

SUB-REGIONAL CENTRE

1) Bangor

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
1552	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	POLICY TAI14, T1 - Goetra Uchaf, Bangor	Support	* This site has planning permission as such we have no further comment to make	<p>Note the Support</p> <p>Recommendation</p> <p>No Change</p>
113	CPERA (Cynghorydd Elin Walker Jones) [2760]	POLICY TAI14, T2 - Former Friars School Playing Field, Bangor	Object	Abolish plans to develop 1) the old Friars site on Ffriddoedd Road 2) the Pen y Ffridd site 3) check that there are no plans to develop the area between Ffordd Eithinog and Bryn Eithinog - build on brownfield and not greenfield	<p>Not Accepted</p> <p>The representation seeks a deletion of a site within the Deposit Plan. In preparing the Deposit Plan, the JPPU collated an extensive range of supporting evidence that demonstrates the housing requirement over the JLDP period and has also identified the necessary infrastructure required to support the development. The sites allocated within the plan are consistent with the overall plan Strategy and are deliverable within the plan period to enable the JLDP to meet the identified housing needs of the plan area up to 2026. Furthermore, the Deposit Plan contains a suite of policies and supporting text that explains how development will be managed within the areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Councils' requirement to mitigate potential impacts of development in relation to enhancing and protecting the</p>

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					<p>natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive areas or rural locations.</p> <p>Recommendation</p> <p>It is considered that the JLDP meets the tests of soundness without the need for the removal of the site.</p> <p>No Change</p>
1419	CPERA (Cynghorydd Elin Walker Jones) [2760]	POLICY TAI14, T2 - Former Friars School Playing Field, Bangor	Object	<p>I would like to see the justification for proposing the former Friars site - where did this appear and what justification is there for building on this site? It is a mistake to build more houses without carefully considering the infrastructure and amenities and there needs to be planning to ensure that amenities and infrastructure plans are an integral part of any plans for more housing. I would like to see us collecting our own data, basing our need for housing on data rather than on the Welsh Government's figures.</p>	<p>Not Accepted</p> <p>The representation seeks a deletion of a site within the Deposit Plan. In preparing the Deposit Plan, the JPPU collated an extensive range of supporting evidence that demonstrates the housing requirement over the JLDP period and has also identified the necessary infrastructure required to support the development. The sites allocated within the plan are consistent with the overall plan Strategy and are deliverable within the plan period to enable the JLDP to meet the identified housing needs of the plan area up to 2026. Furthermore, the Deposit Plan contains a suite of policies and supporting text that explains how development will be managed within the areas of change, and the mechanisms by which the necessary</p>

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					<p>infrastructure, services and facilities will be secured. This policy framework also includes the Councils' requirement to mitigate potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive areas or rural locations.</p> <p>Recommendation</p> <p>It is considered that the JLDP meets the tests of soundness without the need for the removal of the site.</p> <p>No Change</p>
1553	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	POLICY TAI14, T2 - Former Friars School Playing Field, Bangor	Object	<p>* This site may be at a height where mains water cannot be guaranteed at all times. Under the Water Industry Act 1991, DCWW are not obliged to provide mains water to a height greater than that it will flow by gravity from the service reservoir or tank the supply is taken. As such it is likely that a hydraulic modelling assessment will be required to establish if improvements are required to the water network to supply water to this site. Any requirement to upgrade our water network can be acquired through the water requisition provisions of the Water</p>	<p>Comments Noted</p> <p>The Councils will continue to engage with DCWW at the planning application stage.</p> <p>Recommendation</p> <p>No change is required to address the matters raised.</p> <p>No Change</p>

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				Industry.	
1554	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	POLICY TAI14, T2 - Former Friars School Playing Field, Bangor	Object	<p>* The public sewerage network can accept the potential foul flows from the proposed development site.</p> <p>* The proposed growth being promoted for this settlement would require improvements at Treborth Wastewater Treatment Works (WwTW) which would need to be funded through our Asset Management Plan or potentially earlier through developer contributions.</p>	<p>Comments Noted The Councils will continue to engage with DCWW at the planning application stage.</p> <p>Recommendation No change is required to address the matters raised.</p> <p>No Change</p>
671	Council for the Protection of Rural Wales (Mr Noel Davey) [1169]	POLICY TAI14, T3 - Former Jewsons Site, Bangor	Support	T3 is a small redevelopment site which has been empty for some time. T3 is broadly acceptable to us.	<p>Note the Support</p> <p>Recommendation</p> <p>No Change</p>
1556	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	POLICY TAI14, T3 - Former Jewsons Site, Bangor	Object	<p>* A water supply can be provided to serve this site.</p> <p>* The site would eventually drain to the Bangor Beach Road SPS and an assessment of this SPS may be required to establish whether flows from this site can be accommodated or whether future improvements would be required to the SPS to allow development to proceed.</p> <p>* The proposed growth being promoted for this settlement would require improvements at Treborth Wastewater Treatment Works (WwTW) which would need to be funded through our Asset Management Plan or potentially earlier through developer contributions.</p>	<p>Comments Noted The Councils will continue to engage with DCWW at the planning application stage.</p> <p>Recommendation No change is required to address the matters raised.</p> <p>No Change</p>
104	Natural Resources Wales (Mr Gareth	POLICY TAI14, T4 - Former Crosville Site,	Object	The housing allocation T4 is within flood zone C2 of Welsh Government's TAN15:	<p>Accepted Gwynedd Consultancy was commissioned</p>

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	Thomas) [2757]	Bangor		<p>Development Advice Maps. TAN15 confirms highly vulnerable developments should not be located within such areas. A Strategic Flood Consequences Assessment has been completed, but this site was not included within any such assessment. The SFCA, section 9.3 states that none of the allocations fall within zones C1 or C2.</p> <p>Separate Call-In procedures exist where more than 10 dwellings located within zone C2 would need to be called in by the Local Planning Authority to the Welsh Government for direction. The flood risk has not been assessed.</p> <p>Remove allocation T4 from the Joint Local Development Plan, with possible substitution with a suitable alternative sites outside of flood zones C1 and C2</p>	<p>to undertake a stage 2 SFCA which shows that the site does not comply with the requirements of TAN15.</p> <p>Recommendation The allocation should be removed from the plan and a suitable alternative found in its place in order to ensure internal consistency of the plan and to conform to National Policy Guidance.</p> <p>Focused Change NF112, NF77</p>
672	Council for the Protection of Rural Wales (Mr Noel Davey) [1169]	POLICY TAI14, T4 - Former Crosville Site, Bangor	Object	T4 is a small redevelopment site which has been empty for some time. T4 would seem vulnerable to flooding and therefore inappropriate for housing.	
1084	Cyfoeth Naturiol Cymru / Natural Resource Wales (Ymgynhoriadau Cynllunio) [1521]	POLICY TAI14, T4 - Former Crosville Site, Bangor	Object	The land is located with flood zone C2 of the Welsh Government's TAN15: Development Advice Maps. Developing this land for residential use would contradict national policy guidance contained within TAN15. NRW recommends that either a stage 2 or stage 3 SFCA is prepared and forwarded to NRW for further assessment to demonstrate that developing this site for	

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				residential use would comply with the requirements of TAN15 or that this allocation is removed from the Local Development Plan.	
1555	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	POLICY TAI14, T4 - Former Crosville Site, Bangor	Object	<p>* A water supply can be provided to serve this site.</p> <p>* The site would eventually drain to the Bangor Beach Road SPS and an assessment of this SPS may be required to establish whether flows from this site can be accommodated or whether future improvements would be required to the SPS to allow development to proceed.</p> <p>* The proposed growth being promoted for this settlement would require improvements at Treborth Wastewater Treatment Works (WwTW) which would need to be funded through our Asset Management Plan or potentially earlier through developer contributions</p>	<p>Comments Noted The Councils will continue to engage with DCWW at the planning application stage.</p> <p>Recommendation No change is required to address the matters raised.</p> <p>No Change</p>
669	Council for the Protection of Rural Wales (Mr Noel Davey) [1169]	POLICY TAI14, T5 - Land opposite The Crematorium, Bangor	Support	The proposed sites in Bangor include a green field site (T5) opposite the crematorium, adjacent to the development boundary and within the SLA; this has good access and may not be convenient for agricultural use as it is separated from other fields. T5 is broadly acceptable to us.	<p>Note the Support</p> <p>Recommendation</p> <p>No Change</p>
1293	RCH Douglas Pennant [3070]	POLICY TAI14, T5 - Land opposite The Crematorium, Bangor	Support	<p>The proposed allocation of circa 72 residential units on T5 is supported for the following reasons:</p> <ul style="list-style-type: none"> - Deliverability - Positive Planning - Allocated Housing Numbers - Development Principle 	<p>Note the Support</p> <p>Recommendation</p> <p>No Change</p>

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				<ul style="list-style-type: none"> - Opportunities and constraints- App 1 - Indicative Masterplan - App 2 - Positive Sustainability Appraisal 	
1299 & 1345	Cyngor Dinas Bangor (Mr Gwyn Hughes) [1523]	POLICY TAI14, T5 - Land opposite The Crematorium, Bangor	Object	<p>The City Council are of the opinion that:</p> <ul style="list-style-type: none"> - The site is located in a prominent and attractive rural location, divorced from the built up area of the City of Bangor and the shopping, community facilities and services it provides. It would therefore not be sustainable development as it would encourage the use of motor cars in order to take advantage of these facilities. - It would extend a ribbon development into an attractive rural landscape to the detriment of the character and visual amenities of the area. - The site occupies a prominent location when viewed from the adjoining highway and buildings erected thereon would dominate the skyline and cause serious injury to the visual amenities of the area. - The residential allocation of the site should be re-considered and the development boundary re-drawn to exclude the site. 	<p>Not Accepted</p> <p>The representation seeks a deletion of a site within the Deposit Plan. In preparing the Deposit Plan, the JPPU collated an extensive range of supporting evidence that demonstrates the housing requirement over the JLDP period and has also identified the necessary infrastructure required to support the development. The sites allocated within the plan are consistent with the overall plan Strategy and are deliverable within the plan period to enable the JLDP to meet the identified housing needs of the plan area up to 2026. Furthermore, the Deposit Plan contains a suite of policies and supporting text that explains how development will be managed within the areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Councils' requirement to mitigate potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive areas or rural locations.</p>

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					<p>Recommendation</p> <p>It is considered that the JLDP meets the tests of soundness without the need for the removal of the site. Therefore, the proposed change is not considered necessary.</p> <p>No Change</p>
1557	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	POLICY TAI14, T5 - Land opposite The Crematorium, Bangor	Object	<p>* A water supply can be provided to serve this site.</p> <p>* Off-site sewers would be required to connect to the public sewerage network. These can be provided through the sewer requisition scheme under Sections 98-101 of the Water Industry Act 1991.</p> <p>* The proposed growth being promoted for this settlement would require improvements at Treborth Wastewater Treatment Works (WwTW) which would need to be funded through our Asset Management Plan or potentially earlier through developer contributions.</p>	<p>Comments Noted</p> <p>The Councils will continue to engage with DCWW at the planning application stage.</p> <p>Recommendation</p> <p>No change is required to address the matters raised.</p> <p>No Change</p>
912 & 915	Dr Dewi Roberts [3096]	Map 1 - Bangor	Object	<p>The Proposals Map for Bangor excludes the property Derwen Deg from the settlement boundary together with other properties fronting to Hwfa Road. The Plan should be modified to include these existing properties within the Settlement Boundary. Derwen Deg is a long established property, built 18??, that formed an important part of the original expansion of the city in the late Victorian period and the development of the</p>	<p>Accepted</p> <p>Development boundaries are drawn around the urban form of settlements. The properties along Ffordd Hwfa and Derwen Deg are considered to be part of Bangor's urban form.</p> <p>Recommendation</p> <p>To ensure the internal consistency of the plan the development boundary should be amended to include both the properties on</p>

