear of Ffordd Cynan' sites, there isn't a supply of previously used land in Bangor (which has not been identified for any other specific uses) that is available to meet the need for open market housing during the plan period. Therefore some greenfield sites must be developed in order to meet this need. 				

Physical constraints to development	<ul style="list-style-type: none"> The land is unlikely to be contaminated.
Development phases	<ul style="list-style-type: none"> It will be expected for development at the site to be phased. The logical and gradual release of land will be a way to mitigate the impact of the development on the local area. The exact details of the phased development will be negotiated with the developer at the planning application stage.
Quality of the on-site environment	<ul style="list-style-type: none"> As the site is a fairly prominent one across the valley, it should be ensured that the houses blend in with the local area in terms of scale and building materials. A new and different design will be encouraged rather than an ordinary, run of the mill design. The affordable housing should not be prominent in terms of their design or location. They should not be clustered together in the development. Consideration must be given to the site's landscaping scheme when considering the layout of the houses and streets. The development should include planting and high quality soft/hard landscaping appropriate to the site and the locality. This will involve planting trees and shrubs using locally sourced native species. The trees and shrubs that form the natural boundary to an extensive part of the site should be maintained. . The development should not cause significant harm to the amenities of the local neighbourhood and the reasonable privacy of property should be maintained. In this respect, it should be ensured that the development will not impair the privacy of any houses developed on the nearby Pen y Ffridd site. The development should aim to use and supply energy and water sustainably. For example, full consideration will need to be given to the following features: <ul style="list-style-type: none"> suitable siting, design and orientation for the houses in order to promote their energy efficiency locally sourced sustainable building materials and materials from certified sustainable sources water conservation measures (e.g. rainwater harvesting). The possibility of providing a measure of community heating and/ or a complete "combined heat and power" system in conjunction with the proposed development at Pen y Ffridd should be investigated. The design of the development should facilitate the provision of sufficient suitable spaces within the curtilage of residential units to accommodate waste facilities. The design of the development should facilitate passive surveillance and thus contribute towards reducing the threat of antisocial behaviour e.g. ensure that buildings overlook public open spaces, which include children's play areas and vehicle parking areas.
Number and type of housing	<ul style="list-style-type: none"> Applying the general building density of 30 units per hectare shows that this site can cope with about 58 residential units. The exact number of residential units will depend on a full assessment of various factors, including the requirements of various policies. The mixture of types of housing on offer should reflect an identified local need for a certain type of housing. The developer will be expected to negotiate with the Council before submitting a planning application in order to ensure that approximately 30% of the houses are affordable housing. These affordable houses can be social rented housing, intermediate housing or a combination of both types.
Access and accessibility	<ul style="list-style-type: none"> Vehicular access should be provided through the development on the Pen y Ffridd allocated housing site, not through the Bryn Adda estate. Safe, attractive and direct footpaths will need to be provided for pedestrians into and out of the site. A safe and attractive environment should be provided for pedestrians and cyclists. They, rather than cars, should be given priority on the site. The streets should be to adoption standards.
Planning application requirements	<ul style="list-style-type: none"> A Design and Access Statement should be provided with the planning application. A full and detailed landscaping scheme should be provided as part of the full planning application. The results of a local housing need survey should be presented with the planning application in order to justify the type of housing being proposed. Information about traffic issues is required as part of the planning application. The developer will be expected to negotiate with the Council in order to establish if the existing provision of open spaces of recreational value in the locality meets the needs of the proposed housing development or whether provision will be needed on the site or other arrangements.

	<ul style="list-style-type: none"> • Consideration should be given to the ecological features of the site in order to ascertain whether the development will affect a candidate wildlife site. If a candidate wildlife site is likely to be affected, an ecological impact assessment of the site will be required. • It is likely that a contribution will be required towards the cost of providing additional educational facilities to serve this development.
Other relevant matters	<ul style="list-style-type: none"> • Neighbouring land uses - Residential area, a farmhouse, offices and open fields • Existing use - Open/grazing land • Ownership - Private • Landscape and biodiversity designations - None • Built heritage designations - None
Main policies and guidance	<ul style="list-style-type: none"> • UDP policies - B22, B23, B25, B27, C1, C7, CH1, CH6, CH18, CH19, CH28, CH29, CH30, CH31, CH32, CH33, CH36, CH37, CH43 • Gwynedd Design Guide • 'Affordable Housing' Supplementary Planning Guidance • 'Planning Obligations' Supplementary Planning Guidance • 'Residential development and Open Spaces of Recreational Value' Supplementary Planning Guidance • 'Housing Development and Educational Provision' Supplementary Planning Guidance

GWYNEDD UNITARY DEVELOPMENT PLAN – HOUSING



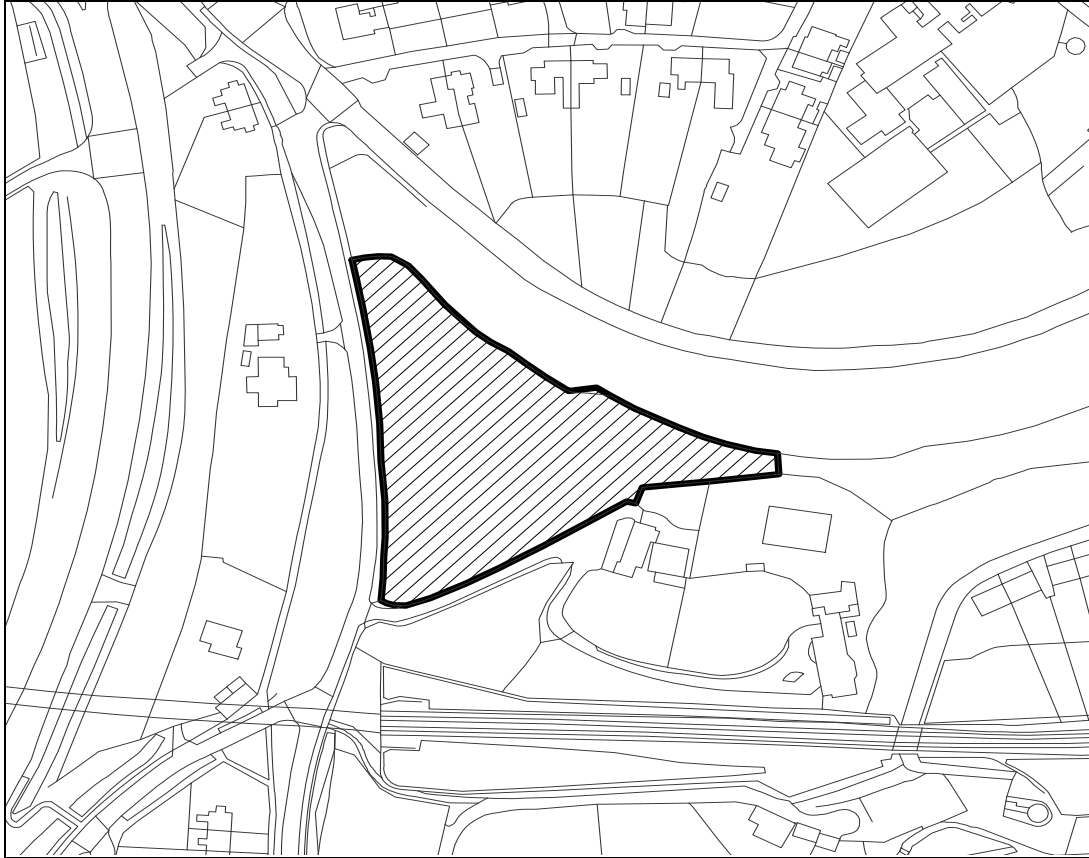
Map not to scale

Dependency Catchment Area	1 – Bangor	Topic		Housing	
Topic	Near Maes Coetmor, Bethesda.	Grid Reference	262121 368078	Area	2.0 ha
Proposal	Allocate the site for general market housing (i.e. housing to fulfill a general need on the open market)				
Justification for selecting the site	<ul style="list-style-type: none"> • Research work has shown that the Plan should aim to allocate land for 802 houses in the Bangor Dependency Catchment Area. • Bethesda has been categorised as a Local Centre in the Plan's settlement strategy. It can cope with further development during the Plan period. • The site is located on the edge of Bethesda's built form, and it links well with the Centre's existing development pattern. • The secondary school, a leisure centre, rugby club and a shop are located within reasonable walking distance of the site. Bethesda's other services and facilities are also convenient to reach from this site. • The site is located near a regular bus service route. 				
Physical restraints to development	<ul style="list-style-type: none"> • It is unlikely that the land is contaminated. 				
Development phases	<ul style="list-style-type: none"> • It will be expected for development at the site to be phased. The logical and gradual release of land will be a way to mitigate the impact of the development on the local area. The exact details of the phased development will be negotiated with the developer at the planning application stage. 				

<p>Quality of the on-site environment</p>	<ul style="list-style-type: none"> • Due to its size, and the fact that it is located on a slope rising from the main road, the site is a prominent one, especially from the southerly direction. It should be ensured therefore that the development is in keeping with the local area in terms of scale and building materials. A new and innovative design will be encouraged, rather than an ordinary, run of the mill design. • The affordable housing should not be distinguishable from other houses by their design nor their location. They should not be clustered together in the development. • The development should not cause significant harm to the amenities of the local neighbourhood and the reasonable privacy of property should be maintained. • Full consideration should be given to the site's landscaping plan when considering the layout plan of the houses and roads. This is important in order to limit any detrimental visual aspects. The development should include planting and high quality soft/hard landscaping appropriate to the site and the locality, especially along the boundary with Ffordd Coetmor and Lôn Newydd. This will entail planting trees and shrubs using locally sourced indigenous species. The development boundary should be marked with walls of local stone (or similar), as found nearby. • The development should aim to use and supply energy and water sustainably. For example, full consideration will need to be given to the following features: <ul style="list-style-type: none"> - suitable siting, design and orientation for the houses in order to promote their energy efficiency - locally sourced sustainable building materials and materials from certified sustainable sources - water conservation measures (e.g. rainwater harvesting). • The design of the development should facilitate the provision of sufficient suitable spaces within the curtilage of residential units to accommodate waste facilities. • The building work should not interfere with the trees in the nearby woodland. The trees immediately to the south and west of the site should be maintained. • The development's design should facilitate passive surveillance, thus contributing towards reducing the risk of anti social behaviour. • Surface water discharge should be subject of attenuation to greenfield site run-off rate prior to discharging to any watercourse. • Sewer diversion/protection may be necessary.
<p>Number and type of housing</p>	<ul style="list-style-type: none"> • Applying the general building density of 30 units per hectare shows that this site can cope with about 60 residential units. The exact number of residential units will depend on a full assessment of various factors, including the requirements of various policies. • The mixture of types of houses on offer should reflect an identified need in the local area for a specific type of housing. • The developer will be expected to discuss with the Council before submitting a planning application in order to ensure that approximately 30% of the houses will be affordable housing. These affordable houses can be social rented housing, intermediate housing or a combination of both types.
<p>Access and accessibility</p>	<ul style="list-style-type: none"> • Vehicular access should be provided from Ffordd Coetmor. • The developer will be expected to negotiate with the Council before submitting a planning application in order to agree on any appropriate improvements that may be needed in relation to the development. • Safe, attractive and direct footpaths will need to be provided for pedestrians into and out of the site. • A pavement should be provided along the boundary of the site. • An attractive and safe environment must be provided for cyclists and pedestrians. They, rather than cars, should be given priority on the site. • The street(s) should be to adoption standards.
<p>Planning application requirements</p>	<ul style="list-style-type: none"> • A Design and Access Statement should be provided with the planning application. • A detailed landscaping scheme should be provided as part of the planning application. • The results of a local housing need survey should be presented with the planning application in order to justify the type of housing being proposed. • Information about traffic issues is required as part of the planning application. • The developer will be expected to negotiate with the Council in order to establish if the existing provision of open spaces of recreational value in the locality meets the needs of the proposed housing development or whether provision will be needed on the site or other arrangements. • Consideration should be given to the ecological features of the site in order to ascertain whether the development will affect a candidate wildlife site. If a candidate wildlife site is likely to be affected, an ecological impact assessment of the site will be required. • Detailed surface water drainage plans to be provided with the planning application.