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				University. The Conservation Area boundary includes the property and recognizes its importance as part of the built environment. The land use shown on that plan clearly shows the house and its curtilage as part of the existing housing whilst the surrounding oak woodland and green spaces that provide the setting for the built environment are rightly protected.	Ffordd Hwfa and Derwen Deg. Focussed Change NF113
913	Catrin Eames [3097]	Map 1 - Bangor	Object	<p>We wish to propose a site off Siliwen Road to be included in the development boundary of Bangor. The site is identified as being located immediately adjoining the development boundary in 3 directions. It is considered that the continuation of the development boundary as shown on the attached plan would form a logical and reasonable extension to the development boundary of Bangor. The site is well integrated with and connected to the existing pattern of development along Siliwen Road. The site would sensitively infill a small gap between existing housing.</p> <p>We wish to seek that the development boundary of Bangor be extended to include the land off Siliwen Road as shown on the attached plan which will form a logical and reasonable extension to the development boundary.</p>	<p>Not Accepted Development boundaries are drawn around the urban form of settlements. The site in question is not considered to be part of the Bangor's urban form.</p> <p>Recommendation Amending the development boundary is not considered necessary to ensure the soundness of the Plan.</p> <p>No Change</p>
1020	Mr Bleddyn Hughes [68]	Map 1 - Bangor	Object	Site SP270 as amended is a natural infill and would be in line with existing	Not Accepted The representation seeks the inclusion of a

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				<p>dwelling already included within the Deposit Plan boundary and is a natural extension to the settlement. The development of this site answers all the criteria listed within the SA Framework offering housing to local people who work local. It takes account of the relevant community strategy. It is poor agricultural land which would lend itself to housing and would not unduly encroach into open countryside. The alleged traffic issues in Penrhosgarnedd are not insurmountable. We wish the Deposit Plan boundary to include site SP270 as amended.</p>	<p>new site not included within the Deposit Plan. Having considered the policy context, Plan strategy, the JLD provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan.</p> <p>Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs.</p> <p>Recommendation The inclusion of the site is therefore not considered necessary to ensure the soundness of the JLDP.</p> <p>No Change</p>
1022	Mr R Ellerby [3185]	Map 1 - Bangor	Object	<p>The plan fails to provide for sufficient housing in the sub regional centre of Bangor to meet its target growth level of 969 dwelling units. This site would help to address this deficit and its sustainable well screened location would form a logical extension to the urban form of the</p>	<p>Not Accepted The representation seeks the inclusion of a new site not included within the Deposit Plan. Having considered the policy context, Plan strategy, the JLD provision, and other relevant material factors, it is considered that there is no demonstrable need to</p>

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				<p>settlement.</p> <p>Redrafting of the development boundary for Bangor indicated on Inset Map 1 to include this site and its designation as a housing allocation without planning permission.</p>	<p>include the site within the Plan.</p> <p>Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs.</p> <p>Recommendation The inclusion of the site is therefore not considered necessary to ensure the soundness of the LDP.</p> <p>No Change</p>
1416	CPERA (Cynghorydd Elin Walker Jones) [2760]	Map 1 - Bangor	Object	<p>I would like to verify that the identified area on Ffordd Eithinog does not include the drover's road between Bryn Eithinog and Ffordd Eithinog. In addition, with regards to specific sites, I would like to see Pen y Ffridd be deleted entirely.</p>	<p>Comment Noted In preparing the Deposit Plan, the JPPU collated an extensive range of supporting evidence that demonstrates the housing requirement over the JLDP period and has also identified the necessary infrastructure required to support the development. The sites allocated within the plan are consistent with the overall plan Strategy and are deliverable within the plan period to enable the JLDP to meet the identified housing needs of the plan area up to 2026.</p>

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					<p>Furthermore, the Deposit Plan contains a suite of policies and supporting text that explains how development will be managed within the areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Councils' requirement to mitigate potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive areas or rural locations.</p> <p>Recommendation No change is required to address the matters raised.</p> <p>No Change</p>
1302 1383	<p>Cyngor Dinas Bangor (Mr Gwyn Hughes) [1523]</p> <p>Bangor Civic Society (Mr Don Mathew) [2988]</p>	Map 1 – Bangor	Object	Identify Pen y Bryn Gardens and Penrhyn Arms as protected open Space	<p>Accepted Established open space with recreational value</p> <p>Recommendation Identify as protected open space on Inset Map</p> <p>Focussed Change NF114</p>

URBAN SERVICE CENTRE

2) Amlwch

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687	Cyngor Tref Amlwch (Mrs M Hughes) [1266]	POLICY TAI14, T6 - Land near Maes Mona, Amlwch	Support	At least 10% should be starter homes for young local people - our youngsters are leaving the area due to the lack of employment. Population is important to Amlwch.	Note the Support Policy TAI9 aims to secure an appropriate level of affordable housing in the Plan area
1558	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	POLICY TAI14, T6 - Land near Maes Mona, Amlwch	Support	* A water supply can be provided to serve this site. * The public sewerage network can accept the potential foul flows from the proposed development site. * Amlwch Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed development sites/growth figure.	Note the Support Recommendation No Change
689	Cyngor Tref Amlwch (Mrs M Hughes) [1266]	POLICY TAI14, T7 - Land near Lôn Bach, Amlwch	Support	At least 10% should be starter homes for young local people - our youngsters are leaving the area due to the lack of employment. Population is important to Amlwch	Note the Support Policy TAI9 aims to secure an appropriate level of affordable housing in the Plan area
1559	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	POLICY TAI14, T7 - Land near Lôn Bach, Amlwch	Support	* A water supply can be provided to serve this site. * The public sewerage network can accept the potential foul flows from the proposed development site. Potential developers need to be aware that this site is crossed by a sewer and protection measures in the form of easement widths or a diversion of the pipe would be required, which may impact upon the housing density achievable on site.	Note the Support Recommendation No Change

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				* Amlwch Wastewater Treatment Works (WwTW) can accommodate the foul flows from these proposed development sites/growth figure.	
691	Cyngor Tref Amlwch (Mrs M Hughes) [1266]	POLICY TAI14, T8 - Land at Madryn Farm, Amlwch	Support	At least 10% should be starter homes for young local people - our youngsters are leaving the area due to the lack of employment. Population is important to Amlwch.	Note the Support Policy TAI9 aims to secure an appropriate level of affordable housing in the Plan area.
1560	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	POLICY TAI14, T8 - Land at Madryn Farm, Amlwch	Support	* A water supply can be provided to serve this site. * The public sewerage network can accept the potential foul flows from the proposed development site. Potential developers need to be aware that this site is crossed by a sewer and protection measures in the form of easement widths or a diversion of the pipe would be required, which may impact upon the housing density achievable on site. * Amlwch Wastewater Treatment Works (WwTW) can accommodate the foul flows from these proposed development sites/growth figure.	Note the Support
693	Cyngor Tref Amlwch (Mrs M Hughes) [1266]	POLICY TAI14, T9 - Land near Rheinwas Field, Amlwch	Support	At least 10% should be starter homes for young local people - our youngsters are leaving the area due to the lack of employment. Population is important to Amlwch.	Note the Support Policy TAI9 aims to secure an appropriate level of affordable housing in the Plan area.
1561	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	POLICY TAI14, T9 - Land near Rheinwas Field, Amlwch	Support	* Off-site water mains may be required to serve the site. These can be provided through a water requisition scheme under Sections 41 - 44 of the Water Industry Act 1991.	Note the Support Recommendation No Change

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				<p>* Off-site sewers would be required to connect to the public sewerage network. These can be provided through the sewer requisition scheme under Sections 98-101 of the Water Industry Act 1991.</p> <p>* Amlwch Wastewater Treatment Works (WwTW) can accommodate the foul flows from these proposed development sites/growth figure.</p>	
685	Cyngor Tref Amlwch (Mrs M Hughes) [1266]	POLICY TAI14, T10 - Land near Tan y Bryn Amlwch	Object	<p>Concern with this site as there is a problem with surface water.</p> <p>The Council feel that if these building areas become reality, that at least 10% should be starter homes for young local people - our youngsters are leaving the area due to lack of employment. Population is important to Amlwch.</p>	<p>Not Accepted</p> <p>The representation seeks a deletion of a site within the Deposit Plan. In preparing the Deposit Plan, the JPPU collated an extensive range of supporting evidence that demonstrates the housing requirement over the JLDP period and has also identified the necessary infrastructure required to support the development. The sites allocated within the plan are consistent with the overall plan Strategy and are deliverable within the plan period to enable the JLDP to meet the identified housing needs of the plan area up to 2026. Furthermore, the Deposit Plan contains a suite of policies and supporting text that explains how development will be managed within the areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Councils' requirement to mitigate potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of</p>
1377	Mr Chris Jones [1683]	POLICY TAI14, T10 - Land near Tan y Bryn Amlwch	Object	<p>Candidate site T10 includes land owned by the applicants for which permission is refused. Development on site may deny legal rights of access to site by occupier of Tan y Bryn.</p> <p>Removal of T10 from development plan.</p>	

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					<p>sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive areas or rural locations.</p> <p>Recommendation It is considered that the JLDP meets the tests of soundness without the need for the removal of the site. Therefore, the proposed change is not considered necessary.</p> <p>No Change</p>
1562	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	POLICY TAI14, T10 - Land near Tan y Bryn Amlwch	Support	<p>* A water supply can be provided to serve this site.</p> <p>* The public sewerage network can accept the potential foul flows from the proposed development site.</p> <p>* Amlwch Wastewater Treatment Works (WwTW) can accommodate the foul flows from these proposed development sites/growth figure.</p>	<p>Note the Support</p> <p>Recommendation</p> <p>No Change</p>
931	Mr Hugh Rowlands [3115]	Map 2 - Amlwch	Object	<p>The site is in perfect location for development especially with the inclusion of site SP561. It would enhance all aspects of Amlwch and remove the current eyesore that effects Amlwch and the future development of SP561 (who wants to buy a house next to a site for fly tipping!). It would provide much needed affordable housing, with the minimum transport infrastructure development costs and disturbance to the residents.</p>	<p>Not Accepted</p> <p>The representation seeks the inclusion of a new site not included within the Deposit Plan. Having considered the policy context, Plan strategy, the JLDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan.</p> <p>Furthermore, the Plan's policies, supporting text and documentation have</p>

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				Any infrastructure development required for drainage works would only reduce the potential of flood risk not only to the site but also the rest of Amlwch. The site should be included within the development for housing to help meet the settlements needs.	<p>set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs.</p> <p>Site was filtered from the Candidate Site process at the 1st stage as the majority of the site falls within a C2 flood risk zone. No evidence to the contrary has been provided by the respondent.</p> <p>Recommendation The inclusion of the site is therefore not considered necessary to ensure the soundness of the JLDP.</p> <p>No Change</p>
1201	Dafydd Ioan Hughes [2083]	Map 2 - Amlwch	Object	The reason for my objection is as follows in that from a consistency basis the Rhos Place development is an ideal "alternative site" to maximise the land footprint available as part of the Deposit plan. Amlwch has been designated as a primary growth area as part of the overall development plan and this particular site lends itself to mirror the SP561 development and allow for an infilling	<p>Not Accepted The representation seeks the inclusion of a new site not included within the Deposit Plan. Having considered the policy context, Plan strategy, the JLDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan.</p> <p>Furthermore, the Plan's policies,</p>

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				<p>development which would enhance both the landscape, infrastructure and provide a much needed mixture of housing development right in the middle of Amlwch. Access to the highway and amenities are all walking distance and the Sustainability Matrix addresses the 11 key points.</p> <p>There appears also to be planning history on this particular site in that in January 1978 Anglesey Borough Council granted themselves deemed permission as housing authority in respect of this particular site reaffirming the land's suitability for residential development.</p>	<p>supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs.</p> <p>Site was filtered from the Candidate Site process at the 1st stage as the majority of the site falls within a C2 flood risk zone. No evidence to the contrary has been provided by the respondent.</p> <p>Recommendation The inclusion of the site is therefore not considered necessary to ensure the soundness of the JLDP.</p> <p>No Change</p>
1395	Mr Lloyd Williams [2838]	Map 2 - Amlwch	Object	<p>My client has a plot of development land adjacent to a JLDP considered site in Amlwch (T10). We believe that including this site would improve the housing policy TAI14.</p> <ul style="list-style-type: none"> - Within walking distance to community facilities - All main services present - Land available for development during 	<p>Not Accepted</p> <p>The representation seeks the inclusion of a new site not included within the Deposit Plan. Having considered the policy context, Plan strategy, the JLDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan.</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
				<p>plan period</p> <p>- Low visual and landscape impact</p>	<p>Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs.</p> <p>Issues raised during the Candidate Site Assessment processed highlighted the inadequate visibility at the junction with the A5025 and capacity of Lôn Bach.</p> <p>Recommendation The inclusion of the site is therefore not considered necessary to ensure the soundness of the LDP.</p> <p>No Change</p>

3) Holyhead

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
1563	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	POLICY TAI14, T11 - Tyddyn Bach, Holyhead	Support	* This site has planning permission as such we have no further comment to make.	<p>Note the Support</p> <p>Recommendation</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
					No Change
387 & 402	Mr Dave Eccles [269]	POLICY TAI14, T12 - Land near Cae Rhos, Holyhead	Object	<p>The AONB, SAC and SPA will all be adversely affected by the proximity and the amount of additional proposed housing developments.</p> <p>Pluvial flooding associated with standing water. Poorly drained land will place significant constraints on development. Bedrock at shallow depth will present constraints on the construction and design of the sites drainage. Bedrock near the surface limits the fall on drainage runs and the options for surface water management and disposal. Alternative brownfield sites with the advantages of services access, no flooding, and green space for amenities are in close proximity. Two large windfall sites resulting from 2 agreed, school closures. That the land at Cae Rhos not be considered as a site designated for housing or other development.</p>	<p>Not Accepted</p> <p>The representation seeks a deletion of a site within the Deposit Plan. In preparing the Deposit Plan, the JPPU collated an extensive range of supporting evidence that demonstrates the housing requirement over the JLDP period and has also identified the necessary infrastructure required to support the development. The sites allocated within the plan are consistent with the overall plan Strategy and are deliverable within the plan period to enable the JLDP to meet the identified housing needs of the plan area up to 2026. Furthermore, the Deposit Plan contains a suite of policies and supporting text that explains how development will be managed within the areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Councils' requirement to mitigate potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive areas or rural locations.</p> <p>Recommendation: It is considered that the</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
					JLDP meets the tests of soundness without the need for the removal of the site. Therefore, the proposed change is not considered necessary. No Change
660	Mr TA Nevin [244]	POLICY TAI14, T12 - Land near Cae Rhos, Holyhead	Support	The site T12 will meet with all the relevant issues raised by any / all council. Departments to support a housing development.	Note the Support Recommendation No Change
1564	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	POLICY TAI14, T12 - Land near Cae Rhos, Holyhead	Object	* A water supply can be provided to serve this site. * Potential developers need to be aware that the site is crossed by a sewer and protection measures in the form of easement widths or a diversion of the pipe would be required, which may impact upon the housing density achievable on site.	Comments Noted The Councils will continue to engage with DCWW at the planning application stage. Recommendation No change is required to address the matters raised. No Change
1565	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	POLICY TAI14, T12 - Land near Cae Rhos, Holyhead	Object	* There are isolated incidents of flooding in the public sewerage system that may need to be resolved to allow development to proceed. Potential developers can either wait for DCWW to resolve the flooding, subject to funding being approved by our regulator Ofwat, or progress the improvements through the sewerage requisition provisions of the Water Industry Act 1991 or S106 of the Town & Country Planning Act 1990. A hydraulic modelling assessment (HMA) may be required to determine the point	Comments Noted The Councils will continue to engage with DCWW at the planning application stage. Recommendation No change is required to address the matters raised. No Change

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
				of connection to the public sewerage system and potential developers would be expected to fund investigations during pre-planning stages.	
1566	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	POLICY TAI14, T12 - Land near Cae Rhos, Holyhead	Object	* Holyhead Wastewater Treatment Works (WwTW) can accommodate the foul flows from these proposed development sites/growth figure.	<p>Comments Noted The Councils will continue to engage with DCWW at the planning application stage.</p> <p>Recommendation No change is required to address the matters raised.</p> <p>No Change</p>
389	Mr Dave Eccles [269]	POLICY TAI14, T13 - Land near Yr Ogof, Holyhead	Object	The AONB, SAC and SPA will all be adversely affected by the proximity and the amount of additional proposed housing developments. Pluvial flooding associated with standing water. Poorly drained land will place significant constraints on development. Bedrock at shallow depth will present constraints on the construction and design of the sites drainage. Bedrock near the surface limits the fall on drainage runs and the options for surface water management and disposal. Alternative brownfield sites with the advantages of services access, no flooding, and green space for amenities are in close proximity. Two large windfall sites resulting from 2 agreed, school closures. That the land at Yr Ogof not be considered as a site designated for	<p>Not Accepted The representation seeks a deletion of a site within the Deposit Plan. In preparing the Deposit Plan, the JPPU collated an extensive range of supporting evidence that demonstrates the housing requirement over the JLDP period and has also identified the necessary infrastructure required to support the development. The sites allocated within the plan are consistent with the overall plan Strategy and are deliverable within the plan period to enable the JLDP to meet the identified housing needs of the plan area up to 2026. Furthermore, the Deposit Plan contains a suite of policies and supporting text that explains how development will be managed within the areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
				housing or other development.	<p>secured. This policy framework also includes the Councils' requirement to mitigate potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive areas or rural locations.</p> <p>Recommendation It is considered that the JLDP meets the tests of soundness without the need for the removal of the site. Therefore, the proposed change is not considered necessary.</p> <p>No Change</p>
1567	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	POLICY TAI14, T13 - Land near Yr Ogof, Holyhead	Object	* A water supply can be provided to serve this site.	<p>Comments Noted The Councils will continue to engage with DCWW at the planning application stage.</p> <p>Recommendation No change is required to address the matters raised.</p> <p>No Change</p>
1568	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	POLICY TAI14, T13 - Land near Yr Ogof, Holyhead	Object	* There are isolated incidents of flooding in the public sewerage system that may need to be resolved to allow development to proceed. Potential developers can either wait for DCWW to	<p>Note the Support</p> <p>Recommendation</p> <p>No Change</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
				resolve the flooding, subject to funding being approved by our regulator Ofwat, or progress the improvements through the sewerage requisition provisions of the Water Industry Act 1991 or S106 of the Town & Country Planning Act 1990. A hydraulic modelling assessment (HMA) may be required to determine the point of connection to the public sewerage system and potential developers would be expected to fund investigations during pre-planning stages.	
1569	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	POLICY TAI14, T13 - Land near Yr Ogof, Holyhead	Object	* Holyhead Wastewater Treatment Works (WwTW) can accommodate the foul flows from these proposed development sites/growth figure	Note the Support Recommendation No Change
1570	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	POLICY TAI14, T14 - Land near Tyddyn Bach Farm, Holyhead	Support	* A water supply can be provided to serve this site.	Note the Support Recommendation No Change
1571	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	POLICY TAI14, T14 - Land near Tyddyn Bach Farm, Holyhead	Object	* There are isolated incidents of flooding in the public sewerage system that may need to be resolved to allow development to proceed. Potential developers can either wait for DCWW to resolve the flooding, subject to funding being approved by our regulator Ofwat, or progress the improvements through the sewerage requisition provisions of the Water Industry Act 1991 or S106 of the Town & Country Planning Act 1990. A hydraulic modelling assessment (HMA)	Comments Noted The Councils will continue to engage with DCWW at the planning application stage. Recommendation No change is required to address the matters raised. No Change

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
				may be required to determine the point of connection to the public sewerage system and potential developers would be expected to fund investigations during pre-planning stages.	
1572	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	POLICY TAI14, T14 - Land near Tyddyn Bach Farm, Holyhead	Support	* Holyhead Wastewater Treatment Works (WwTW) can accommodate the foul flows from these proposed development sites/growth figure.	Note the Support Recommendation No Change
1573	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	POLICY TAI14, T15 - Land near Waunfawr Estate, Holyhead	Support	* This site has planning permission as such we have no further comment to make.	Note the Support Recommendation No Change
1574	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	POLICY TAI14, T16 - Glan y Dŵr, Holyhead	Support	* This site has planning permission as such we have no further comment to make.	Note the Support Recommendation No Change
1575	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	POLICY TAI14, T17 - Cae Serri Road, Holyhead	Support	* This site has planning permission as such we have no further comment to make	Note the Support Recommendation No Change
916	Holyhead Marina Ltd [3101]	Map 3 - Holyhead	Object	It was clearly the intention of the original plan to use the line of mean high water to define the boundary between the County of Anglesey and the Statutory Harbour Authority. This line was drafted based on an old Ordnance Survey maps. Development and land reclamation have altered the line of mean high water and therefore left a key area of land (which	Accepted As with all settlements that are located on the coast, the development boundary aims to follow the line of mean high water. Recommendation The Holyhead Marina has altered this line therefore to ensure the internal consistency of the plan the development

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
				has been developed) between the development boundary and the harbour. This is inconsistent but disjointed permissions for development of Holyhead's waterfront on land surrounding the site. Amend the development boundary to include the land.	boundary should be amended to reflect this. Focussed Change NF116
947	W H Edwards [2256]	Map 3 - Holyhead	Object	Please include my land in the development plan. There is currently no access to the land but my neighbour has agreed that I can access the land via his field.	Not Accepted The representation seeks the inclusion of a new site not included within the Deposit Plan. Having considered the policy context, Plan strategy, the JLDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. Other sites with less access issues are available in Holyhead.

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
					<p>Recommendation The inclusion of the site is therefore not considered necessary to ensure the soundness of the JLDP.</p> <p>No Change</p>
952	Lisa Fowlie [2093]	Map 3 - Holyhead	Object	<p>I submitted some land in my ownership in Holyhead as a Candidate Site for residential use (SY287) at Llaingoch. The land is not suitable for agricultural use and is only really useful for grazing horses. It is however ideally suited for sustainable residential use.</p> <p>The land has access both vehicular and pedestrian from the existing highway network. It is served by the local bus service and is within walking distance of town centre, local shops and amenities, including primary and secondary schools. The site is on the edge of the development boundary. Technically there are means to sustainably drain surface water and the main sewer is also accessible. The site forms a natural infill between Hirfron and the higher land to the east.</p>	<p>Not Accepted The representation seeks the inclusion of a new site not included within the Deposit Plan. Having considered the policy context, Plan strategy, the JLDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan.</p> <p>Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs.</p> <p>Recommendation The inclusion of the site is therefore not considered necessary to ensure the soundness of the JLDP.</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
					No Change
1830	Conygar Stenaline Ltd [3373]	Map 3 - Holyhead	Object	<p>* Change Policy TAI14 to include the Holyhead Waterfront Site as a housing allocation that is part of a mixed-use scheme (site has extant planning consent for 380 residential units, 7,645 m² of commercial space and an 80 bed hotel).</p> <p>* The scheme has the potential to make a critical impact on the regeneration of Holyhead and Anglesey and to deliver the "transformational change" sought in Policy CYF7.</p> <p>* The development has a potentially important role in meeting the objectives of Policy TAI3 (providing key worker accommodation associated with Wylfa Newydd).</p> <p>* Allocation T16 'Glan y Dŵr' should be revised from 90 to 380 units to reflect the residential units approved. The commercial floorspace provision and the hotel proposal should be referenced in policies CYF1 & 7 and TWR2. The development will make a significant contribution to achieving the key objectives which underpin Policies CYF1 and 7, as well as Housing Policies 1, 3 and 9.</p>	<p>Not Accepted</p> <p>The representation seeks the inclusion of a new site not included within the Deposit Plan. Having considered the policy context, Plan strategy, the JLDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan.</p> <p>Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs.</p> <p>Recommendation</p> <p>The majority of the residential units approved are located beyond the mean high water mark and the allocation reflects the units with permission on land. We do not propose to extend the housing allocation over the sea.</p> <p>Bob - wylfa</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
					No Change