Other relevant matters	<ul style="list-style-type: none"> • Neighbouring land uses - A residential area, an residential home, social facilities and services, a small woodland and open countryside. • Existing use - Grazing land / open land • Ownership - Private • Landscape and biodiversity designations - None • Built heritage designations - None
Main policies and guidance	<ul style="list-style-type: none"> • UDP policies - B22, B23, B25, B27, C1, C7, CH1, CH6, CH18, CH28, CH29, CH30, CH31, CH32, CH33, CH36, CH43 • Gwynedd Design Guide • 'Affordable Housing' Supplementary Planning Guidance • 'Planning Obligations' Supplementary Planning Guidance • 'Residential development and Open Spaces of Recreational Value' Supplementary Planning Guidance

GWYNEDD UNITARY DEVELOPMENT PLAN – HOUSING



Map not to scale

Dependency Catchment Area	1 – Bangor	Topic		Housing	
Location	Near Pentwmpath, Llandygai	Grid Reference	259884 366984	Area	0.65 ha
Proposal	Allocate the site for general market housing (i.e. housing for general need on the open market)				
Justification for selecting the site	<ul style="list-style-type: none"> • Research has shown that the Plan should aim to allocate land for 802 houses in the Bangor Dependency Catchment Area. • As a village that belongs to the dormitory housing market area¹, it is believed that Llandygai can cope with more general market housing. • The site is located within the built form of the village. Development here would integrate and link well with the existing development pattern of Llandygai. • The site is located within a convenient walking distance of the primary school and the other services and facilities of the village. Two employment sites (Llandygai industrial estate and the Bryn Cegin estate) are located within a reasonable walking distance of the site. • The site is located near a regular bus service route, which links the village with all the services and facilities that are available in Bangor. • There is no previously used land in the village that would be suitable to accommodate a housing development of this scale. 				

¹ As stated in the Research Papers - Housing, Research Unit, Planning & Economic Development Department, Gwynedd Council, 2002

Physical constraints to development	<ul style="list-style-type: none"> • The land is unlikely to be contaminated. • Given that Llandygai's sewage works has no spare capacity, one of the following steps will have to be undertaken: <ul style="list-style-type: none"> ○ That the prospective developers come to an agreement with Dŵr Cymru Welsh Water regarding contributions to the cost of the necessary improvements to the sewage treatment works; ○ That the developer provides a private sewage treatment works; ○ That Dŵr Cymru Welsh Water schedule improvements for 2010 – 2016.
Development Phases	<ul style="list-style-type: none"> • No constraints.
Quality of the on-site environment	<ul style="list-style-type: none"> • As the site is located near the Llandygai conservation area and a number of listed buildings, it is of the utmost importance that the design of the houses maintains and enriches the distinct character of this area. • Full consideration will need to be given to the landscaping plan for the site during the process of considering the layout of the houses and the road(s). The development should include planting and high quality soft/hard landscaping appropriate to the site and the locality. This will involve planting trees and shrubs using locally sourced native species, especially along the western boundary of the site (with the road). • The trees located along the northern and southern boundary of the site should be retained. The boundary of the development should be marked with walls of local (or similar) stone, similar to those in evidence locally. • The development should not cause significant harm to the amenities of the local neighbourhood and the reasonable privacy of property should be maintained. • The development should aim to use and supply energy and water sustainably. For example, full consideration will need to be given to the following features: <ul style="list-style-type: none"> - suitable siting, design and orientation for the houses in order to promote their energy efficiency - locally sourced sustainable building materials and materials from certified sustainable sources - water conservation measures (e.g. rainwater harvesting). • The design of the development should facilitate passive surveillance and thus contribute towards reducing the threat of antisocial behaviour. • The design of the development should facilitate the provision of sufficient suitable spaces within the curtilage of residential units to accommodate waste facilities.
Number and type of housing	<ul style="list-style-type: none"> • Applying the general building density of 30 units per hectare shows that this site can cope with about 20 residential units. The exact number of residential units will depend on a full assessment of various factors, including the requirements of various policies. • The mixture of types of housing on offer should reflect an identified local need for a certain type of housing. • The developer will be expected to negotiate with the Council before submitting a planning application in order to ensure that approximately 35% of the houses are affordable housing. These affordable houses can be social rented housing, intermediate housing or a combination of both types.
Access and accessibility	<ul style="list-style-type: none"> • The vehicular access should be provided from the road that forms the western boundary of the site. • Safe, attractive and direct footpaths will need to be provided for pedestrians into and out of the site. • An attractive and safe environment must be provided for cyclists and pedestrians. They, rather than cars, should be given priority on the site. • They, rather than cars, should be given priority on the site. The street(s) should be to adoption standards.

Planning application requirements	<ul style="list-style-type: none"> • A Design and Access statement should be submitted with the planning application. • A detailed landscaping scheme should be provided as part of a full planning application. • The results of a local housing need survey should be presented with the planning application in order to justify the type of housing being proposed. • The developer will be expected to negotiate with the Council in order to establish if the existing provision of open spaces of recreational value in the locality meets the needs of the proposed housing development or whether provision will be needed on the site or other arrangements. • Consideration should be given to the ecological features of the site in order to ascertain whether the development will affect a candidate wildlife site. If a candidate wildlife site is likely to be affected, an ecological impact assessment of the site will be required. • Information about the means of treating sewage on the site to be included with the planning application.
Other relevant matters	<ul style="list-style-type: none"> • Neighbouring land uses - Residential area and open countryside. • Existing use - Open/grazing land • Ownership - Private. • Landscape and biodiversity designations - None • Built heritage designations - The site is located near the boundary of the Llandygai conservation area. Four grade II listed buildings are located to the west of the site, namely 'Tan y Graig', 'Ficerdy', 'Bodeilian' and 'Lyric Cottage'.
Main policies and guidance	<ul style="list-style-type: none"> • UDP policies - B3, B4, B22, B23, B25, B27, C1, C7, C28, CH1, CH6, CH18, CH19, CH29, CH30, CH31, CH33, CH36, CH43 • Gwynedd Design Guide • 'Affordable Housing' Supplementary Planning Guidance • 'Planning Obligations' Supplementary Planning Guidance • 'Residential development and Open Spaces of Recreational Value' Supplementary Planning Guidance

GWYNEDD UNITARY DEVELOPMENT PLAN – HOUSING



Map not to scale

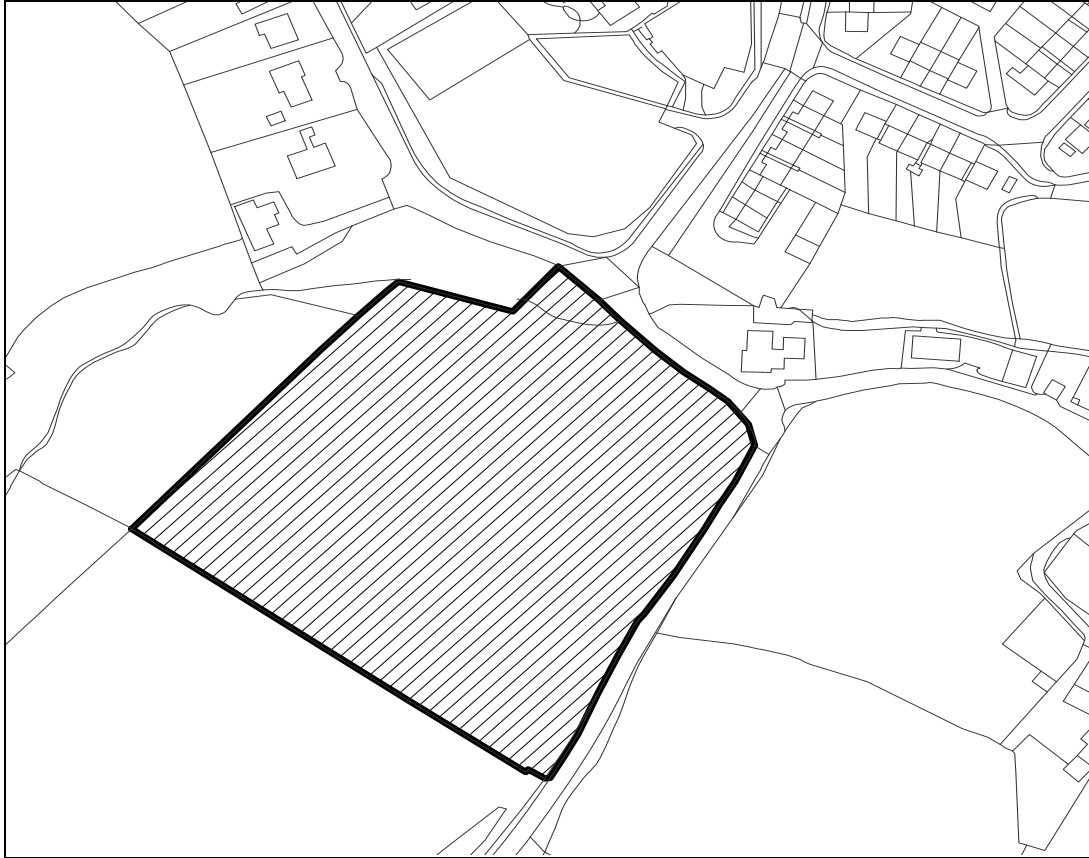
Dependency Catchment Area	1 – Bangor	Topic	Housing		
Location	Near Llwyn Bleddyn, Rachub	Grid Reference	262119 368079	Area	0.55 ha
Proposal	Allocate the site for general market housing (i.e. housing for general need on the open market)				
Justification for selecting the site	<ul style="list-style-type: none"> • Research has shown that the Plan should aim to allocate land for 802 houses in the Bangor Dependency Catchment Area. • As a Village that belongs to the Post-industrial Housing Market Area¹, it is believed that Rachub can cope with more general market housing during the Plan period. • The site is located on the edge of the village's built form and it connects effectively with the existing development pattern. • The site is located within a convenient walking distance of the services and facilities in the village. These include a primary school and a shop/post office. • The site is located close to a bus service route, which connects the village with the Local Centre of Bethesda and the Sub-regional Centre of Bangor. • There is no previously used land in the village that would be suitable to accommodate a housing development of this scale. 				
Physical constraints to development	<ul style="list-style-type: none"> • It is unlikely that the land is contaminated. 				

¹ As stated in the Research Papers - Housing, Research Unit, Planning & Economic Development Department, Gwynedd Council, 2002

Development phases	<ul style="list-style-type: none"> No constraints.
Quality of the on-site environment	<ul style="list-style-type: none"> As the site is located in a prominent position near Llwyn Bleddyn Road, it is important to ensure that the houses blend in with the nearby buildings in terms of scale and building materials. Innovative and distinctive design will be encouraged rather than a run of the mill design. As the site is partly located within a Landscape Conservation Area, the features that are important to the character of the landscape should be maintained or enhanced. A landscaping scheme will be required for the site. The development should include planting and high quality soft/hard landscaping appropriate to the site and the locality. This will mean planting trees and shrubs which are indigenous species that are locally sourced. The trees and hedgerows, which form the boundary for a considerable part of the site, should be retained. Some of these trees are subject to a temporary Tree Preservation Order. Where suitable, the development boundary should be marked by walls built of local stone (or similar). The development should not cause significant harm to the amenities of the local neighbourhood and the reasonable privacy of property should be maintained. The development should aim to use and supply energy and water sustainably. For example, full consideration will need to be given to the following features: <ul style="list-style-type: none"> suitable siting, design and orientation for the houses in order to promote their energy efficiency locally sourced sustainable building materials and materials from certified sustainable sources water conservation measures (e.g. rainwater harvesting). The design of the development should facilitate the provision of sufficient suitable spaces within the curtilage of residential units to accommodate waste facilities. The design of the development should facilitate passive observation and thus contribute towards reducing the threat of antisocial behaviour. Consideration should be given to incorporating a sustainable drainage system for the site e.g. using drainage systems that do not increase the danger of flooding nor have a significant impact on local hydrological conditions.
Number and type of housing	<ul style="list-style-type: none"> Applying the general building density of 30 units per hectare shows that this site can cope with about 17 residential units. The exact number of residential units will depend on a full assessment of various factors, including the requirements of various policies. The mixture of types of housing on offer should reflect an identified local need for a certain type of housing. The developer will be expected to negotiate with the Council before submitting a planning application in order to ensure that approximately 30% of the houses are affordable housing. These affordable houses can be social rented housing, intermediate housing or a combination of both types.
Access and accessibility	<ul style="list-style-type: none"> The vehicular access will have to be provided from Llwyn Bleddyn Road. Only one access should serve the development. Safe, attractive and direct footpaths will need to be provided for pedestrians into and out of the site. An attractive and safe environment must be provided for cyclists and pedestrians. They, rather than cars, should be given priority on the site. The street should be of adoptable standard.
Planning application requirements	<ul style="list-style-type: none"> A Design and Access statement should be submitted with the planning application. A detailed landscaping scheme should be provided as part of a full planning application. The results of a local housing need survey should be presented with the planning application in order to justify the type of housing being proposed. The developer will be expected to negotiate with the Council in order to establish if the existing provision of open spaces of recreational value in the locality meets the needs of the proposed housing development or whether provision will be needed on the site or other arrangements. Detailed surface water drainage plans to be provided with the planning application. Consideration should be given to the ecological features of the site in order to ascertain whether the development will affect a candidate wildlife site. If a candidate wildlife site is likely to be affected, an ecological impact assessment of the site will be required. The result of an archaeological assessment of the site should be provided.

<p>Other relevant matters</p>	<ul style="list-style-type: none"> • Neighbouring land uses - Residential area, open area and open countryside • Existing use - Grazing/open land • Ownership - Private • Landscape and biodiversity designations - Approximately half the site is located within a Landscape Conservation Area Some of the trees that adjoin the site are subject to a temporary Tree Preservation Order. • Built heritage designations – None
<p>Main policies and guidance</p>	<ul style="list-style-type: none"> • UDP policies - B7, B10, B22, B23, B25, B27, C1, C7, CH1 CH6, CH18, CH29, CH30, CH31, CH33, CH36, CH43 • Gwynedd Design Guide • 'Affordable Housing' Supplementary Planning Guidance • 'Planning Obligations' Supplementary Planning Guidance • 'Residential Development and Open Spaces of Recreational Value' Supplementary Planning Guidance • 'Landscape Character' Supplementary Planning Guidance

GWYNEDD UNITARY DEVELOPMENT PLAN – HOUSING



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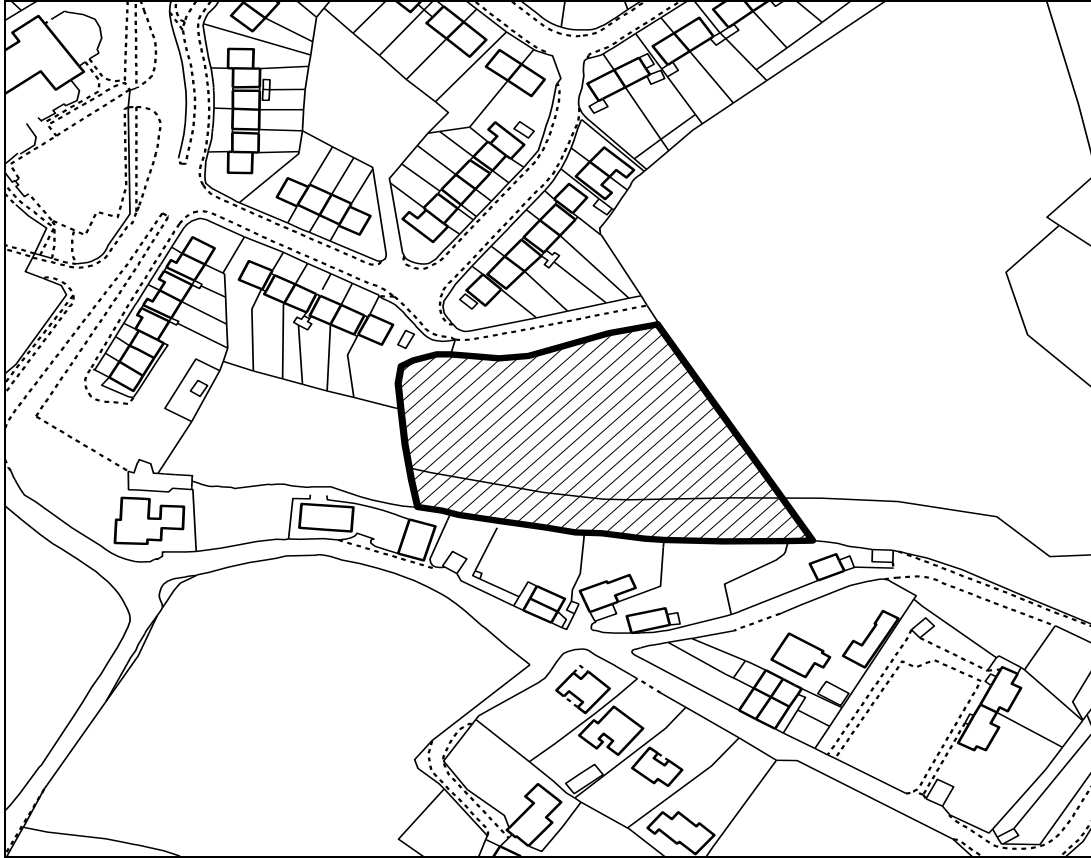
Catchment	1 – Bangor	Topic	Housing		
Location	Near Drws y Coed, Y Felinheli	Grid Reference	251908 366522	Area	1.74 ha
Proposal	Allocate the site for general market housing (i.e. housing for general need on the open market)				
Justification for selecting the site	<ul style="list-style-type: none"> • Research has shown that the Plan should aim to allocate land for 802 houses in the Bangor Dependency Catchment Area. • As a village that belongs to a dormitory housing market area¹, it is believed that Y Felinheli can cope with more general market housing. • The site is located near existing housing. A development here would integrate effectively with the built form of the village. • The primary school, in addition to a regular bus service route to Bangor and Caernarfon, are within a convenient walking distance of the site. • There is no previously used land in the village that would be suitable to accommodate a housing development of this scale. 				
Physical constraints to development	<ul style="list-style-type: none"> • The land is unlikely to be contaminated. 				
Development phases	<ul style="list-style-type: none"> • No constraints. 				

¹ As stated in the Research Papers - Housing, Research Unit, Planning & Economic Development Department, Gwynedd Council, 2002

<p>Quality of the on-site environment</p>	<ul style="list-style-type: none"> • It should be ensured that the design is of high quality, with the houses blending with the locality in terms of scale and building materials. New and distinctive design is encouraged rather than an ordinary, run of the mill design. • The affordable housing should not be prominent in terms of their design or location. They should not be grouped together in the development. • Full consideration must be given to the site's landscaping scheme when considering the layout of the houses and streets. The development should include planting work and high quality soft/hard landscaping appropriate to the site and the locality. This will mean planting trees and shrubs using indigenous species that are locally sourced, especially along the boundary with the road. Any trees, hedges or stone walls that mark the site boundary should be safeguarded, unless they have to be removed in order to create a safe vehicular access. In this respect, the 'clawdd' that adjoins the nearby road should be rebuilt at an appropriate point. • The development should not cause significant harm to the amenities of the local neighbourhood and the reasonable privacy of property should be maintained. • The development should aim to use and supply energy and water sustainably. For example, full consideration will need to be given to the following features: <ul style="list-style-type: none"> - suitable siting, design and orientation for the houses in order to promote their energy efficiency - locally sourced sustainable building materials and materials from certified sustainable sources - water conservation measures (e.g. rainwater harvesting). • The design of the development should facilitate the provision of sufficient suitable spaces within the curtilage of residential units to accommodate waste facilities. • The development should facilitate passive surveillance, thus contributing towards reducing the risk of antisocial behaviour.
<p>Number and type of housing</p>	<ul style="list-style-type: none"> • Applying the general building density of 30 units per hectare shows that this site can cope with about 52 residential units. The exact number of residential units will depend on a full assessment of various factors, including the requirements of various policies. • The mixture of types of housing on offer should reflect an identified local need for a certain type of housing. • The developer will be expected to negotiate with the Council before submitting a planning application in order to ensure that at least 35% of the houses are affordable housing. These affordable houses can be social rented housing, intermediate housing or a combination of both types.
<p>Access and accessibility</p>	<ul style="list-style-type: none"> • Vehicular access will have to be provided from the road that adjoins the northern boundary of the site. Appropriate improvements will have to be made to this road in order to provide a safe entrance. This involves cutting back the north-eastern corner of the site in order to improve visibility. • The developer will be expected to negotiate with the Council before submitting a planning application in order to agree on any appropriate improvement that may be needed in relation to the development. • Safe, attractive and direct footpaths will need to be provided for pedestrians into and out of the site. • An attractive and safe environment should be secured for pedestrians and cyclists. They rather than cars, should be given priority on the site. • The street(s) should be to adoption standards.
<p>Planning application requirements</p>	<ul style="list-style-type: none"> • A Design and Access statement should be submitted with the planning application. • A detailed landscaping plan should be provided as part of a full planning application. • The results of a local housing need survey should be presented with the planning application in order to justify the type of housing being proposed. • Hydraulic modelling will be required in order to confirm the sewerage's capacity to accommodate the proposed number of houses. • The developer will be required to provide information about traffic issues as part of the planning application. • The developer will be expected to negotiate with the Council in order to establish if the existing provision of open spaces of recreational value in the locality meets the needs of the proposed housing development or whether provision will be needed on the site or other arrangements. • Consideration should be given to the ecological features of the site in order to ascertain whether the development will affect a candidate wildlife site. If a candidate wildlife site is likely to be affected, an ecological impact assessment of the site will be required.

Other relevant matters	<ul style="list-style-type: none"> • Neighbouring land uses - Residential area and open countryside • Existing use - Open/grazing land • Ownership - private • Landscape and biodiversity designations - There is a tree protection order on woodland to the north-west of the site. It does not however adjoin the site. • Built heritage designations - None •
Main policies and guidance	<ul style="list-style-type: none"> • UDP policies - B19, B22, B23, B25, B27, C1, C7, CH1, CH6, CH18, CH28, CH29, CH30, CH31, CH32, CH33, CH36, CH43 • Gwynedd Design Guide • 'Affordable Housing' Supplementary Planning Guidance • 'Planning Obligations' Supplementary Planning Guidance • 'Residential development and Open Spaces of Recreational Value' Supplementary Planning Guidance

GWYNEDD UNITARY DEVELOPMENT PLAN – HOUSING



Map not to scale

Dependency Catchment Area	1 – Bangor	Topic	Housing		
Location	Near Tyddyn Perthi, Y Felinheli.	Grid Reference	252119 366602	Area	0.52 ha
Proposal	Allocate the site for general market housing (i.e. housing to meet general housing needs on the open market).				
Justification for selecting the site	<ul style="list-style-type: none"> • Research has shown that the Plan should aim to allocate land for 802 houses in the Bangor Dependency Catchment Area. • As a village that belongs to a dormitory housing market area¹, it is believed that Y Felinheli can cope with more general market housing. • The site forms a gap between existing developments on the edge of the village's built form. A development on this site would integrate well with the development pattern of Y Felinheli. • The primary school, in addition to a regular bus service route to Bangor and Caernarfon, are within a convenient walking distance of the site. • There is no previously used land in the village that would be suitable to accommodate a housing development of this scale. 				