4) Llangefni

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
1576	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	POLICY TAI14, T18 - Land near Ty Hen, Llangefni	Object	* Potential developers need to be aware that this site is crossed by a trunk water main and protection measures in the form of easement widths or a diversion of the pipe would be required, which may impact upon the density achievable on site.	<p>Comments Noted The Councils will continue to engage with DCWW at the planning application stage.</p> <p>Recommendation No change is required to address the matters raised.</p> <p>No Change</p>
1577	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	POLICY TAI14, T18 - Land near Ty Hen, Llangefni	Object	* There are isolated incidents of flooding in the public sewerage system that will need to be resolved to allow development to proceed. Potential developers can either wait for DCWW to resolve the flooding, subject to funding being approved by our regulator Ofwat, or progress the improvements through the sewerage requisition provisions of the Water Industry Act 1991 or S106 of the Town & Country Planning Act 1990. A hydraulic modelling assessment (HMA) may be required to determine the point of connection to the public sewerage system and potential developers would be expected to fund investigations during pre-planning stages.	<p>Comments Noted The Councils will continue to engage with DCWW at the planning application stage.</p> <p>Recommendation No change is required to address the matters raised.</p> <p>No Change</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
1578	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	POLICY TAI14, T18 - Land near Ty Hen, Llangefni	Object	<p>* Off-site sewers required to connect to the public sewerage network can be provided through the sewer requisition scheme under Sections 98-101 of the Water Industry Act 1991.</p> <p>* Llangefni Wastewater Treatment Works (WwTW) can accommodate the foul flows from the domestic demands arising from this development area.</p>	<p>Comments Noted The Councils will continue to engage with DCWW at the planning application stage.</p> <p>Recommendation No change is required to address the matters raised.</p> <p>No Change</p>
1579	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	POLICY TAI14, T19 - Former Ysgol y Bont, Llangefni	Object	<p>* Potential developers need to be aware that this site is crossed by water main and protection measures in the form of easement widths or a diversion of the pipe would be required, which may impact upon the density achievable on site.</p>	<p>Comments Noted The Councils will continue to engage with DCWW at the planning application stage.</p> <p>Recommendation No change is required to address the matters raised.</p> <p>No Change</p>
1580	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	POLICY TAI14, T19 - Former Ysgol y Bont, Llangefni	Object	<p>* There are isolated incidents of flooding in the public sewerage system that will need to be resolved to allow development to proceed. Potential developers can either wait for DCWW to resolve the flooding, subject to funding being approved by our regulator Ofwat, or progress the improvements through the sewerage requisition provisions of the Water Industry Act 1991 or S106 of the Town & Country Planning Act 1990. A hydraulic modelling assessment (HMA) may be required to determine the point of connection to the public sewerage</p>	<p>Comments Noted The Councils will continue to engage with DCWW at the planning application stage.</p> <p>Recommendation No change is required to address the matters raised.</p> <p>No Change</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
				system and potential developers would be expected to fund investigations during pre-planning stages.	
1581	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	POLICY TAI14, T19 - Former Ysgol y Bont, Llangefni	Object	<p>* Off-site sewers required to connect to the public sewerage network can be provided through the sewer requisition scheme under Sections 98-101 of the Water Industry Act 1991</p> <p>* Llangefni Wastewater Treatment Works (WwTW) can accommodate the foul flows from the domestic demands arising from this development area</p>	<p>Comments Noted The Councils will continue to engage with DCWW at the planning application stage.</p> <p>Recommendation No change is required to address the matters raised.</p> <p>No Change</p>
498	Mr B Pritchard [2951]	POLICY TAI14, T20 - Ty'n Coed, Llangefni	Object	<p>The allocation of housing sites to the north of Llangefni represents a logical extension to the urban area, however, the proposed development boundary is drawn too restrictively and the site allocations are of insufficient size to provide the numbers of new dwellings required in the plan period. Further land is available in this location and a revised development boundary would facilitate appropriate new housing development. Specifically land identified as site SP159 on the Candidate Site register is available to cater for new housing and this would form a logical extension of the urban area.</p>	<p>Not Accepted It is considered that the JLDP identifies sufficient, deliverable and appropriate housing land in the area and the proposed change is not considered required to ensure the soundness of the plan.</p> <p>Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs.</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
					<p>Recommendation The inclusion of the site is therefore not considered necessary to ensure the soundness of the JLDP.</p> <p>No Change</p>
1273	Aporis Trading LLP [3151]	POLICY TAI14, T20 - Ty'n Coed, Llangefni	Object	<p>It is considered that there is an over-reliance on windfall sites within the LDP. It is not considered that there is sufficient landbank within the development boundary to accommodate the identified windfall needed within the centre of Llangefni. We wish to propose an extension to the allocated site (T20) land adjacent to Tyn Coed to be included within the development boundary for allocation of housing to ensure that the level of housing is maintained over the plan period. It is considered that the extension to the allocated site would form a logical and reasonable addition with well-defined boundaries allowing for more comprehensive and sustainable development.</p>	<p>Not Accepted The representation seeks the inclusion of a new site not included within the Deposit Plan. Having considered the policy context, Plan strategy, the JLDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan.</p> <p>Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs.</p> <p>Recommendation The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the JLDP.</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
					No Change
1582	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	POLICY TAI14, T20 - Ty'n Coed, Llangefni	Support	* A water supply can be provided to serve this site.	Note the Support Recommendation No Change
1583	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	POLICY TAI14, T20 - Ty'n Coed, Llangefni	Object	* There are isolated incidents of flooding in the public sewerage system that will need to be resolved to allow development to proceed. Potential developers can either wait for DCWW to resolve the flooding, subject to funding being approved by our regulator Ofwat, or progress the improvements through the sewerage requisition provisions of the Water Industry Act 1991 or S106 of the Town & Country Planning Act 1990. A hydraulic modelling assessment (HMA) may be required to determine the point of connection to the public sewerage system and potential developers would be expected to fund investigations during pre-planning stages.	Comments Noted The Councils will continue to engage with DCWW at the planning application stage. Recommendation No change is required to address the matters raised. No Change
1584	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	POLICY TAI14, T20 - Ty'n Coed, Llangefni	Object	* Off-site sewers required to connect to the public sewerage network can be provided through the sewer requisition scheme under Sections 98-101 of the Water Industry Act 1991. * Llangefni Wastewater Treatment Works (WwTW) can accommodate the foul flows from the domestic demands arising from this development area.	Comments Noted The Councils will continue to engage with DCWW at the planning application stage. Recommendation No change is required to address the matters raised. No Change
1585	Dwr Cymru Welsh	POLICY TAI14, T21 -	Support	* A water supply can be provided to serve	Note the Support

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
	Water (Mr Dewi Griffiths) [2680]	Land near Ysgol y Graig, Llangefni		this site.	<p>Recommendation</p> <p>No Change</p>
1586	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	POLICY TAI14, T21 - Land near Ysgol y Graig, Llangefni	Object	* There are isolated incidents of flooding in the public sewerage system that will need to be resolved to allow development to proceed. Potential developers can either wait for DCWW to resolve the flooding, subject to funding being approved by our regulator Ofwat, or progress the improvements through the sewerage requisition provisions of the Water Industry Act 1991 or S106 of the Town & Country Planning Act 1990. A hydraulic modelling assessment (HMA) may be required to determine the point of connection to the public sewerage system and potential developers would be expected to fund investigations during pre-planning stages.	<p>Comments Noted The Councils will continue to engage with DCWW at the planning application stage.</p> <p>Recommendation No change is required to address the matters raised.</p> <p>No Change</p>
1587	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	POLICY TAI14, T21 - Land near Ysgol y Graig, Llangefni	Object	* Off-site sewers required to connect to the public sewerage network can be provided through the sewer requisition scheme under Sections 98-101 of the Water Industry Act 1991. * Llangefni Wastewater Treatment Works (WwTW) can accommodate the foul flows from the domestic demands arising from this development area.	<p>Comments Noted The Councils will continue to engage with DCWW at the planning application stage.</p> <p>Recommendation No change is required to address the matters raised.</p> <p>No Change</p>
1588	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	POLICY TAI14, T22 - Land near Bro Tudur, Llangefni	Object	* Potential developers need to be aware that this site is crossed by a water main and protection measures in the form of	<p>Comments Noted The Councils will continue to engage with DCWW at the planning application stage.</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
				easement widths or a diversion of the pipe would be required, which may impact upon the density achievable on site.	<p>Recommendation No change is required to address the matters raised.</p> <p>No Change</p>
1589	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	POLICY TAI14, T22 - Land near Bro Tudur, Llangefni	Object	* There are isolated incidents of flooding in the public sewerage system that will need to be resolved to allow development to proceed. Potential developers can either wait for DCWW to resolve the flooding, subject to funding being approved by our regulator Ofwat, or progress the improvements through the sewerage requisition provisions of the Water Industry Act 1991 or S106 of the Town & Country Planning Act 1990. A hydraulic modelling assessment (HMA) may be required to determine the point of connection to the public sewerage system and potential developers would be expected to fund investigations during pre-planning stages.	<p>Comments Noted The Councils will continue to engage with DCWW at the planning application stage.</p> <p>Recommendation No change is required to address the matters raised.</p> <p>No Change</p>
1590	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	POLICY TAI14, T22 - Land near Bro Tudur, Llangefni	Object	* Off-site sewers would be required to connect to the public sewerage network. These can be provided through the sewer requisition scheme under Sections 98-101 of the Water Industry Act 1991 * Llangefni Wastewater Treatment Works (WwTW) can accommodate the foul flows from the domestic demands arising from this development area.	<p>Comments Noted The Councils will continue to engage with DCWW at the planning application stage.</p> <p>Recommendation No change is required to address the matters raised.</p> <p>No Change</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
1591	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	POLICY TAI14, T23 - Land near Coleg Menai, Llangefni	Support	* A water supply can be provided to serve this site.	<p>Note the Support</p> <p>Recommendation</p> <p>No Change</p>
1592	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	POLICY TAI14, T23 - Land near Coleg Menai, Llangefni	Object	* There are isolated incidents of flooding in the public sewerage system that will need to be resolved to allow development to proceed. Potential developers can either wait for DCWW to resolve the flooding, subject to funding being approved by our regulator Ofwat, or progress the improvements through the sewerage requisition provisions of the Water Industry Act 1991 or S106 of the Town & Country Planning Act 1990. A hydraulic modelling assessment (HMA) may be required to determine the point of connection to the public sewerage system and potential developers would be expected to fund investigations during pre-planning stages.	<p>Comments Noted The Councils will continue to engage with DCWW at the planning application stage.</p> <p>Recommendation No change is required to address the matters raised.</p> <p>No Change</p>
1593	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	POLICY TAI14, T23 - Land near Coleg Menai, Llangefni	Object	* Off-site sewers required to connect to the public sewerage network can be provided through the sewer requisition scheme under Sections 98-101 of the Water Industry Act 1991. * Llangefni Wastewater Treatment Works (WwTW) can accommodate the foul flows from the domestic demands arising from this development area.	<p>Comments Noted The Councils will continue to engage with DCWW at the planning application stage.</p> <p>Recommendation No change is required to address the matters raised.</p> <p>No Change</p>
1000	Watkin Jones (Mr Stuart Hardy) [3159]	Map 4 - Llangefni	Object	Land at Tan y Capel, Llangefni. The above information, which is supplemented by a	<p>Not Accepted The representation seeks the inclusion of a</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
				comprehensive sustainability appraisal of the site, indicates that the site is suitable for housing and should be included as a candidate/allocated site within the JLDP. The site is accessible, available, deliverable and developable and can help Anglesey/Gwynedd meet its housing requirements throughout the plan period. It is therefore considered to be appropriate to be brought forward due to its central location in Llangefni, which is recognised within the JLDP as priority area for development.	<p>new site not included within the Deposit Plan. Having considered the policy context, Plan strategy, the JLDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan.</p> <p>Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs.</p> <p>Recommendation The inclusion of the site is therefore not considered necessary to ensure the soundness of the JLDP.</p> <p>No Change</p>
1001	Watkin Jones (Mr Stuart Hardy) [3159]	Map 4 - Llangefni	Object	Land adj Fron Farm, Llangefni. The above information, which is supplemented by a comprehensive sustainability appraisal of the site, indicates that the site is suitable for housing and should be included as a candidate/allocated site within the JLDP. The site is accessible, available,	<p>Not Accepted The representation seeks the inclusion of a new site not included within the Deposit Plan. Having considered the policy context, Plan strategy, the JLDP provision, and other relevant material factors, it is considered that there is no demonstrable need to</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
				<p>deliverable and developable and can help Anglesey/Gwynedd meet its housing requirements throughout the plan period. It is therefore considered to be appropriate to be brought forward due to its central location in Llangefni, which is recognised within the JLDP as a priority area for development.</p>	<p>include the site within the Plan.</p> <p>Issues raised during the Candidate Site Assessment process highlighted the inadequate visibility at the junction with the B5109 and capacity of the road through the estate.</p> <p>Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs.</p> <p>Recommendation The inclusion of the site is therefore not considered necessary to ensure the soundness of the JLDP.</p> <p>No Change</p>
1005	Rhian Williams [2303]	Map 4 - Llangefni	Object	<p>Land at Gwernhefin, Llangefni. My wish is to see land at Gwernhefin included in the deposit plan for the reasons noted in the enclosed notes.</p>	<p>Not Accepted The representation seeks the inclusion of a new site not included within the Deposit Plan. Having considered the policy context, Plan strategy, the JLDP provision, and other relevant material factors, it is considered</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
					<p>that there is no demonstrable need to include the site within the Plan.</p> <p>Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs.</p> <p>Recommendation The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the JLDP.</p> <p>No Change</p>
1006	Alyn Nicholls [3084]	Map 4 - Llangefni	Object	Land at Caeau Bodelis Fields should be allocated for housing development.	<p>Not Accepted The representation seeks the inclusion of a new site not included within the Deposit Plan. Having considered the policy context, Plan strategy, the JLDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan.</p> <p>Furthermore, the Plan's policies, supporting text and documentation have</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
					<p>set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs.</p> <p>Recommendation The inclusion of the site is therefore not considered necessary to ensure the soundness of the JLDP.</p> <p>No Change</p>