¹ As stated in the Research Papers - Housing, Research Unit, Planning & Economic Development Department, Gwynedd Council, 2002

Physical constraints to development	<ul style="list-style-type: none"> • It is unlikely that the land is contaminated. • Sewer diversion/protection may be necessary. This is a matter that will need to be discussed with Welsh Water. • No culverting of watercourses will be considered except for access and no development should take place within 4 meters of any culvert.
Development phases	No constraints
Quality of the on-site environment	<ul style="list-style-type: none"> • It should be ensured that the design is of high quality, with the houses blending in with the locality in terms of scale and building materials. New and distinctive design is encouraged rather than an ordinary, run of the mill design. • The affordable houses should not be prominent in terms of design or location, and they should not be clustered together within the development. • Full consideration should be given to the landscaping plan for the site during the process of considering the layout of the houses and road(s). The development should include planting and high quality soft/hard landscaping appropriate to the site and the locality. This will mean planting trees and shrubs using indigenous species that are locally sourced. Any trees or hedgerows that form the boundary between the site and the existing housing should be retained. The eastern boundary of the site should be marked with walls of local stone (or similar). • The development should aim to use and supply energy and water sustainably. For example, full consideration will need to be given to the following features: <ul style="list-style-type: none"> - suitable siting, design and orientation for the houses in order to promote their energy efficiency - locally sourced sustainable building materials and materials from certified sustainable sources - water conservation measures (e.g. rainwater harvesting). • The design of the development should facilitate the provision of sufficient suitable spaces within the curtilage of residential units to accommodate waste facilities. • The design of the development should facilitate passive surveillance, and thus contribute towards reducing the threat of antisocial behaviour. • The development should not cause significant harm to the amenities of the local neighbourhood and the reasonable privacy of property should be maintained. • Surface water discharge should be subject of attenuation.
Number and type of housing	<ul style="list-style-type: none"> • Applying the general building density of 30 units per hectare shows that this site can cope with about 16 residential units. The exact number of residential units will depend on a full assessment of various factors, including the requirements of various policies. • The mixture of types of houses on offer should reflect an identified local need for a specific type of housing. • The developer will be expected to negotiate with the Council before submitting a planning application in order to ensure that approximately 35% of the houses are affordable housing. These affordable houses can be social rented housing, intermediate housing or a combination of both types.
Access and accessibility	<ul style="list-style-type: none"> • The vehicular access should be provided from the road that serves the Y Wern estate. • Safe, attractive and direct footpaths will need to be provided for pedestrians into and out of the site. • An attractive and safe environment should be secured for pedestrians and cyclists. It should be ensured that they, rather than cars, are given priority on the site. • The street(s) should be constructed to adoption standard.
Planning application requirements	<ul style="list-style-type: none"> • A Design and Access statement should be submitted with the planning application. • A detailed landscaping plan should be provided as part of a full planning application. • The results of a local housing need survey should be presented with the planning application in order to justify the type of housing being proposed. • The developer will be expected to negotiate with the Council in order to establish if the existing provision of open spaces of recreational value in the locality meets the needs of the proposed housing development or whether provision will be needed on the site or other arrangements. • Consideration should be given to the ecological features of the site in order to ascertain whether the development will affect a candidate wildlife site. If a candidate wildlife site is likely to be affected, an ecological impact assessment of the site will be required. • Detailed surface water drainage plans to be provided with the planning application.

Other relevant matters	<ul style="list-style-type: none"> • Neighbouring land uses - Residential area and open countryside • Existing land use - Open/grazing land • Ownership - Private • Landscaping and biodiversity designations - None • Built heritage designations - None
Main policies and guidance	<ul style="list-style-type: none"> • UDP policies - B22, B23, B25, B27, C1, C7, CH1 CH6, CH18, CH29, CH30, CH31, CH33, CH36, CH43 • Gwynedd Design Guide • 'Affordable Housing' Supplementary Planning Guidance • 'Planning Obligations' Supplementary Planning Guidance • 'Residential Development and Open Spaces of Recreational Value' Supplementary Planning Guidance

GWYNEDD UNITARY DEVELOPMENT PLAN – REDEVELOPMENT



Map not to scale

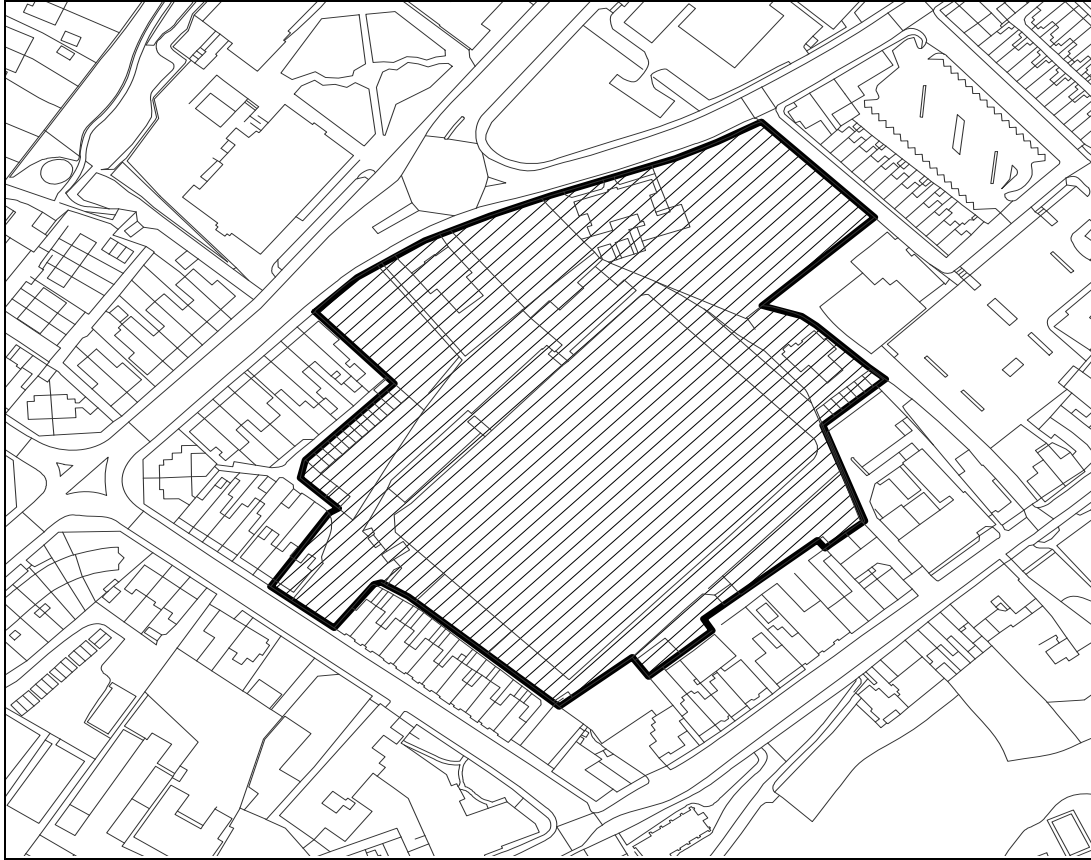
Dependency Catchment Area	1 – Bangor	Topic	Redevelopment
Grid Reference	258943 372799	Area	20.94 ha
Location	<ul style="list-style-type: none"> • Hirael Bay and the surrounding area, Bangor. • The site comprises Port Penrhyn, a boat yard, Plas y Coed (residential home), the pier and the promenade on Beach Road. The western part of the site contains fire and ambulance stations, the Bangor public swimming pool and an open space of recreational value. 		
Proposal	A mixed use development that retains the site's use as a working harbour.		
Background of the site and its current use	<ul style="list-style-type: none"> • The site was originally developed during the 18th century as a port for exporting slate from the Penrhyn quarry in Bethesda. • Port Penrhyn displays problems that are a direct consequence of the decline in the site's traditional activities. The site is now an asset that is under-used. • Activities in the Hirael Bay harbour are totally dependent upon the tide. During low tide the moorings are 'dry', thereby restricting the type of boats the harbour can serve. • The boat yard is an important local employer, and there are some industrial activities in Port Penrhyn. There is also a Welsh Water pumping station located on the site. A car-park, football field and the Pen y Bryn community garden are located on the promenade. • The pier was built in the 1890s, and was repaired during the 1980s. • The houses next to the ambulance station on Beach Road do not form part of the redevelopment area. 		
Land ownership	A mixture of public and private tenancy.		

Adjoining land uses	<ul style="list-style-type: none"> • Rows of terraced housing surround the western and southern parts of the site. The Maesgeirchen council estate is located by the entrance to Port Penrhyn. • Some small-scale offices, businesses and shops are located nearby. • Land to the east of Port Penrhyn forms part of the Penrhyn Park historical landscape. This land is categorised as 'open countryside' in the UDP. Penrhyn Castle, which is located here, is an important visitor attraction. The complementary relationship of this area to the Port and the Bay requires careful consideration. The National Trust is willing to work constructively with the developer to ensure that the redevelopment of the Bay is successful.
Justification and objectives	<ul style="list-style-type: none"> • Bangor is categorised as a sub-regional centre in the UDP's settlement strategy. The city is the county's main service centre, and consequently it has a vast dependency catchment area. A high quality development on this site would operate as a catalyst to re-develop other sites within the city, thus increasing Bangor's profile as a place to invest in. Bangor could operate as a gateway to regenerate other areas within the county, as well as the southern part of Anglesey. • The site is located close to the city centre, and it is accessible from the A55 dual carriageway and the Bangor railway station. • The site has an attractive location on the bank of the Menai Strait.
Important considerations	<ul style="list-style-type: none"> • In order to ensure a successful and inclusive development, the opinion and needs of local people and businesses should be gained through local participation measures. • Any mixed-use development should seek to support the city centre services and retail area, rather than to undermine its attractiveness, viability and vitality.
Possible land uses	<ul style="list-style-type: none"> • An exiting and sustainable mixed-use development should be ensured, which provides resources for working, shopping, eating, living and leisure needs. The development must promote the culture of the area and the site's historical significance. • The site should be used to attract tourists to Bangor and the nearby area. • A high quality architectural development should be ensured, with the inclusion of at least one landmark building. Carefully sited, a limited number of such buildings have the potential to act as focal points. This would contribute positively to the identity and attractiveness of the site. • Advantage should be taken of the site's nautical and leisure links in order to develop employment opportunities. • There is an opportunity to develop Hirael Bay as a yacht harbour or a sailing centre. Any scheme to increase the provision of pleasure boating within the Bay should not pose a threat to its continued use as a working harbour for local industries. The environmental implications of such a scheme will have to be considered very carefully. • The public swimming pool must be retained and protected, as it is an important local facility. Accessibility to the pool must be improved. In addition, the bowling green, the 5-a-side football pitches and the children's playground area on Garth Road should be protected. • Developments such as general industry, holiday chalets, warehouses and motor garages are not considered appropriate for this site. • There should not be too much of the same type of development on the site. • A masterplan must be produced in order to demonstrate the nature, mix and scale of the development. It should also show the phasing of the development.
Development phases	<ul style="list-style-type: none"> • The development should be phased to the satisfaction of the local planning authority.
Physical constraints to development	<ul style="list-style-type: none"> • Given its former industrial nature, it is possible that parts of the site are polluted. This would have to be dealt with effectively before any further development would be allowed on these areas. • A large proportion of the site is located in a C2 flood zone (as noted in Technical Advice Note 15: Development and Flood Risk). The degree of risk and scope for mitigation through design and other measures will require thorough investigation as an integral part of the masterplan and any other information provided with the planning application. Usually, highly vulnerable developments i.e. all residential premises; public buildings such as schools; power stations, chemical plants, incinerators and waste disposal sites as well as emergency services, will not be considered on land that is liable to flood. • A residential development of 5 or more units would have to conform with Policy CH6 of the UDP, which states that a proportion of the houses would have to be affordable. • No developments or works within 7 meters of main rivers (Adda and Cegin rivers). • There are habitats directive implications at this site.