5) Blaenau Ffestiniog

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
420	Cyngor Tref Ffestiniog (Mrs Ann Coxon) [2940]	POLICY TA14, T24 - Former Playing Fields, Blaenau Ffestiniog	Object	To designate Y Ddôl, the old site of the Rugby Club, for housing. It is very important to note that this site lies on floodplain. The maps that were created by the old Environmental Agency about flood risks confirm this. Therefore, if houses are built on that site, they would have to be specially designed, perhaps even raised on stilts. Building normal houses would mean forcing future residents to suffer floods time after time.	<p>Not Accepted The representation seeks a deletion of a site within the Deposit Plan. In preparing the Deposit Plan, the JPPU collated an extensive range of supporting evidence that demonstrates the housing requirement over the JLDP period and has also identified the necessary infrastructure required to support the development. The sites allocated within the plan are consistent with the overall plan Strategy</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
					<p>and are deliverable within the plan period to enable the JLDP to meet the identified housing needs of the plan area up to 2026.</p> <p>Furthermore, the Deposit Plan contains a suite of policies and supporting text that explains how development will be managed within the areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Councils' requirement to mitigate potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive areas or rural locations.</p> <p>Recommendation It is considered that the JLDP meets the tests of soundness without the need for the removal of the site. Therefore, the proposed change is not considered necessary.</p> <p>No Change</p>
1594	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	POLICY TAI14, T24 - Former Playing Fields, Blaenau Ffestiniog	Support	<p>* A water supply can be provided to serve this site.</p> <p>* The public sewerage network can accept the potential foul flows from the proposed development site.</p>	<p>Note the Support</p> <p>Recommendation</p> <p>No Change</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
				* Blaenau Ffestiniog Wastewater Treatment Works (WwTW) can accommodate the foul flows from the domestic demands arising from this development area.	
1595	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	POLICY TAI14, T25 - Land at Congl y Wal, Blaenau Ffestiniog	Object	* Potential developers need to be aware that this site is crossed by water main and protection measures in the form of easement widths or a diversion of the pipe would be required, which may impact upon the density achievable on site.	<p>Comments Noted The Councils will continue to engage with DCWW at the planning application stage.</p> <p>Recommendation No change is required to address the matters raised.</p> <p>No Change</p>
1596	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	POLICY TAI14, T25 - Land at Congl y Wal, Blaenau Ffestiniog	Object	* The foul flows would lead to Tanrhos Manod Pumping Station (SPS) and an assessment of this SPS may be needed to establish whether the flows can be accommodated or whether improvements to the SPS will be required to allow development to proceed. Should off-site sewers be required these can be provided through the sewer requisition scheme under Sections 98-101 of the Water Industry Act 1991. * Blaenau Ffestiniog Wastewater Treatment Works (WwTW) can accommodate the foul flows from the domestic demands arising from this development area.	<p>Comment Noted</p> <p>Recommendation The Councils will continue to have ongoing discussions with DCWW on the matters raised.</p> <p>No Change</p>
1636	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	POLICY CYF1, C18 - Tanygrisiau Site, Blaenau Ffestiniog	Support	* Our local water network should be sufficient to provide the domestic water demands required to serve this	<p>Note the Support</p> <p>Recommendation</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
				<p>development area.</p> <p>* The public sewerage network can accept the domestic foul flows arising from this development area.</p> <p>* Blaenau Ffestiniog Wastewater Treatment Works (WwTW) can accommodate the foul flows from the domestic demands arising from this development area</p>	No Change
979	Mrs Mair Jones [3144]	Map 5 - Blaenau Ffestiniog	Object	<p>This brownfield site relates to the urban fabric of the settlement rather than the adjoining open countryside and is well located both in terms of access to local services and facilities and public transport services. Its inclusion within the settlement boundary of Blaenau Ffestiniog would represent a logical rounding off of the settlement, where it will be well placed to help contribute towards the required indicative windfall provision of housing units. Any such contributions are important because as the Plan notes this required level of provision is a challenge to achieve due to the significant physical constraints the settlement experiences.</p> <p>Redrafting of the development boundary for Blaenau Ffestiniog indicated on Inset Map 5 to include this site.</p>	<p>Accepted</p> <p>Due to significant physical constraints in Blaenau Ffestiniog there was a difficulty of identifying suitable sites to allocate for housing. To combat this the Strategy proposes a higher level brownfield land and buildings within the settlement compared to other settlements.</p> <p>Recommendation</p> <p>The inclusion of the site within the development boundary would: provide sufficient flexibility within the Plan to achieve the indicative windfall figure for Blaenau Ffestiniog; align with the Plan's spatial strategy; and ensure the internal consistency of the Plan.</p> <p>Focused Changed NF117</p>

6) Caernarfon

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and recommendations
1597	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	POLICY TAI14, T26 - Former Hendre School, Caernarfon	Object	<p>* A water supply can be provided to serve this site.</p> <p>* The public sewerage network can accept the potential foul flows from the proposed development site.</p> <p>* The proposed growth being promoted for this settlement would require improvements at Caernarfon Wastewater Treatment Works (WwTW) which would need to be funded through our Asset Management Plan or potentially earlier through developer contributions.</p>	<p>Comments Noted The Councils will continue to engage with DCWW at the planning application stage.</p> <p>Recommendation No change is required to address the matters raised.</p> <p>No Change</p>
1598	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	POLICY TAI14, T27 - Land to the rear of Maes Gwynedd, Caernarfon	Object	<p>* A water supply can be provided to serve this site</p>	<p>Comments Noted The Councils will continue to engage with DCWW at the planning application stage.</p> <p>Recommendation No change is required to address the matters raised.</p> <p>No Change</p>
1599	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	POLICY TAI14, T27 - Land to the rear of Maes Gwynedd, Caernarfon	Object	<p>* Off-site sewers would be required to connect to the public sewerage network. These can be provided through the sewer requisition scheme under Sections 98-101 of the Water Industry Act 1991. There are isolated incidents of flooding in the public sewerage system that may need to be resolved to allow development to proceed. Potential developers can either wait for DCWW to resolve the flooding, subject to funding being approved by our regulator Ofwat,</p>	<p>Comments Noted The Councils will continue to engage with DCWW at the planning application stage.</p> <p>Recommendation No change is required to address the matters raised.</p> <p>No Change</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and recommendations
				or progress the improvements through the sewerage requisition provisions of the Water Industry Act 1991 or S106 of the Town & Country Planning Act 1990.	
1600	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	POLICY TAI14, T27 - Land to the rear of Maes Gwynedd, Caernarfon	Object	* The proposed growth being promoted for this settlement would require improvements at Caernarfon Wastewater Treatment Works (WwTW) which would need to be funded through our Asset Management Plan or potentially earlier through developer contributions.	<p>Comments Noted The Councils will continue to engage with DCWW at the planning application stage.</p> <p>Recommendation No change is required to address the matters raised.</p> <p>No Change</p>
1601	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	POLICY TAI14, T28 - Cae Phillips Road, Caernarfon	Support	* This site has planning permission as such we have no further comment to make.	<p>Note the Support</p> <p>Recommendation</p> <p>No Change</p>
988	Watkin Jones & Son (Mr Stuart Hardy) [3150]	Map 6 - Caernarfon	Object	To allocate Galt y Sill/Tyddyn Pandy (SP632), Caernarfon for Residential Uses. The submission provides further information and justification as to why the site should be allocated within the Joint Local Development Plan. The site has been assessed in accordance with the Council's site assessment methodology (Topic Papers 1 & 1A), and Sustainability Appraisal methodology, set out in the Deposit SA Report. The letter and submitted assessment demonstrates that the subject site is justified, effective, deliverable, viable and consistent with Policy, and therefore justify inclusion in	<p>Not Accepted The representation seeks the inclusion of a new site not included within the Deposit Plan. Having considered the policy context, Plan strategy, the JLDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan.</p> <p>Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and recommendations
				the final Local Development Plan.	development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs.
989	Mr George Denham [34]	Map 6 - Caernarfon	Object	Support including land adjoining Tyddyn Pandy (SP586), for housing development. The land is based within the proposed line of the new Caernarfon bypass. It is immediately adjacent to housing development T28 and would not be protruding into nearby countryside. Not enough land has been allocated for housing in Caernarfon to compare with Holyhead and smaller towns such as Llangefni and Blaenau Ffestiniog. The vast majority of land allocated within the development boundary for housing in Caernarfon is Council owned land and there are not many privately owned land. The inclusion of the said land would have a positive impact on the people, area and economy of Caernarfon.	<p>Recommendation</p> <p>The inclusion of the site is therefore not considered necessary to ensure the soundness of the JLDP.</p> <p>No Change</p>
990	Aporis Trading LLP [3151]	Map 6 - Caernarfon	Object	It is considered that there is an over-reliance on windfall sites within the Local Development Plan. It is not considered that there is sufficient landbank within the development boundary to accommodate the identified windfall need within the centre of Caernarfon. We wish to propose a site adjacent to Glan Seiont (identified as site SP606 on the candidate site register) to be included within the development boundary of Caernarfon for allocation of housing to ensure that the level of housing is maintained over the plan period.	<p>Not Accepted</p> <p>The representation seeks the inclusion of a new site not included within the Deposit Plan. Having considered the policy context, Plan strategy, the JLDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan.</p> <p>Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and recommendations
				<p>We wish to seek the following changes:</p> <p>1. Additional land should be allocated within the Urban Service Centre of Caernarfon for housing to accommodate the identified housing need to ensure that the level of housing is maintained over the plan period.</p> <p>2. The site adjacent to Glan Seiont should be included within the development boundary of Caernarfon and allocated for housing.</p>	<p>development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs.</p> <p>Recommendation The inclusion of the site is therefore not considered necessary to ensure the soundness of the JLDP.</p> <p>No Change</p>

7) Porthmadog

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and recommendations
101	Mr Bryan Rees Jones [2737]	Map 7 - Porthmadog	Object	<p>Include a plot of land, namely Moelwyn Dairy, Porthmadog Plot OS.56390101 within the Plan based on the fact that it conforms with Policies TAI10 and TAI14.</p> <p>1. The plot of land should be included within the town boundary. It conforms with the criteria of Policy TAI10 for Affordable Housing. 2. Policy TAI14 states a growth level of 123 for Porthmadog. 3. It is intended to use the plot entirely for Affordable Housing. It is land that was used to prepare and distribute milk and permission has been given for a Rescue Team Centre. 4. All public services are</p>	<p>Not Accepted</p> <p>Although Porthmadog is defended against flooding, large parts of the settlement are categorised as being within flood zone C1. It is the Councils' opinion that no suitable alternative site can be found outside the flood risk area therefore it has been necessary to identify alternative locations in the settlement's catchment area to assist in meeting the requirement for housing.</p> <p>Suitable sites have been found in Penrhyndeudraeth and Criccieth to help meet Porthmadog's housing requirement.</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	
				available	<p>Recommendation No robust evidence was submitted which would justify amending the Deposit Plan to ensure the Plan's soundness.</p> <p>No Change</p>
137	Mr Llywelyn Rhys [2770]	Map 7 - Porthmadog	Object	Include additional land to develop housing (affordable and for the market) on Moelwyn Dairy land. Map reference O.S. SH5639 and SH5539. As a great deal of the town is affected by flood risk, it is not possible to serve the projected growth level (see Topic Paper 5, Table 16, page 48). Including the plot would conform to the criteria of Policies TAI10 and TAI14. All public services are available for the site.	<p>Not Accepted Although Porthmadog is defended against flooding, large parts of the settlement are categorised as being within flood zone C1. It is the Councils' opinion that no suitable alternative site can be found outside the flood risk area therefore it has been necessary to identify alternative locations in the settlement's catchment area to assist in meeting the requirement for housing.</p> <p>Suitable sites have been found in Penrhyndeudraeth and Criccieth to help meet Porthmadog's housing requirement.</p> <p>Recommendation No robust evidence was submitted which would justify amending the Deposit Plan to ensure the Plan's soundness.</p> <p>No Change</p>
274	Mr Alun Evans [2854]	Map 7 - Porthmadog	Object	I feel that the 20 acres of land I own should be included in the boundaries of what is deemed to be land that can be part of this policy i.e. Affordable Housing, the land can be used to build one or two houses, the remainder of the land has	<p>Not Accepted Although Porthmadog is defended against flooding, large parts of the settlement are categorised as being within flood zone C1. It is the Councils' opinion that no suitable alternative site can be found outside the</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	
				<p>much many wildlife benefits and can accordingly be developed into a nature reserve or maintained to preserve the environment. The land in question is as follows SH5637 and SH5638 Borth y Gest, Porthmadog.</p>	<p>flood risk area therefore it has been necessary to identify alternative locations in the settlement's catchment area to assist in meeting the requirement for housing.</p> <p>Suitable sites have been found in Penrhyndeudraeth and Criccieth to help meet Porthmadog's housing requirement.</p> <p>Recommendation No robust evidence was submitted which would justify amending the Deposit Plan to ensure the Plan's soundness.</p> <p>No Change</p>
295	Mrs Elen Williams [2874]	Map 7 - Porthmadog	Object	<p>The current development plan outline for Porthmadog is limited to the town centre, and as it stands it will not sufficiently meet the housing shortage problem in the town. This is mainly due to insufficient land within the LDP outline to build new housing. Housing shortages in the town are regularly reported in the local press and therefore other suitable sustainable options and locations need to be considered. In its current state the LDP boundary for Porthmadog is not future proof, and doesn't allow for flexibility to meet potential future housing demands. Amend the development boundary to include Cae Brics near Maes Gerddi.</p>	<p>Not Accepted Although Porthmadog is defended against flooding, large parts of the settlement are categorised as being within flood zone C1. It is the Councils' opinion that no suitable alternative site can be found outside the flood risk area therefore it has been necessary to identify alternative locations in the settlement's catchment area to assist in meeting the requirement for housing.</p> <p>Suitable sites have been found in Penrhyndeudraeth and Criccieth to help meet Porthmadog's housing requirement.</p> <p>Recommendation No robust evidence was submitted which would justify amending the Deposit Plan to ensure the Plan's soundness.</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	
					No Change
376	Welsh Highland Railway (Mr Graham Farr) [254]	MAP 7 - Porthmadog	Object	The Company considers that the area covered should a) be shown on the Proposals Map (as indicated in the policy), and b) be extended to include all of the land covered by Candidate Site submission ref: SP870 and surrounding area, including open land on both sides of the new A487(T) bypass road (copies of this submission and earlier related Candidate Site submission ref: SP552 attached).	<p>Not Accepted It is considered that the Deposit Plan identifies sufficient, deliverable and appropriate housing and employment land in the area and the proposed change is not considered required to ensure the soundness of the plan.</p> <p>Recommendation Amending the development boundary is not considered necessary to ensure the soundness of the Plan.</p> <p>No Change</p>
975	Arwel Williams [3139]	Map 7 - Porthmadog	Object	<p>Our concerns reference Bryn Awel, Hill, Street, Porthmadog LL49 9BD, and at present the development boundary doesn't reflect the established use of the land which forms part of the garden at Bryn Awel.</p> <p>As on the Land Registry copy of the plan (CYM78816), the property's boundary has changed. The extension of the property's land may provide opportunity in the future for new development e.g. a granny flat. The land is accessible and full amenities are available.</p> <p>Amend the development boundary so that it reflects the new boundary of Bryn Awel (see attached map)</p> <p>Include the site shown within the development boundary.</p>	<p>Not Accepted Development boundaries are drawn around the built up form of settlements and where possible follow physical features on the ground and not land ownership.</p> <p>Recommendation Amending the development boundary is not considered necessary to ensure the soundness of the Plan.</p> <p>No Change</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	
976	Mrs Pamela Beer [266]	Map 7 - Porthmadog	Object	<p>Development boundary near Penbryn Cottage has been shown incorrectly. The line on the Proposal Map does not follow the boundary of the property and it excludes the garden area to the north and south. The area to the south has always been part of the back garden of Penybryn Cottage and the area to the north is a parking area for the property. I believe the development boundary should be redrawn to include the whole of the cottage grounds (see attached plans). I have copies of the old O.S. Maps if required to support the above together with aerial photographs.</p> <p>Redraw Development Boundary as per submitted plans for the reasons explained in 2c.</p>	<p>Not Accepted Development boundaries are drawn around the built up form of settlements and where possible follow physical features on the ground and not land ownership.</p> <p>Recommendation Amending the development boundary is not considered necessary to ensure the soundness of the Plan.</p> <p>No Change</p>
1044	Mrs Haf Madoc Wilson [263]	Map 7 - Porthmadog	Object	<ol style="list-style-type: none"> 1. Land is outside flood risk 2. Within walking distance of schools, workplaces and public services such as libraries, food shop businesses, 'blue lights' stations. 3. There are already many houses nearby. 4. The need for affordable housing to keep young people (Welsh speaking) in the area. <p>I would like to see the boundaries of Porthmadog extended to include land at Penclogwyn in case the town loses its new settlement building rights to Penrhyndeudraeth and Criccieth due to flooding problems.</p>	<p>Not Accepted Although Porthmadog is defended against flooding, large parts of the settlement are categorised as being within flood zone C1. It is the Councils' opinion that no suitable alternative site can be found outside the flood risk area therefore it has been necessary to identify alternative locations in the settlement's catchment area to assist in meeting the requirement for housing.</p> <p>Suitable sites have been found in Penrhyndeudraeth and Criccieth to help meet Porthmadog's housing requirement.</p> <p>Recommendation</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	
					No robust evidence was submitted which would justify amending the Deposit Plan to ensure the Plan's soundness. No Change

8) Pwllheli

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
411	Dr Richard Roberts [2938]	POLICY TAI14, T29 - Land near Lôn Caernarfon, Pwllheli	Object	No evidence of local housing need that can justify the number that has been designated. Building so many houses would have a detrimental impact on the Welsh language.	Not Accepted The representation seeks a deletion of a site within the Deposit Plan. In preparing the Deposit Plan, the JPPU collated an extensive range of supporting evidence that demonstrates the housing requirement over the JLDP period and has also identified the necessary infrastructure required to support the development. The sites allocated within the plan are consistent with the overall plan Strategy and are deliverable within the plan period to enable the JLDP to meet the identified housing needs of the plan area up to 2026. Furthermore, the Deposit Plan contains a suite of policies and supporting text that explains how development will be managed within the areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also
1288	Mr Iwan Edgar [251]	POLICY TAI14, T29 - Land near Lôn Caernarfon, Pwllheli	Object	We object to developing this green land for environmental, landscape and visual reasons (C1 (soundness tests). Approving development here would be unacceptable as it would be linear and would adjoin the highway, it is green land and indigenous trees and bushes would be lost. It is also in a narrow corridor with steep sides and used to be a landscape conservation area. Any development would involve excavation and would ruin a gateway of beautiful landscape into the town.	

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				A further consideration is that the community of Pwllheli does not require this additional number of houses.	<p>includes the Councils' requirement to mitigate potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive areas or rural locations.</p> <p>Recommendation It is considered that the JLDP meets the tests of soundness without the need for the removal of the site. Therefore, the proposed change is not considered necessary.</p> <p>No Change</p>
1346	Cyngor Tref Pwllheli (Mr Robin W Hughes) [1235]	POLICY TAI14, T29 - Land near Lôn Caernarfon, Pwllheli	Object	Need to delete for the following reasons: 1. Sufficient settlement provision. 2. Ecological reasons.	
1347	Council for the Protection of Rural Wales (Mr Noel Davey) [1169]	POLICY TAI14, T29 - Land near Lôn Caernarfon, Pwllheli	Object	We object to the allocation for housing of site T29 on land near the Caernarfon Road on grounds of unacceptable ribbon development, damaging landscape impact and significant traffic and access issues. We think alternative sites could be identified in other parts of Pwllheli and in accessible satellite centres such as Y Ffôr.	
1411	Julie O'Neil [3350]	POLICY TAI14, T29 - Land near Lôn Caernarfon, Pwllheli	Object	1. Inhospitable combination of North South Facing Valley and polluting main road. 2. Planning housing for today needs attached indoor amenities - sports etc. 3. Looking ahead: Ribbon development will not suffice; still need a proper new village. 4. The "investment" homes question. 5. Widening/straightening of the main road is necessary re. even less housing & amenities space.	
1427	Brian Jones [2173]	POLICY TAI14, T29 - Land near Lôn Caernarfon, Pwllheli	Object	Dismayed at seeing the suggestion to replace land that was to be used for an industrial site was now to be included for housing and a considerable amount of land added as well. I thought that the Council had been forward thinking with the allocation of this land for industrial	

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				use as there is a good chance that the site of the existing industrial estate will be lost with the upcoming rising tides. Surely there are other candidates who have put up land for housing. It would be possible to build a road from this land to gain access to land above it which would be just as suitable for housing.	
1602	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	POLICY TAI14, T29 - Land near Lôn Caernarfon, Pwllheli	Object	<p>* A water supply can be provided to serve this site.</p> <p>* There are isolated incidents of flooding in the public sewerage system that may need to be resolved to allow development to proceed. Potential developers can either wait for DCWW to resolve the flooding, subject to funding being approved by our regulator Ofwat, or progress the improvements through the sewerage requisition provisions of the Water Industry Act 1991 or S106 of the Town & Country Planning Act 1990.</p>	<p>Comments Noted The Councils will continue to engage with DCWW at the planning application stage.</p> <p>Recommendation No change is required to address the matters raised.</p> <p>No Change</p>
1603	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	POLICY TAI14, T29 - Land near Lôn Caernarfon, Pwllheli	Object	<p>* A hydraulic modelling assessment (HMA) may be required to determine the point of connection to the public sewerage system and potential developers would be expected to fund investigations during pre-planning stages.</p> <p>* Pwllheli Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed growth figure allocated for this catchment area.</p>	<p>Comments Noted The Councils will continue to engage with DCWW at the planning application stage.</p> <p>Recommendation No change is required to address the matters raised.</p> <p>No Change</p>
84	Mr Tony Elliott [2717]	POLICY TAI14, T30 - Deiniol Field, Pwllheli	Object	The dangerous hill Salem Terrace/Allt Salem (the only access between the proposed developments and Pwllheli	<p>Not Accepted The representation seeks a deletion of a site within the Deposit Plan. In preparing</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
				<p>town centre) would become even more dangerous through increased use, and the lack of pavements and lack of room to build any would put pedestrians at particular risk.</p> <p>The present infrastructure is inadequate for the proposed developments and changing it would be intrusive and alter the character of the area.</p> <p>The proposed developments are on a scale that is too big for Penrallt and would involve encroachment on surrounding countryside and harm the environment.</p> <p>The hockey field should be used for educational, recreational and community purposes.</p> <p>Removal of the sites T30 and T31 from the proposed development plan and policy.</p>	<p>the Deposit Plan, the JPPU collated an extensive range of supporting evidence that demonstrates the housing requirement over the JLDP period and has also identified the necessary infrastructure required to support the development. The sites allocated within the plan are consistent with the overall plan Strategy and are deliverable within the plan period to enable the JLDP to meet the identified housing needs of the plan area up to 2026.</p> <p>Furthermore, the Deposit Plan contains a suite of policies and supporting text that explains how development will be managed within the areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Councils' requirement to mitigate potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive areas or rural locations.</p>
208	Derek Soane [2783]	POLICY TAI14, T30 - Deiniol Field, Pwllheli	Object	<p>Allt Salem is not capable of taking the much increased capacity created by the proposed developments T30 and T31, because of the lack of service facilities and infrastructure, and automatic increase of traffic on an already restricted access.</p> <p>Alternative sites for housing developments should be investigated</p>	<p>Recommendation</p> <p>It is considered that the JLDP meets the tests of soundness without the need for the removal of the site. Therefore, the proposed change is not considered</p>