<p>Quality of the on-site environment</p>	<ul style="list-style-type: none"> • A distinct and special built and natural environment, which integrates effectively with the built form of the city, should be achieved. • The re-development should deal with the poor visual environment that is apparent in certain parts of the site. Any positive environmental opportunities should be maximised. • The buildings that have the greatest architectural or historical value, such as the listed buildings, should be integrated into the development. They should be sensitively adapted to incorporate modern uses wherever this is appropriate. • Full consideration should be given to the location of on-site car-parking spaces, as they should not adversely affect the quality of the built environment. • A landscaping scheme for the site is vital. The development should include planting and high quality soft/hard landscaping appropriate to the site and the locality, especially along the main roads around the site. Locally sourced indigenous trees and hedgerow plants should be used for this. • Pen y Bryn and Garth gardens and the playing fields on Beach Road and Garth Road are important public open spaces. They should be protected and integrated fully into the development. • The development should aim to use and supply energy and water sustainably. For example, full consideration will need to be given to the following features: <ul style="list-style-type: none"> - suitable siting, design and orientation for the buildings in order to promote their energy efficiency - locally sourced sustainable building materials and materials from certified sustainable sources - water conservation measures (e.g. rainwater harvesting). • The development should not cause significant harm to the amenities of the local neighbourhood and the reasonable privacy of property should be maintained. • The design and layout should facilitate passive surveillance, thus reducing the possibility of anti-social behaviour.
<p>Protected features</p>	<ul style="list-style-type: none"> • Lavan Sands (to the east of the site) – Special Protection Area, Site of Special Scientific Interest and a Local Nature Reserve. • Menai Strait – Special Area of Conservation. • The pier is a grade II* listed building. There are numerous grade II listed buildings located within the site. • The Pentir Arms semi-natural woodland, which is located to the south of the site, is subject to a Tree Preservation Order. • The coast of Anglesey, on the other side of the Menai Straits, has been designated as an Area of Outstanding Natural Beauty. • A part of the site located near Garth Road/ Glynne Road adjoins the Bangor conservation area. • Penrhyn Park to the east of the site is included within the Register of Historic Landscapes, Parks and Gardens of Special Interest in Wales. • Hirael Bay contains the habitats of numerous bird species. These may be internationally or nationally protected species or may be nationally or locally rare or vulnerable species. The correct balance should therefore be ensured between the human need to use the site and the need to protect the habitats and species.
<p>Access and accessibility</p>	<ul style="list-style-type: none"> • Ensuring good access into the site is vital. Clear links should be established between the site and the rest of Bangor, especially the city centre. • The development should encourage people to travel to the site by using different modes of transport, namely walking, cycling and public transport. • A clear link from the site to the Lôn Las Ogwen cycling track, which runs from Port Penrhyn towards the direction of Bethesda, should be provided. • A safe and clear access into the site from the nearby roads should be provided. Clear internal links, especially for pedestrians and cyclists, should also be ensured. • The development should not dramatically increase traffic levels on nearby roads, which are already very busy. Consideration therefore must be given to off-site traffic management schemes. • Full consideration should be given to the location of parking spaces within the redevelopment area. The existing parking spaces that are important to the local residents, should be maintained. This provision could also be expanded. • The streets should be to adoption standards, with priority given to pedestrians and cyclists, rather than cars.

<p>Planning application requirements</p>	<ul style="list-style-type: none"> • A full and detailed Design and Access Statement to be provided as part of the planning application. • A detailed landscaping scheme should be provided as part of the full planning application. • An Environmental Impact Assessment should be undertaken in order to investigate the appropriateness of the proposed development, and to deal with any likely problems and issues, including the need for and impact of any necessary flood mitigation measures. This assessment should include a hazard and risk assessment, and a contaminated land survey including site remediation measures. It should identify any potential derogation of the national marine nature reserve during works measures for their avoidance. • A Traffic Impact Assessment will have to be prepared in order to demonstrate the development's effect upon local traffic levels, and likely tendencies regarding parking. • An assessment of flood consequences (as mentioned in Technical Advice Note 15) is required. • An Energy Design Advice Report should be submitted if the (non-residential) building area exceeds 1000 m².
<p>Main policies and guidance</p>	<p>Full consideration should be given to policy C16 of the UDP, which safeguards existing wharfages. Proposals that adversely affect the future availability of these facilities for bulk mineral transportation will be refused. This is all-important to the Port Penrhyn site, as it contains the only marine aggregates landing facility in North Wales.</p> <p>The following guidance and UDP policies are also relevant:</p> <p>A1; A2; A3; B1, B2, B3, B4, B8, B12, B13, B15, B16, B17, B19, B20, B22, B23, B25, B27, B29, B30, C1, C3, C4, C5, C7, C29, CH3, CH6, CH18, CH19, CH21, CH22, CH25, CH28, CH29, CH30, CH31, CH32, CH33, CH35, CH36, CH37, CH38, CH42, CH45, CH47, D10, D12, D13, D26.</p> <p>Gwynedd Design Guide 'Affordable Housing' Supplementary Planning Guidance 'Planning Obligations' Supplementary Planning Guidance</p>

GWYNEDD UNITARY DEVELOPMENT PLAN – REDEVELOPMENT



Map not to scale

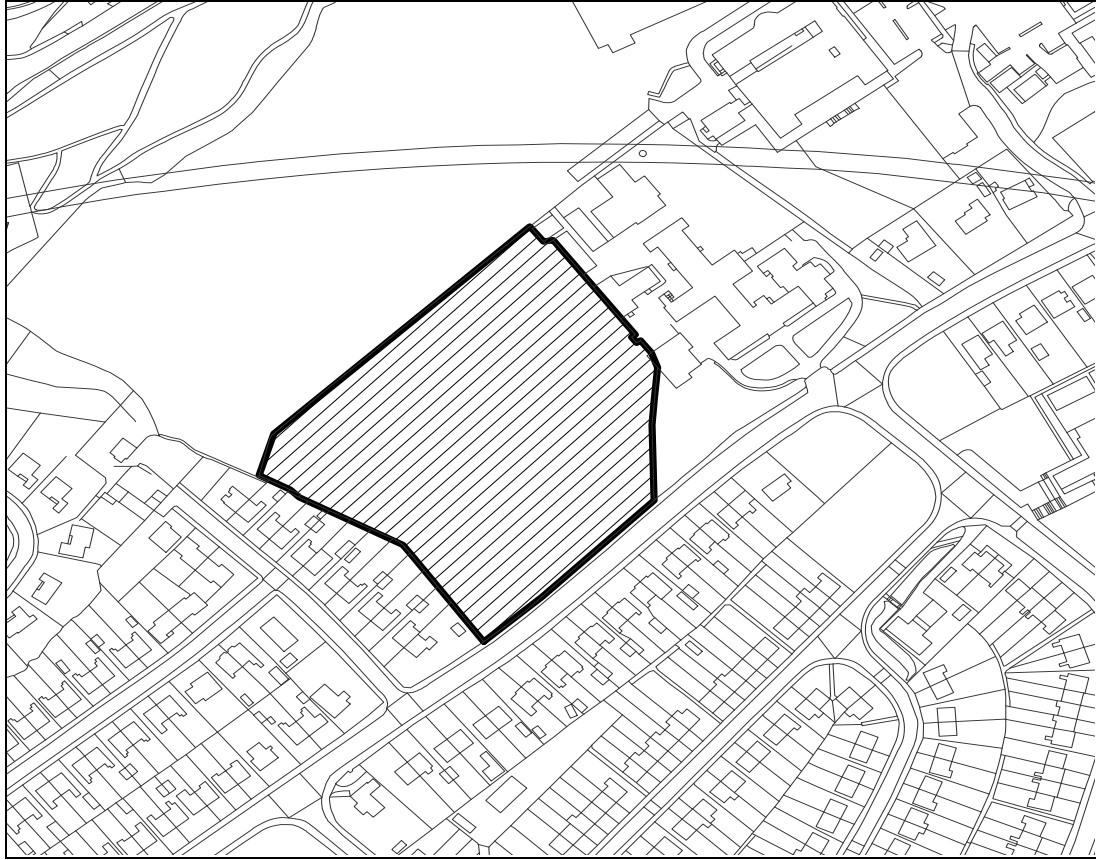
Dependency Catchment Area	1 – Bangor	Topic	Redevelopment
Grid Reference	257809 371807	Area	2.18 ha
Location	The site of Bangor football ground and nearby buildings on Deiniol, Sackville and Farrar Roads.		
Proposal	A mixed development that could include commercial, retail, leisure, community and residential uses. The development should blend in with the site and nearby area and promote the economy of Bangor and the surrounding area.		
Background of the site and its current use	<ul style="list-style-type: none"> • The site has been used as the Bangor club football ground for many years. However in 2003 a planning application was granted for the club to move to a new site on the outskirts of the city. This means that the majority of this site will not be used for any specific purpose. • In addition to the football ground, the site includes the seating areas and players' changing rooms. • The site also includes buildings on Sackville Road and Deiniol Road, namely a nursery, masonic hall, clinic and the former St Paul's school. • The occupants of the above named commercial/ community buildings have expressed their willingness to move to other sites. 		
Land ownership	Bangor City Council owns the football ground. The units off Sackville, Deiniol and Farrar Road are in private ownership.		

Adjoining land uses	<ul style="list-style-type: none"> • University buildings are located north of the site. Theatr Gwynedd is also located there. • The southern part of the site borders with the back of retail and commercial units in the High Street. A section of the High Street has been designated as the Main Shopping Area in the UDP whilst the remainder is part of the defined city centre. • The area west of the site consists mainly of terraced houses. Some retail units, cafes and offices are also located here. • Terraced houses are also the most evident feature in the area to the east of the site. Two car parks are also located there.
Justification and objectives	<ul style="list-style-type: none"> • Bangor has been defined as sub-regional centre in the UDP, and the city has a large dependency catchment area. It is the county's main service centre and a number of community, public and commercial services, as well as varied employment opportunities, are located there. Thus the city can easily cope with an appropriate development on this site. • A high quality development on this site could contribute towards developing Bangor's economy. It is a means of creating employment opportunities, and it could operate as a catalyst to re-develop other sites within the city. • When the football ground is relocated to a new site, then this site would be a valuable unused site. It is not considered that the present site, especially the buildings near Sackville Road and Deiniol Road, is making a positive contribution to the visual character of the local area. • The site adjoins the area that has been designated as the city centre. An appropriate mixed-use development on this site will integrate effectively with the nearby land-use. • This site provides an opportunity to introduce a development that provides a combination of town centre land uses e.g. commercial, retail, leisure, community and residential. This would provide an opportunity to ensure a development that integrates with the shopping and retail area i.e. improve links to the High Street, Farrar Road and Deiniol Road. • The site is located in a very accessible area near the city centre. It lies near the main bus route and the railway station is located nearby. The city is accessible from a wide area by means of the A55 dual carriageway.
Important considerations	<ul style="list-style-type: none"> • In order to ensure a successful and inclusive development, consideration should be given to the views and needs of local people and businesses. • The development should support and strengthen the existing services and shops in the city centre. Thus it should contribute towards increasing the area's attractiveness, viability and vitality. • The development should not be detrimental to the amenity of neighbouring properties. • Redeveloping this site is not possible until the football club has relocated to another site.
Possible land uses	<ul style="list-style-type: none"> • The development should be exciting and sustainable, which provides resources for the needs of the population of Bangor and its catchment area. • The development should contribute towards developing the economic and social status of Bangor and its catchment area. • The principle of a development associated with A1 (non-food retail), A3 (food and drink) and D2 (leisure) use classes, in addition to residential/student flats, has been established by previous planning permissions. However, it is vital to ensure that any retail development does not adversely affect Bangor's defined town centre (as noted in the UDP). • Encouragement will be given to a commercial and leisure development that satisfies local need, and which would raise Bangor's status at the regional level. To this extent, thought can be given to providing developments such as a cinema and a theatre. • Some residential units can be developed on this site in order to contribute to the demand for housing within the Bangor dependency catchment area during the lifespan of the UDP. A residential development would have to conform to Policy CH6 in the UDP which states that a development of 5 or more houses which is submitted unexpectedly should provide a percentage of affordable housing. • Any infrastructure requirements should be provided on the site, including parking spaces and a vehicular access.
Development phases	<ul style="list-style-type: none"> • No constraints, but the development is expected to conform to a masterplan for the site.