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				where facilities are easier.	necessary.
413	Dr Richard Roberts [2938]	POLICY TAI14, T30 - Deiniol Field, Pwllheli	Object	No evidence of local need for housing which justifies the number allocated. Adverse impact upon the Welsh language from building so many.	No Change
1604	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	POLICY TAI14, T30 - Deiniol Field, Pwllheli	Object	* A water supply can be provided to serve this site. * There are isolated incidents of flooding in the public sewerage system that will need to be resolved to allow development to proceed. Potential developers can either wait for DCWW to resolve the flooding, subject to funding being approved by our regulator Ofwat, or progress the improvements through the sewerage requisition provisions of the Water Industry Act 1991 or S106 of the Town & Country Planning Act 1990.	Comments Noted The Councils will continue to engage with DCWW at the planning application stage. Recommendation No change is required to address the matters raised. No Change
1605	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	POLICY TAI14, T30 - Deiniol Field, Pwllheli	Object	* Off-site sewers would be required to connect to the public sewerage network. These can be provided through the sewer requisition scheme under Sections 98-101 of the Water Industry Act 1991. * Pwllheli Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed growth figure allocated for this catchment area	Comment Noted Recommendation The Councils will continue to have ongoing discussions with DCWW on the matters raised. No Change
415	Dr Richard Roberts [2938]	POLICY TAI14, T31 - Former Hockey Field, Pwllheli	Object	No evidence for local need to justify the number of houses proposed. Building so many houses will have a detrimental effect on the Welsh language.	Not Accepted The representation seeks a deletion of a site within the Deposit Plan. In preparing the Deposit Plan, the JPPU collated an extensive range of supporting evidence that demonstrates the housing requirement over the JLDP period and has

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
					<p>also identified the necessary infrastructure required to support the development. The sites allocated within the plan are consistent with the overall plan Strategy and are deliverable within the plan period to enable the JLDP to meet the identified housing needs of the plan area up to 2026.</p> <p>Furthermore, the Deposit Plan contains a suite of policies and supporting text that explains how development will be managed within the areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Councils' requirement to mitigate potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive areas or rural locations.</p> <p>Recommendation It is considered that the JLDP meets the tests of soundness without the need for the removal of the site. Therefore, the proposed change is not considered necessary.</p> <p>No Change</p>
1606	Dwr Cymru Welsh	POLICY TAI14, T31 -	Object	* A water supply can be provided to serve	Comments Noted

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
	Water (Mr Dewi Griffiths) [2680]	Former Hockey Field, Pwllheli		this site. * There are isolated incidents of flooding in the public sewerage system that will need to be resolved to allow development to proceed. Potential developers can either wait for DCWW to resolve the flooding, subject to funding being approved by our regulator Ofwat, or progress the improvements through the sewerage requisition provisions of the Water Industry Act 1991 or S106 of the Town & Country Planning Act 1990.	The Councils will continue to engage with DCWW at the planning application stage. Recommendation No change is required to address the matters raised. No Change
1607	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	POLICY TAI14, T31 - Former Hockey Field, Pwllheli	Object	* Off-site sewers would be required to connect to the public sewerage network. These can be provided through the sewer requisition scheme under Sections 98-101 of the Water Industry Act 1991. * Pwllheli Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed growth figure allocated for this catchment area.	Comments Noted The Councils will continue to engage with DCWW at the planning application stage. Recommendation No change is required to address the matters raised. No Change
1831	Derek Soane [2783]	POLICY TAI14, T31 - Former Hockey Field, Pwllheli	Object	Allt Salem is not capable of taking the much increased capacity created by the proposed developments T30 and T31, because of the lack of service facilities and infrastructure, and automatic increase of traffic on an already restricted access. Alternative sites for housing developments should be investigated where facilities are easier.	Not Accepted The representation seeks a deletion of a site within the Deposit Plan. In preparing the Deposit Plan, the JPPU collated an extensive range of supporting evidence that demonstrates the housing requirement over the JLDP period and has also identified the necessary infrastructure required to support the development. The sites allocated within the plan are consistent with the overall plan Strategy and are deliverable within the plan period
1832	Mr Tony Elliott	POLICY TAI14, T31 -	Object	The dangerous hill Salem Terrace/Allt	

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	[2717]	Former Hockey Field, Pwllheli		<p>Salem (the only access between the proposed developments and Pwllheli town centre) would become even more dangerous through increased use, and the lack of pavements and lack of room to build any would put pedestrians at particular risk.</p> <p>The present infrastructure is inadequate for the proposed developments and changing it would be intrusive and alter the character of the area.</p> <p>The proposed developments are on a scale that is too big for Penrallt and would involve encroachment on surrounding countryside and harm the environment.</p> <p>The hockey field should be used for educational, recreational and community purposes.</p> <p>Removal of the sites T30 and T31 from the proposed development plan and policy.</p>	<p>to enable the JLDP to meet the identified housing needs of the plan area up to 2026.</p> <p>Furthermore, the Deposit Plan contains a suite of policies and supporting text that explains how development will be managed within the areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Councils' requirement to mitigate potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive areas or rural locations.</p> <p>Recommendation It is considered that the JLDP meets the tests of soundness without the need for the removal of the site. Therefore, the proposed change is not considered necessary.</p> <p>No Change</p>
994	Mr Gwyn Llewelyn Jones [77]	Map 8 - Pwllheli	Object	<p>The Plan seeks land for 291 houses in Pwllheli. 110 of these will be windfall - how realistic is this? There isn't enough land to deliver these numbers. The "Assessing Pwllheli's development land potential" report shows that</p>	<p>Accepted Objectors have drawn attention to legitimate issues relating to allocation T29's ability to deliver the number of units set out in Policy TAI14 (the presence of a stream and trees on part of the site, and</p>

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				consideration has been given to land in the Denio area, but it was not brought to the plan due to development costs, without giving consideration to smaller developments. Gwyn Jones owns the land, he was brought up there and he farms the land. Positive opinion has been received from the Highways Department (see the enclosed letter). The NFU and the police also support Gwyn Jones building a house on the land. On this basis, we believe that the land displayed on the map is suitable for development. Change the development boundary to include the Ysgubor Wen section of land for up to four houses (see enclosed map).	<p>the site's topography and shape means that it is unlikely that the site will deliver 30 dwellings per hectare). On this premise the Unit has reviewed objections relating to amendments to the development boundary to determine whether minor amendments could be made to ensure sufficient flexibility within the Plan to deliver the Plan's strategy and objectives.</p> <p>Recommendation No issues were raised about this site during the plan preparation process and forms a reasonable extension to the existing built form. Amend the development boundary to include the site to help towards achieving the indicative figure for the settlement.</p> <p>Focussed Change NF118</p>
1049	Owen Lloyd [3189]	Map 8 - Pwllheli	Object	The Plan's allocation of housing land in Pwllheli is inadequate in terms of its proportion of the 55% target for delivery in the Primary Settlements and the town's continued role as an Urban Service Centre. The over-dependence of the proposed housing on a single large site (T29) will effectively create an urban extension of ribbon development on "greenfield" land with poor connectivity to the town centre. The whole of Candidate Site SP765 is excluded from the Proposals Map, despite the opportunity to provide housing on "brownfield" land on the edge of town	<p>Not Accepted The representation seeks the inclusion of a new site not included within the Deposit Plan. Having considered the policy context, Plan strategy, the JLDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan.</p> <p>Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development</p>

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				<p>centre - thereby providing a more sustainable alternative.</p> <p>In the light of the above representations, the changes required would be an amendment of the Pwllheli development boundary to include 10-15 acres of land along and adjacent to the Ala Road frontage.</p>	<p>can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs.</p> <p>Recommendation The inclusion of the site is therefore not considered necessary to ensure the soundness of the JLDP.</p> <p>No Change</p>
1050	R K Jones [3194]	Map 8 - Pwllheli	Object	<p>Support the inclusion of SP858 Penmaen Estate Land in the Candidate Site Register. There are comments in the initial responses to the application that the main drawback to its inclusion are associated with access issues May I respectfully point out that access to potential small scale development sites from the villages of Penrhos and Efailnewydd are already in place; and could quite easily accommodate additional vehicular access The land above Ala Road Pwllheli despite being close to the skyline could with sensitive development ease the pressure on housing estates and business premises in the town which are under increasing threat of rising water levels as a result of climate change It is inevitable that this land will need to be utilised for building</p>	<p>Not Accepted The representation seeks the inclusion of a new site not included within the Deposit Plan. Having considered the policy context, Plan strategy, the JLDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan.</p> <p>Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
				<p>purposes in the medium term future I am also aware that a proportion of the land is offered protection under Historic Parks and Gardens designation and is as a result unsuitable for development The same applies to all land adjacent to Afon Rhydhir which floods on a regular basis.</p>	<p>alternative site to deliver the identified housing and employment needs.</p> <p>Recommendation The inclusion of the site is therefore not considered necessary to ensure the soundness of the JLDP.</p> <p>No Change</p>
1435	H & V Williams [2145]	Map 8 - Pwllheli	Object	<p>The site hasn't been included within the development boundary on the map. Having looked at the sustainability appraisal and the content of Topic Paper 1A, I am of the opinion that the information included in this document highlights the site's suitability for housing development.</p>	<p>Accepted Objectors have drawn attention to legitimate issues relating to allocation T29's ability to deliver the number of units set out in Policy TAI14 (the presence of a stream and trees on part of the site, and the site's topography and shape means that it is unlikely that the site will deliver 30 dwellings per hectare). On this premise the Unit has reviewed objections relating to amendments to the development boundary to determine whether minor amendments could be made to ensure sufficient flexibility within the Plan to deliver the Plan's strategy and objectives.</p> <p>Recommendation No issues were raised about the lower portion of this site during the plan preparation process and forms a reasonable extension to the existing built form. Therefore in line with the Plan's spatial strategy and in order to ensure sufficient flexibility within the Plan the Unit is exploring the potential to include the</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
					southern part of the objection site within the development boundary. Amend development boundary to include the site to help towards achieving the indicative figure for the settlement. Focussed Change NF119

9) Beaumaris

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
537	Cyngor Tref Biwmares (Prof TW Ashenden) [1267]	Map 9 – Beaumares	Object	The Protected Open Space and Play Area marked at Happy Valley omits part of the relevant area. The Bowling Green, which is available for use by the public, has been omitted from the area marked. Change the marked areas as shown in the scanned document.	Accepted The bowling Green is an established part of Beaumares' leisure facilities Recommendation Identify as Protected Open Space on the Inset Map Focussed Change NF120
1354	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	POLICY TAI15, T32 - Casita, Beaumaris	Support	* This site has planning permission as such we have no further comment to make	Note the Support

10) Benllech

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
1355	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	POLICY TAI15, T33 - Land adjoining Wendon Cafe, Benllech	Support	* A water supply can be provided to serve this site. * Potential developers need to be aware that the site is crossed by a sewer and protection measures in the form of	Note the Support Recommendation No Change

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
				<p>easement widths or a diversion of the pipe would be required, which may impact upon the housing density achievable on site.</p> <p>* Benllech Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed growth figure allocated for this catchment area.</p>	
1107	Mr M Williams-Bulkeley [3229]	Map 10 - Benllech	Object	<p>The Deposit JLDP allocated T33 for Housing in Benllech, which is classed as a Local Service Village. It is a popular settlement of some growing size and population. There is a growing market housing need here, and an even greater local affordable housing need. Allocation T33 is insufficient in size/density, and inappropriate in location, and is by its beach-side location is patently more attractive and appropriate for in-migrant retiree/holiday homes, for which there is intense demand, to the detriment of local persons in real housing need.</p> <p>According to need, Benllech should be allocated a more appropriately sized and located Housing Site. An alternative site for housing is proposed at Ffordd Amlwch, Benllech. Please refer to the comprehensive Supplementary Information document on the proposed site, dated March 20, 2015.</p> <p>The needs of local persons should override the demands of affluent in-</p>	<p>Not Accepted</p> <p>The representation seeks the inclusion of a new site not included within the Deposit Plan. Having considered the policy context, Plan strategy, the JLDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan.</p> <p>Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs.</p> <p>Recommendation</p> <p>The inclusion of the site is therefore not considered necessary to ensure the</p>

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				migrants. Such needs are not recognised in the Plan.	soundness of the JLDP. No Change