Physical constraints to development	<ul style="list-style-type: none"> • The western section of the site is located within a floodplain. As this section could be liable to flooding, certain types of developments, such as housing, usually would not be possible here. A flood consequence assessment will be required. The existing culvert will need to be upgraded and no structures of building over the line of the culvert will be allowed. • Finished floor levels of buildings should be agreed upon. • Large quantities of roofing asbestos, which is classed as hazardous waste, will need to be disposed of. • A great deal of controlled waste will be generated at the site, which will require either re-use (preferred) or disposal, which entails greater cost.
Quality of the on-site environment	<ul style="list-style-type: none"> • As the site is situated in a prominent location near Bangor city centre, a high quality and attractive development should be ensured. A unique and different design will be encouraged rather than an ordinary run of the mill design, in order to create a vibrant built environment. The development should integrate smoothly with the city's existing built form. • Full consideration will need to be given the location of the car parking spaces on the site. They should not affect the quality of the built environment. • The reasonable privacy of property should be maintained. The development should not cause significant harm to the amenities of the local neighbourhood. • No development on this site should include a development significantly detrimental to the local environment, in terms of air, noise or light pollution. • Full consideration should be given to the site's landscaping scheme when considering the layout of any new buildings and the roads. This will include planting and high quality soft/hard landscaping (pavements etc) appropriate to the site and the locality. This will involve planting locally sourced indigenous species of trees and shrubs. • The development should aim to use and supply energy and water sustainably. For example, full consideration will need to be given to the following features: <ul style="list-style-type: none"> ○ Suitable siting, design and orientation for the buildings in order to promote their energy efficiency. ○ Locally sourced sustainable building materials and materials from certified sustainable sources. ○ Water conservation measures (e.g. rainwater harvesting) • The development should facilitate passive surveillance, thus contributing towards reducing the risk of antisocial behaviour. • Surface water discharge should be subject of attenuation to greenfield site run-off rate prior to discharging to culvert.
Protected features	<ul style="list-style-type: none"> • The British Hotel (south of the site), 78-82, 93 and 95 High Street, and Pendref Chapel (east of the site) are all grade II listed buildings.
Access and accessibility	<ul style="list-style-type: none"> • The main vehicular access should be from Sackville Road/ Deiniol Road. A safe junction should be provided, which will be able to deal effectively with the likely traffic in and out of this site. • A vehicular access could also be provided from Farrar Road for a lower level of traffic. • Good, clear links should be established between the site and the remainder of Bangor, especially the city centre, in order to encourage people to walk and cycle there. Therefore appropriate footpaths should be provided between the site and the streets that run parallel to it. A footpath linking the site with the High Street will be essential in order to ensure that the development integrates fully with the city centre. • A bus shelter should be provided in a suitable location near the site in order to encourage people to travel there by the means of public transport. Safe, attractive footpaths should be provided from the bus shelters in to the site. • Detailed consideration should be given to the impact of the development on traffic flows in the locality. Measures must be included to minimise this potential detrimental impact. • Sufficient parking facilities should be provided to service the site. • The development should fully provide for the needs of disabled people. • A safe and convenient facility should be provided (bicycle ranks or lockable shelters) for cycle storage. They should be in a well lit, covered area. • The streets should be to adoption standards.

<p>Planning application requirements</p>	<ul style="list-style-type: none"> • A Masterplan will be required in order to display the proposals for the site. • A Design and Access statement should be submitted with the planning application. • A detailed landscaping scheme should be submitted as part of the full planning application. • The results of a Traffic Impact Assessment should be submitted as part of the planning application (including a Travel Plan) in order to show the impact of the development on traffic levels nearby, as well as the likely parking trends. • A retail impact study should be prepared for any retail development that could affect the attractiveness, viability and vitality of the town centre. • The information to support the application will have to demonstrate how it is intended to cope with losing the clinic that that is currently located on the site. • An Environmental Impact Assessment including removal/ disposal of waste should be submitted with planning application. • A contaminated land report should be submitted with the planning application. • A flood consequence assessment, in accordance with Technical Advice Note 15, should be submitted with the planning application. • Detailed surface water drainage should be submitted with the planning application. • An Energy Design Advice Report should be submitted if the (non-residential) building area exceeds 1000 m².
<p>Main policies and guidance</p>	<ul style="list-style-type: none"> • UDP policies - A3, B3, B22, B23, B25, B26, B27, B29, B32, B33, C2, C3, C5, C7, CH2, CH6, CH18, CH19, CH21, CH28, CH29, CH30, CH31, CH32, CH33, CH35, CH36, CH37, CH43; CH45; D6; D12, D13 D25, D27 • Gwynedd Design Guidance.

GWYNEDD UNITARY DEVELOPMENT PLAN – REDEVELOPMENT



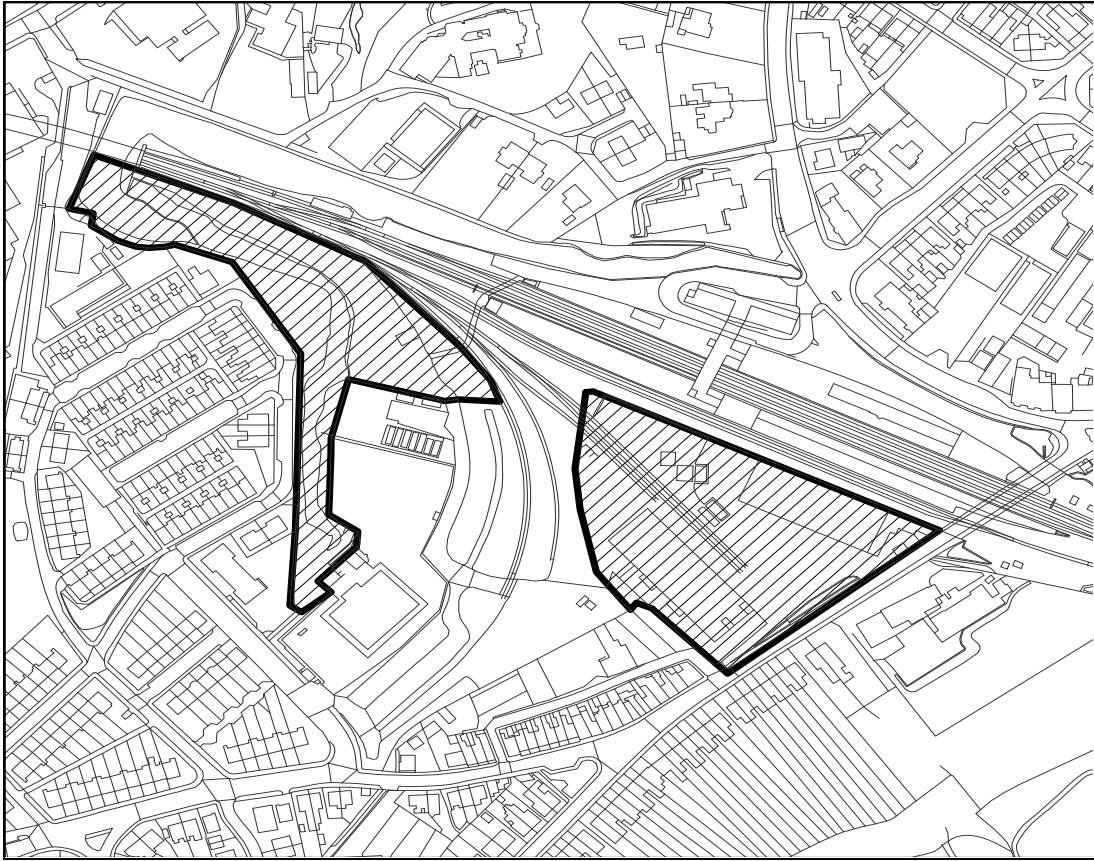
Map not to scale

Dependency Catchment Area	1 – Bangor	Topic	Redevelopment
Grid Reference	256879 371702	Area	1.44 ha
Location	Near the Friars Campus, Coleg Menai, Bangor.		
Proposal	Provide a development which is in keeping with the location of the site near a residential area and further education facilities.		
Background of the site and its current use	<ul style="list-style-type: none"> • The site was used as an outdoor sports area for Friars Secondary School until the end of the last century. • Upon the relocation of the secondary school to its new site in Eithinog, the site in question and the adjoining site were purchased by Coleg Menai (further education college). Whilst the buildings on the adjacent site are used by Coleg Menai, no use is made of this site. • The site is enclosed and there is no evidence that it is used as a recreational open space by the public. 		
Adjoining land uses	<ul style="list-style-type: none"> • The Friars campus (Coleg Menai) is located directly to the east of the site. Ffriddoedd campus (University College of Wales, Bangor) and another Coleg Menai campus are also located nearby. • A residential area lies to the south and west of the site. • Ffriddoedd Road adjoins the site. 		

Justification and objectives	<ul style="list-style-type: none"> • Bangor is defined as a Sub-Regional Centre in the UDP. It has a wide range of community, public and commercial services and facilities, and a variety of employment opportunities exist there. • The outdoor sports facilities (that used to be located on the site) have been relocated to a site near the new secondary school. • The site is no longer used for outdoor sports purposes. Coleg Menai has indicated that the site does not meet its requirements for teaching the Sports and Leisure Curriculum. • It is considered that the site does not contribute positively towards the visual amenities of the locality. It has no public or private recreational value, and it has not been designated as a site of ecological importance. • The site is located near one of the main travel routes into the city. A regular bus service operates along this route. • Coleg Menai has another campus in Parc Menai, a Business Park which is identified as a high quality employment site in the UDP. This campus is a fair distance from the other Coleg Menai campuses in Bangor. As a result, it is difficult for the students who study in the Parc Menai campus to take advantage of the facilities available in the other campuses within the city. Coleg Menai's Property Strategy notes that this redevelopment site would be suitable for the relocation of the facilities that are currently provided at Parc Menai. Relocating these facilities would release units for high quality employment purposes at Parc Menai.
Important considerations	<ul style="list-style-type: none"> • The development should complement the existing services and facilities that are available in this part of Bangor in addition to the city as a whole. It should not have an adverse effect on the attraction, viability and vitality of the city centre. • A residential development should conform to Policy CH6 of the UDP. This policy mentions that the development of 5 or more houses on a site that comes forward unexpectedly should provide a percentage of affordable housing.
Possible land uses	<ul style="list-style-type: none"> • Due to its location near an important travel route in Bangor and close to secondary and further education establishments and residential areas, it is believed that the site is suitable for a range of land uses e.g. educational, community, residential use, a public open space.
Development phases	<ul style="list-style-type: none"> • No constraints, however development is expected to take place in accordance with a Master Plan for the site.
Physical constraints to development	<ul style="list-style-type: none"> • No culverting will be considered except for access. • There should be no development within 4 meters of any culvert.
Quality of the on-site environment	<ul style="list-style-type: none"> • The development (including its design) should safeguard the setting of the former Friars lower school, which is a grade II listed building. An innovative and distinctive design is encouraged, rather than an ordinary, dull design. • Full consideration should be given to the landscaping scheme for the site whilst considering the layout of any new buildings and the road(s). The development should include planting and high quality soft/hard landscaping appropriate to the site and the locality. This involves planting trees and shrubs which are locally sourced and of indigenous species. Unless a new vehicular access and/or a footpath is required, the existing hedges and trees bordering the site should be maintained. • Public open spaces should be provided. These public open spaces should be clearly defined and have specific purposes. • The development should aim to use and supply energy and water sustainably. For example, full consideration will need to be given to the following features: <ul style="list-style-type: none"> - suitable siting, design and orientation for the buildings in order to promote their energy efficiency - locally sourced sustainable building materials and materials from certified sustainable sources - water conservation measures (e.g. rainwater harvesting). • The design of the development should facilitate passive surveillance and thus contribute towards reducing the risk of antisocial behaviour. • The development should not cause significant harm to the amenities of the local neighbourhood and the reasonable privacy of property should be maintained. • Surface water discharge should be subject of attenuation to greenfield site run-off rate prior to discharging to any watercourse.
Protected features	<ul style="list-style-type: none"> • The former Friars lower school is a grade II listed building.

Access and accessibility	<ul style="list-style-type: none"> • The site should be serviced by one vehicular access only. The new entrance should replace the existing vehicular access. • A bus shelter should be provided in an appropriate location on Ffriddoedd Road. • Safe, attractive and direct footpaths will need to be provided for pedestrians into and out of the site. • A safe and attractive environment should be provided on the site for pedestrians and cyclists. They, rather than cars, should be given priority on the site. • Safe storage for bicycles should be provided in a convenient, sheltered, well lit and safe location (bicycle racks or lockable shelters). • The street(s) should be of adoption standard.
Planning application requirements	<ul style="list-style-type: none"> • A full and detailed Design and Access Statement should be provided with the planning application. • A detailed landscaping plan should be provided as part of the full planning application. • The results of a Traffic Impact Assessment may need to be provided (including a Travel Plan) as part of the planning application. Refer to Appendix 4 of the UDP for more information • Detailed surface water drainage plans to be provided with the planning application. • An Energy Design Advice Report should be submitted if the (non-residential) building area exceeds 1000 m². • Consideration should be given to the ecological features of the site in order to ascertain whether the development will affect a candidate wildlife site. If a candidate wildlife site is likely to be affected, an ecological impact assessment of the site will be required.
Main policies and guidance	<ul style="list-style-type: none"> • UDP policies - B3; B22; B23; B25; B27; B33; C1; C3; C5; C7; CH3; CH6; CH18; CH21; CH28; CH29; CH30; CH31; CH32; CH33; CH35; CH36; CH47; D12. • Gwynedd Design Guide • 'Affordable Housing' Supplementary Planning Guidance • 'Planning Obligations' Supplementary Planning Guidance

GWYNEDD UNITARY DEVELOPMENT PLAN – REDEVELOPMENT



Map not to scale

Dependency Catchment Area	1 – Bangor	Topic	Redevelopment
Grid Reference	257, 418 371, 620	Area	2.2 ha
Location	<ul style="list-style-type: none"> • Site of Bangor goods yard. • The site is located opposite the railway station, with the railway track forming its north-eastern border. It extends behind the sports hall on the southern side of Ffriddoedd Road towards Caernarfon Road. Euston Road marks the site's western border. 		
Proposal	A mixed development which promotes integrated traffic. The development should improve the visual quality of the site, and contribute towards promoting Bangor's economy.		
Background of the site and its current use	<ul style="list-style-type: none"> • This extremely untidy site is an eyesore for those using the railway station. Part of the site is derelict, and overgrown grass and shrubs are very prominent there. • The site was previously used as a railway maintenance depot. The site was used as a railway siding and the train tracks can be seen clearly here. Since privatisation of the railroads the site has been allocated as a 'Strategic Transport Site' which safeguards the railway network's freight goods capability. • The Jarvis and Stockwell Steel companies are active on the site. Their premises were originally used for uses connected with the railways. • The site is level on the whole. However, the surrounding land is on a slope which runs from the north-west towards the south-east. 		
Land ownership	Several owners.		

Adjoining land uses	<ul style="list-style-type: none"> • The railway track forms the site's north-western boundary. Bangor Railway Station, Gwynedd's main station, is located beyond this track. Several houses, restaurants and offices are situated near the station. • The land between both redevelopment sites is a safeguarded railhead. • Several terraced houses are located on Caernarfon Road, which borders the site to the east. Community services such as a primary school, convenience shop and public house are also located here. • The southern and west boundaries of the site are surrounded by terraced houses. • The Royal Mail depot and the NWF Fuels site are located directly adjacent to this site. • The Coleg Menai further education site and a leisure centre are located to the east of the site.
Justification and objectives	<ul style="list-style-type: none"> • This is a large site near Bangor city centre which is not used to its full potential. It is an unkept site which makes absolutely no contribution to the visual amenity of the local area. • The shops, services and facilities of Bangor city centre are within easy walking distance of this site. • It is a very accessible site near North Wales' busiest railway station. The station links the city with the remainder of Britain. The A55 dual carriageway also renders the city accessible from a wide area. • The railway station's existing car park is insufficient to service it effectively. No suitable access is provided for buses. This could therefore be a key site for the development of integrated traffic throughout the whole of Gwynedd, with the possibility of linking bus and train systems in terms of timetables and the location of services. This is in line with the principles of sustainable development. An effective public transport system could promote the economy within the city and County and benefit local communities. • The site's prominent location near the railway station gives it a high profile. A suitable development here would give a positive first impression of the city. • Bangor has been defined as a sub-regional centre in the UDP, and has a wide dependency catchment area. It is the county's main service centre and numerous community, public and commercial facilities are located there, as well as many employment opportunities. The city can therefore absorb a mixed development on this site. • A high standard development on this site could contribute towards developing the city's economy. It is a way of creating employment opportunities, and could act as a catalyst to redevelop other sites in the city.
Important considerations	<ul style="list-style-type: none"> • In order to ensure a successful and inclusive development, the opinion and needs of local people and businesses must be sought through local participation measures. • There should be close collaboration with Network Rail when considering how to redevelop the site. • The development should support and strengthen the status of existing services and the shopping area in the city centre. It should not diminish the attraction, viability and vitality of this area.
Possible land uses	<ul style="list-style-type: none"> • The site's location opposite the railway station means that the development should promote integrated transport in Bangor. • The site should be used to facilitate convenient parking provision in Bangor, not only for the railway station but also in terms of town centre shopping services and the nearby offices (parking spaces within walking distance or a bus ride away from the city centre). • The site could be used to relocate the city's services and facilities in order to facilitate the redevelopment of other areas. • This site is suitable for commercial, retail, leisure or community uses. • If a housing development of 5 or more houses is proposed, it will be necessary to conform to Policy CH5 in the UDP which states that a proportion of the houses must be affordable. • Any infrastructure requirements should be provided on the site.
Development phases	<ul style="list-style-type: none"> • No constraints, but the development is expected to conform to the site masterplan.
Physical constraints to development	<ul style="list-style-type: none"> • As the site has been used as a railway depot for many years, parts of it may be polluted. • There are underground chambers here. These were related with its former use as a railway depot. • No development should be allowed within 7 meters of the main river. • There may be large quantities of asbestos on the site which is classed as hazardous waste. The nearest disposal point is Crewe, and this will entail a high cost implication.

<p>Quality of the on-site environment</p>	<ul style="list-style-type: none"> • As the site is located in a very prominent location opposite the railway station near the centre of Bangor, the development should be architecturally pleasing and of a high standard. New and innovative designs of a high standard will be encouraged, rather than ordinary run of the mill designs, in order to create a special built environment. The development should integrate effectively with the city's existing built form. • The car park areas should not detract from the quality of the site's built form. • The reasonable privacy of property should be maintained and the development should not cause significant harm to the amenities of the local neighbourhood. • Any development which would have a detrimental effect on the environment in terms of air, noise or light pollution, should not be included. • Full consideration should be given to the site's landscaping scheme when considering the layout of any new buildings and roads.. This will include planting and high quality soft/hard landscaping (pavement, etc) appropriate to the site and the locality, especially along the railway track. This will involve planting locally sourced indigenous species of trees and shrubs. • The trees which are located in the western part of the site should be protected. • It will be imperative to provide facilities for waste recycling, and sorting, storage and collecting. • The development should aim to use and supply energy and water sustainably. For example, full consideration will need to be given to the following features: <ul style="list-style-type: none"> ○ suitable siting, design and orientation for the buildings in order to promote their energy efficiency ○ locally sourced sustainable building materials and materials from certified sustainable sources ○ water conservation measures (e.g. rainwater harvesting) • The design of the development should facilitate passive surveillance, thus contributing towards reducing the risk of antisocial behaviour. • It will be important for the development to incorporate a sustainable drainage system for the site e.g. using drainage systems that do not increase the danger of flooding nor have a significant impact on local hydrological conditions.
<p>Protected Features</p>	<ul style="list-style-type: none"> • The railway station is a grade II listed building.
<p>Access and accessibility</p>	<ul style="list-style-type: none"> • The main access should be from Caernarfon Road. A safe and appropriate access will be required, which is capable of dealing effectively with the level of traffic likely to be using this site. • Access for a lower level of traffic can be provided from Euston Road. • The car park on the site should be able to cope with demand from the users of the railway station so that the majority of the existing station car park can be used by buses, taxis and the disabled. • The existing bridge over the railway tracks should be extended in order to establish a convenient foot/ cycle path from the site to the railway station. • Good, clear connections should be established between the site and the rest of Bangor, especially the town centre, in order to encourage people to walk and cycle there. • A bus shelter should be provided in an appropriate location near the site in order to encourage people to travel to the site by public transport. Safe and attractive footpaths should be provided from the bus shelters to the site. • The development should not greatly increase the level of traffic on the nearby roads, which are already very busy. • The development should provide for the needs of disabled people. • A safe and convenient place should be provided (bicycle rank or lockable shelters) for keeping bikes. This should be in a sheltered, well lit area. • A safe and attractive environment should be provided on the site for pedestrians and cyclists ensuring that priority is given to them, rather than cars. • The streets should be to adoption standards.

<p>Planning application requirements</p>	<ul style="list-style-type: none"> • A masterplan will be required for the site. • A Design and Access statement should be provided with the planning application. • A detailed landscaping scheme should be provided as part of the full planning application. • The results of a Traffic Impact Assessment should be included with the planning application (including a Travel Plan) in order to show the likely impact on traffic levels nearby, as well as the likely trends as regards to parking. • The ground will need to be examined in order to ascertain whether parts of it are polluted. • Detailed surface water drainage plans should be provided with the planning application. • An Environmental Impact Assessment to include a detailed contaminated land report and study on waste solutions at the site should be submitted with the planning application. • An Energy Design Advice Report should be submitted if the (non-residential) building area exceeds 1000 m². • Consideration should be given to the ecological features of the site to ascertain whether the development will affect a candidate wildlife site. If a candidate wildlife site is likely to be affected, an ecological impact assessment of the site will be required.
<p>Main policies and guidance</p>	<ul style="list-style-type: none"> • UDP Policies - A3, B3, B22, B23, B25, B27, B30, B32, B33, C3, C5, C7, C27, CH2, CH5, CH18, CH19, CH21, CH24, CH28, CH29, CH30, CH31, CH32, CH33, CH35, CH36, CH43, CH45, D12, D13, D26 Gwynedd Design Guide

GWYNEDD UNITARY DEVELOPMENT PLAN - REDEVELOPMENT



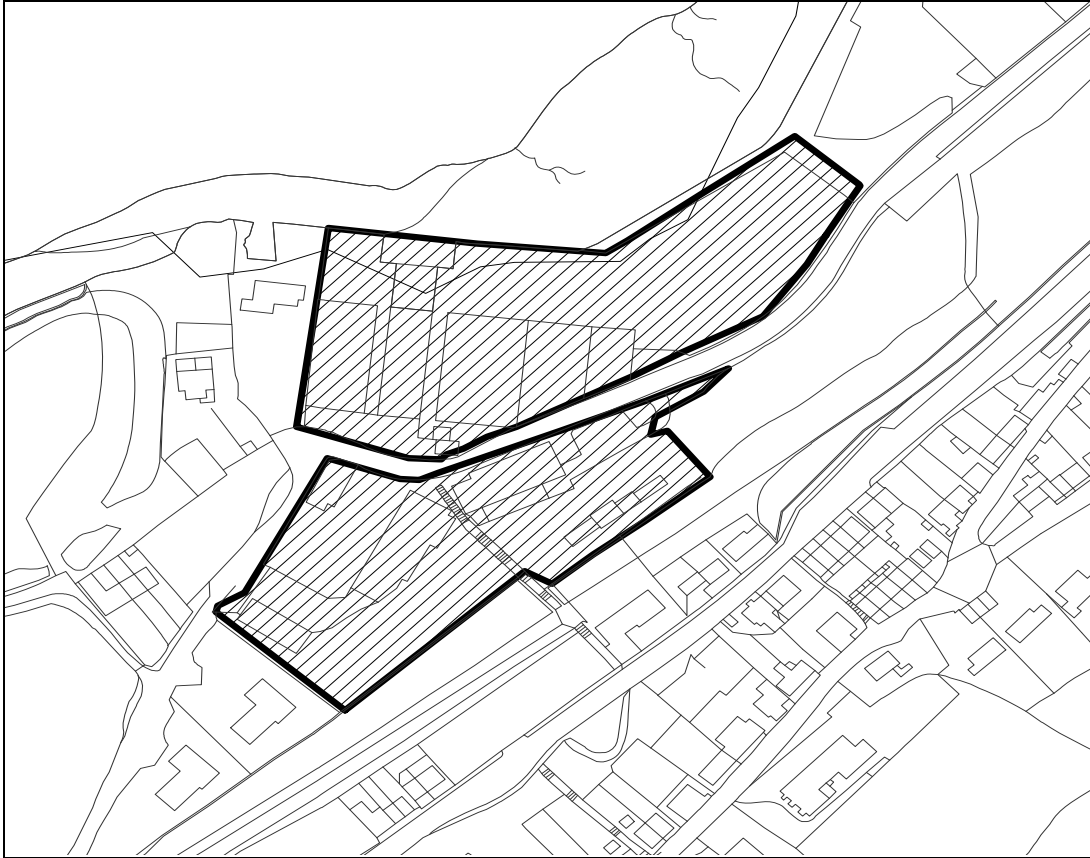
Map not to scale

Dependency Catchment Area	1 – Bangor	Topic	Redevelopment
Grid Reference	261741 367017	Area	2.7 ha
Location	Near the Rugby Club, Station Road, Bethesda		
Proposal	<ul style="list-style-type: none"> • Redevelop the site in order to provide a comprehensive mixed use development that could include a range of land uses associated with a town centre e.g. tourism or leisure facilities, business or commercial uses, community facilities and car park. 		
Background of the site and its current use	<ul style="list-style-type: none"> • Former railway station site. • The site formed part of the safeguarded route for the Bethesda by pass. This scheme is no longer included within the Assembly Government's implementation programme. • The site is not being used to its full capacity. Its main use is as a car parking facility for the Rugby Club. • The route of the former railway line is safeguarded for its use as a possible extension to Lôn Las Ogwen from Tregarth. 		
Land ownership	<ul style="list-style-type: none"> • Private 		
Adjoining land uses	<ul style="list-style-type: none"> • The site adjoins the Rugby Club and a residential area that includes a small supermarket. • The former Porth Penrhyn to Bethesda railway line adjoins the site. 		

Justification and objectives	<ul style="list-style-type: none"> • Bethesda has been defined as a Local Centre in the Unitary Development Plan's settlement strategy. There is a range of community, public and commercial services and facilities available there. Bethesda lies on the edge of the Snowdonia National Park. • The site forms part of the town's built form and development here would integrate and link well with the existing development pattern. • The site is within a reasonable walking distance from the town's shopping and commercial centre. The bus service to Bangor and down the A5 to the east, is also located nearby. • A development that would bring activity to the town centre, and which would make a positive contribution to the locality's regeneration by providing a range of uses, would be supported. Development would be required to maintain or enhance the town's attractiveness, vitality and viability. The development should not restrict the site's potential role as a multi-modal gateway that enables visitors to leave their cars and use the public transport service e.g. the Snowdon Sherpa, or proceed by bike.
Important considerations	<ul style="list-style-type: none"> • The views and needs of local residents and businesses will have to be considered through local consultation methods. • The well being of the rugby club should be safeguarded. • The layout of the development should promote walking and cycling by providing clear and convenient links into, out of and across the site. • Foul water should be discharged only to the sewer. Surface water should be discharged to watercourse.
Development phases	<ul style="list-style-type: none"> • No constraints.
Physical constraints to development	<ul style="list-style-type: none"> • No development allowed within 7 meters of the main river. • No culverting will be considered except for access.
Quality of the on-site environment	<ul style="list-style-type: none"> • It is important to ensure that the development blends into the locality. New and innovative designs will be encouraged rather than an ordinary, off the peg design. • Full consideration should be given to the site's landscaping scheme when considering the layout of any new buildings and roads. Landscaping proposals should be included as an integral part of the development. This will include planting and high quality soft/hard landscaping (pavement, etc) appropriate to the site and the locality. This will involve planting locally sourced indigenous species of trees and shrubs. • The development should aim to use and supply energy and water sustainably. For example, full consideration will need to be given to the following features: <ul style="list-style-type: none"> ◦ suitable siting, design and orientation for the buildings in order to promote their energy efficiency ◦ locally sourced sustainable building materials and materials from certified sustainable sources ◦ water conservation measures (e.g. rainwater harvesting) • The design of the development should facilitate passive surveillance, thus contributing towards reducing the risk of antisocial behaviour. • The reasonable privacy of property should be maintained. The development should not cause significant harm to the amenities of the local neighbourhood. • The developer must ensure there will be no impact on the nearby Afon Ogwen, which is a high grade salmonid river.
Protected features	<ul style="list-style-type: none"> • The Gordon Terrace Conservation Area is located nearby. • There is a tree preservation order on woodland to the east of the site.
Access and accessibility	<ul style="list-style-type: none"> • In order to ensure the successful redevelopment of the site, it should be extremely accessible to walkers, cyclists and vehicles. • Safe, attractive and direct footpaths will need to be provided for pedestrians in and out of the site, especially towards the direction of the town centre and to the path of the former railway. • An attractive and safe environment should be secured for pedestrians and cyclists, ensuring that they, rather than cars, are given priority. • A safe and appropriate vehicular access should be provided. Vehicular access should be from Station Road. • The streets should be to adoption standards.
Planning application requirements	<ul style="list-style-type: none"> • A Design and Access Statement should be provided with the planning application. • A detailed landscaping scheme should be provided as part of the full planning application. • The results of a Traffic Impact Assessment should be provided as part of the planning application (see Appendix 4 to the Unitary Development Plan). • An Energy Design Advice Report should be submitted if the (non-residential) building area exceeds 1000 m². • Consideration should be given to the ecological features of the site to ascertain whether the development will affect a candidate wildlife site. If a candidate wildlife site is likely to be affected, an ecological impact assessment of the site will be required.

Main policies and guidance	<ul style="list-style-type: none">• UDP Policies - A3, B4, B19, B22, B23, B25, B27, B32, B33, C3, C5, C7, C23, CH18, CH19, CH21, CH28, CH29, CH30, CH31, CH32, CH33, CH35, CH37, D12• Gwynedd Design Guide
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GWYNEDD UNITARY DEVELOPMENT PLAN – REDEVELOPMENT



Map not to scale

Dependency Catchment Area	1 – Bangor	Topic	Redevelopment
Grid Reference	252055 367156	Area	1.6 ha
Location	The site is situated either side of Beach Road, Y Felinheli, on the bank of the Menai Strait.		
Proposal	<ul style="list-style-type: none"> • Redevelop the site for the economic and social benefit of the local area. The development should improve the visual attractiveness of both the site and the surrounding area. 		
Background of the site and its current use	<ul style="list-style-type: none"> • The site is currently used for employment purposes. • Offices, workshop and maritime activities are apparent on the site. 		
Land ownership	<ul style="list-style-type: none"> • Private 		
Adjoining land uses	<ul style="list-style-type: none"> • The site is located near a residential area. However given that woodland surrounds a large proportion of the site, few houses actually adjoin the site's boundary. • A children's play area, a small football field, open ground and parking spaces are all located to the east of the site. • Y Felinheli sailing club and a boat storage yard are located nearby. • The path of the former railway line between Caernarfon and Bangor runs near the site's southern boundary. • Boats are anchored in the Menai Strait near this site. 		

Justification and objectives	<ul style="list-style-type: none"> • The site is in a relatively poor condition and has a rundown appearance. There is a need to take advantage of its prime location for the economic and social benefit of the local area. • This is a highly accessible site with good connections to the A55 dual carriageway. • The site is located within a convenient walking distance from the main bus service route between Caernarfon and Bangor. • The site is located within a convenient walking distance from Y Felinheli's services and facilities.
Important considerations	<ul style="list-style-type: none"> • The development should not have any negative impact on the well-being of the local community, or the Welsh language and culture in the area. • The opinion and needs of local people and businesses should be gained through local participation measures. • It is vital to involve the present landowners within any attempt to re-develop the site. • Advantage should be taken of the site's location and present use in order to promote marine activities. This could be important from an economic perspective.
Development phases	<ul style="list-style-type: none"> • No restrictions
Physical constraints to development	<ul style="list-style-type: none"> • Research will be necessary in order to establish whether the land uses on the site have led to any land contamination problems. If this is indeed the case, a series of measures will have to be put in place to deal with any contamination. A contaminated land report should be undertaken, along with an appraisal for land remediation and disposal options. • A large proportion of the site is included within a floodplain (C2 and C1 flood zone). A flood risk assessment will therefore be required (as mentioned in Technical Advice Note 15). Usually, highly vulnerable developments i.e. all residential premises; public buildings such as schools; power stations, chemical plants, incinerators and waste disposal sites as well as emergency services, will not be considered on land that is liable to flood. The developer is encouraged to discuss any development on the site with the Environment Agency.
Quality of the on-site environment	<ul style="list-style-type: none"> • An appropriate and high quality design, which takes into consideration the site's location on the bank of the Menai Strait, should be ensured. • The possibility of re-using the existing buildings should be examined before submitting any proposal to demolish and re-build. • Full consideration should be given to landscaping matters as part of the process of designing the layout of any buildings and the roads. Landscaping proposals should be an integral part of the development. This will include hard (pavement etc) and soft landscaping (planting work using indigenous species of trees and shrubs that are locally sourced and suitable for a coastal environment) that is appropriate to the site and the locality. The trees that are apparent along part of the site's boundary should be maintained. • The development should not in any way have an adverse effect on the Menai Strait. • The development should aim to use and supply energy and water sustainably. For example, full consideration will need to be given to the following features: <ul style="list-style-type: none"> - suitable siting, design and orientation for the buildings in order to promote their energy efficiency - locally sourced sustainable building materials and materials from certified sustainable sources - water conservation measures (e.g. rainwater harvesting). • The design of the development should facilitate passive surveillance, thus contributing towards reducing the risk of antisocial behaviour. • The development should not cause significant harm to the amenities of the local neighbourhood and the reasonable privacy of property should be maintained.
Protected features	<ul style="list-style-type: none"> • There is a Tree Preservation Order on Coed Dinas to the west of the site. • The Menai Strait is designated as a Special Area of Conservation. • A Scheduled Ancient Monument is located to the west of the site. • A protected open space adjoins the site.

<p>Access and accessibility</p>	<ul style="list-style-type: none"> • Two safe and appropriate vehicular accesses should be provided into the site (either side of the road). This is important given that there is a sharp turn in the road near the site. • As the site is located near a cycle path between Caernarfon and Bangor, it should provide for the needs of cyclists. A safe and convenient place should be provided (bicycle rack or lockable shelters) where bikes can be left. This should be in an accessible, well-lit area. • Safe, attractive and direct footpaths will need to be provided for pedestrians into and out of the site. • The footpath running across the site, which connects Beach Road with Caernarfon Road, must be protected.
<p>Planning application requirements</p>	<ul style="list-style-type: none"> • A full and detailed Design and Access statement should be provided with the planning application. • A detailed landscaping scheme should be provided as part of the full planning application. • It is possible that information about traffic issues or the results of a Traffic Impact Assessment will have to be provided as part of the planning application (see Appendix 4 to the Unitary Development Plan). • A contaminated land report to be included with the planning application. • A flood consequences assessment to be submitted with the planning application. • An Energy Design Advice Report should be submitted if the (non-residential) building area exceeds 1000 m². • Consideration should be given to the ecological features of the site in order to ascertain whether the development will affect a candidate wildlife site. If a candidate wildlife site is likely to be affected, an ecological impact assessment of the site will be required.
<p>Main policies and guidance</p>	<ul style="list-style-type: none"> • UDP policies - B7; B15; B19; B22; B23; B25; B27; B29; B30; B33; C1; C3; C5; C7; CH3; CH6; CH18; CH21; CH28; CH29; CH30; CH31; CH32; CH33; CH35; CH36; CH42; D12. • Gwynedd Design Guide