11) Bodedern

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Representations
618	Bleddyn & Bethan Hughes [2121]	POLICY TAI15, T34 - Land near Llwyn Angharad, Bodedern	Support	<p>We fully support the new settlement in Bodedern village - Inset Map 11 - T34 at Treangharad. This plot is in a good location. The site/field is flat and well drained. There is good access to the site from the main road where there is good visibility both ways. There is a secondary school less than 100 yards north of the plot and a primary school approx. 700 yds. The site is on the bus and cycle route and is only one mile from the A55. The doctor's surgery with dispensing facilities, village shops are all within easy walking distance.</p> <p>If you require extra sites in Bodedern can you please consider plots on the same field beside the bungalow on map attached (T34) - (SP171)</p>	<p>Accepted in Part Development boundaries are drawn around the urban form of settlements. The development boundary should be amended to include Rhoslwyn but not the plot of land as requested by the responder.</p> <p>Recommendation To ensure the internal consistency of the plan the development boundary should be amended to include Rhoslwyn.</p> <p>Focussed Change NF121</p>
1356	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	POLICY TAI15, T34 - Land near Llwyn Angharad, Bodedern	Support	<p>* A water supply can be provided to serve this site. * The public sewerage network can accept the potential foul flows from the proposed development site. * Bodedern Wastewater Treatment Works (WwTW) can accommodate the</p>	<p>Note the Support</p> <p>Recommendation</p> <p>No Change</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Representations
				foul flows from the proposed growth figure allocated for this catchment area.	
1282	Dr Cledwyn Hughes [129]	Map 11 - Bodedern	Object	Land at Sarn Gannu can be linked with allocation T34 to provide a comprehensive housing allocation which will meet the increased housing needs of Anglesey over the plan period given likely significant economic growth led by major infrastructure projects over the plan period. There is an under-supply of housing in the deposit Plan and an over reliance on existing commitments which have failed to deliver in the past, combined with an over reliance of windfall sites. Bodedern is a sustainable settlement with a primary and secondary school which could accommodate significant additional housing.	<p>Not Accepted</p> <p>The representation seeks the inclusion of a new site not included within the Deposit Plan. Having considered the policy context, Plan strategy, the JLDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan.</p> <p>Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs.</p> <p>Recommendation</p> <p>The inclusion of the site is therefore not considered necessary to ensure the soundness of the JLDP.</p> <p>No Change</p>

12) Cemaes

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
504	J & A Parry [2980]	POLICY TAI15, T35 - Land to rear of Holyhead Road, Cemaes	Support	This site is a logical location for new housing development within Cemaes Bay. It is well related to the existing urban area, has ready access to services and has a suitable road access. In addition, the developed site will have no deleterious impact on the visual amenity of the locality or on the landscape.	<p>Note the Support</p> <p>Recommendation</p> <p>No Change</p>
1300	Cyngor Cymuned Llanbadrig (Carli Evans-Thau) [1375]	POLICY TAI15, T35 - Land to rear of Holyhead Road, Cemaes	Object	In 1990 an application to develop this site was refused following receipt of community survey highlighting the concerns of local residents and there being no safe access on to the highway. This issue is more apparent now than ever with an increase in traffic and road use. Parking is also a big problem in the immediate area. Residents have previously asked for pavements but the road is deemed to narrow and dangerous for pedestrian use.	<p>Not Accepted</p> <p>The representation seeks a deletion of a site within the Deposit Plan. In preparing the Deposit Plan, the JPPU collated an extensive range of supporting evidence that demonstrates the housing requirement over the JLDP period and has also identified the necessary infrastructure required to support the development. The sites allocated within the plan are consistent with the overall plan Strategy and are deliverable within the plan period to enable the JLDP to meet the identified housing needs of the plan area up to 2026.</p>
1303	Miss J Madoc-Jones [3298]	POLICY TAI15, T35 - Land to rear of Holyhead Road, Cemaes	Object	<p>The land refT35 is first class agricultural land and was outside the original boundaries of Cemaes Bay, which have recently been extended to include plot T35.</p> <p>Land at Manora ref SP334 could be extended to link in with Maes Padrig and Maes Cynfor where similar housing already exists. Access for site SP334 extended to Maes Padrig would be from A5025 Holyhead Road with access from Maes Cynfor.</p>	<p>Furthermore, the Deposit Plan contains a suite of policies and supporting text that explains how development will be managed within the areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Councils' requirement to mitigate potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
				<p>Concerns for the development of T35 are:</p> <ol style="list-style-type: none"> 1. Road not designed or constructed to accommodate extra traffic use; 2. Inadequate sewerage capacity for major development with serious problems in the past; 3. Capacity of Cemaes Primary School to cope with additional pupils; 4. Capacity issues relating to the ability of Cemaes Bay Surgery to cope with additional numbers. 	<p>sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive areas or rural locations.</p> <p>Recommendation: It is considered that the JLDP meets the tests of soundness without the need for the removal of the site. Therefore, the proposed change is not considered necessary</p>
1304	Felicity Lillywhite [3299]	POLICY TAI15, T35 - Land to rear of Holyhead Road, Cemaes	Object	<p>The land refT35 is first class agricultural land and was outside the original boundaries of Cemaes Bay, which have recently been extended to include plot T35.</p> <p>Land at Manora ref SP334 could be extended to link in with Maes Padrig and Maes Cynfor where similar housing already exists. Access for site SP334 extended to Maes Padrig would be from A5025 Holyhead Road with access from Maes Cynfor.</p> <p>Concerns for the development of T35 are:</p> <ol style="list-style-type: none"> 1. Road not designed or constructed to accommodate extra traffic use; 2. Inadequate sewerage capacity for major development with serious problems in the past; 3. Capacity of Cemaes Primary School to 	<p>No Change</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
				cope with additional pupils; 4. Capacity issues relating to the ability of Cemaes Bay Surgery to cope with additional numbers.	
1305	Glyn & Karen Williams [3300]	POLICY TAI15, T35 - Land to rear of Holyhead Road, Cemaes	Object	<p>We are writing to lodge our objection to the change of use and proposed development of land located behind Lon Ysgubor. This land (T35) is located behind our property and runs alongside Ffordd y Felin which is adjacent to the primary school.</p> <p>To summarise, our objections are:</p> <ol style="list-style-type: none"> 1. Loss of habitats, hedgerows and wildlife. 2. Depreciation of value to property. 3. Increase in risk to school children and pedestrians. 4. The ability of sewage systems to cope. 5. The increase in noise and possible crime impact. 6. Reduction in quality of life for residents. 7. Lack of consultation on changes to boundaries and housing needs. 	
1379	Miss Gweneth Mary Jones [3303]	POLICY TAI15, T35 - Land to rear of Holyhead Road, Cemaes	Object	This land has always been agricultural land	Not Accepted The representation seeks a deletion of a site within the Deposit Plan. In preparing the Deposit Plan, the JPPU collated an extensive range of supporting evidence that demonstrates the housing requirement over the JLDP period and has also identified the necessary infrastructure
1397	Mrs Cerrie Douglass [2736]	POLICY TAI15, T35 - Land to rear of Holyhead Road, Cemaes	Object	Dubious as to the reasons for not developing the land at Manora (SP334) directly behind Maes Cynfor and do not agree with the 'poor access' argument.	

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
				There are capacity, parking and road safety issues associated with Cemaes Primary School. Arguments used to discount other sites are a matter of personal opinion. Firmly believe that the land in question is unsuitable for development. Risk of overdeveloping the village and killing the tourist industry. Capacity issues with the local GP. Also an issue with sewage systems. Impact on the Welsh Language.	required to support the development. The sites allocated within the plan are consistent with the overall plan Strategy and are deliverable within the plan period to enable the JLDP to meet the identified housing needs of the plan area up to 2026. Furthermore, the Deposit Plan contains a suite of policies and supporting text that explains how development will be managed within the areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Councils' requirement to mitigate potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive areas or rural locations.
1426	Mrs G. L. Tennet [3352]	POLICY TAI15, T35 - Land to rear of Holyhead Road, Cemaes	Object	Strongly oppose development for the following grounds: * impact on the free and safe flow of traffic, with particular reference to primary school; * inadequacy of infrastructure, including school, to support development; * site in an area of natural beauty and valuable wildlife; * impact on quality of life; * social housing would de-value properties.	
1823	Mr Thomas Conway [3371]	POLICY TAI15, T35 - Land to rear of Holyhead Road, Cemaes	Object	* Wrong and misleading description for the site; * Feel there has been a lack of publicity for adjacent neighbours; * Having affordable housing in this location is contrary to original zoning policy with Council estates located elsewhere in the Village; * Maes Cynfor estate was never completed with land to West of	Recommendation: It is considered that the JLDP meets the tests of soundness without the need for the removal of the site. Therefore, the proposed change is not considered necessary No Change

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
				<p>boundary available;</p> <ul style="list-style-type: none"> * It is grade 3 agricultural land; * Limited capacity of sewage plant near Wylfa; * Anglesey document states no further development in Cemaes; * Refusal of previous residential application in 1990 on grounds of lack of need and road safety; * Adverse impact on value and amenity of adjacent houses; * Surface water problems with part of site; * An overage charge on the site impacts on its viability. 	
1357	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	POLICY TAI15, T35 - Land to rear of Holyhead Road, Cemaes	Object	<ul style="list-style-type: none"> * A water supply can be provided to serve this site. * The public sewerage network can accept the potential foul flows from the proposed development site. * The proposed growth being promoted for this settlement may require improvements at Cemaes Wastewater Treatment Works (WwTW) which would need to be funded through our Asset Management Plan or potentially earlier through developer contributions. 	<p>Comments Noted The Councils will continue to engage with DCWW at the planning application stage.</p> <p>Recommendation No change is required to address the matters raised.</p> <p>No Change</p>
954	Mr & Mrs H Rees [31]	Map 12 - Cemaes	Object	<p>Candidate Site SP851 was initially not taken forward in the deposit plan as it was deemed to be in the open countryside. We now wish to resubmit it as an Alternative Site.</p> <p>The site is situated within a</p>	<p>Not Accepted The representation seeks the inclusion of a new site not included within the Deposit Plan. Having considered the policy context, Plan strategy, the JLDP provision, and other relevant material factors, it is considered that there is no demonstrable need to</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
				<p>cluster/settlement of 9 houses, all within walking distance of Cemaes and all its facilities/services.</p> <p>Development would be restricted to one eco-friendly property only.</p> <p>Accessible from public highway with adequate frontage to provide access. The site is within the geographical spread of the village and would fit within the medium growth option of the Spatial Strategy. (Consider Wylfa Newydd Requirements)</p>	<p>include the site within the Plan.</p> <p>Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs.</p> <p>Recommendation The inclusion of the site is therefore not considered necessary to ensure the soundness of the JLDP.</p> <p>No Change</p>
1390	Mr Llyr Jones [3307]	Map 12 - Cemaes	Object	<p>We wish to object to the Deposit Local Development Plan's development boundary for Cemaes. It is proposed that land to the west of the Football field should be included within the development boundary (as outlined in red on the attached plan).</p> <p>The site is within a sustainable location close to the A5025, a key public transport route which will link the village with the planned Wylfa Newydd Nuclear Power</p>	<p>Not Accepted The representation seeks the inclusion of a new site not included within the Deposit Plan. Having considered the policy context, Plan strategy, the JLDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan.</p> <p>Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
				<p>Station.</p> <p>The land is also close to the local primary school and could be developed for housing.</p>	<p>manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs.</p> <p>Recommendation The inclusion of the site is therefore not considered necessary to ensure the soundness of the JLDP.</p> <p>No Change</p>
1825	Mr Thomas Conway [3371]	Map 12 - Cemaes	Object	<ul style="list-style-type: none"> * Summary of issues identified with SP334 Manora in topic paper 1A is incorrect, biased and based on an unjustified opinion; * The access to the site is suitable and easy and better than those for other estates in the settlement; * Existing access to the property on the site through the Maes Cynfor estate; * The original Maes Cynfor estate land provision extended in a westerly direction as far as the watercourse the original intention was to complete the estate before changes in National Policy in the 1980's; * This area of land would be better suited for development than the T35 site. 	<p>Not Accepted</p> <p>The representation seeks the inclusion of a new site not included within the Deposit Plan. Having considered the policy context, Plan strategy, the JLDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan.</p> <p>Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
					<p>LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs.</p> <p>Recommendation: The inclusion of the site is therefore not considered necessary to ensure the soundness of the JLDP.</p> <p>No Change</p>
1826	Mr Thomas Conway [3371]	Map 12 - Cemaes	Object	<p>* Topic paper 1A states the site SP851 land adjacent to Hafod is in the countryside, but so is site T35;</p> <p>* Topic paper 1A states it is unsuitable for housing however no evidence is provided to support this statement;</p> <p>* It further states that the allocation would be contrary to National Policy & JLDP strategy - both these are rejected as not applicable;</p> <p>* The group of houses around the Mill was identified as a Rural Cluster in the Interim Policy in 2011;</p> <p>* SP851 could be developed as the adjoining property Hafod house.</p>	<p>Not Accepted</p> <p>The representation seeks the inclusion of a new site not included within the Deposit Plan. Having considered the policy context, Plan strategy, the JLDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan.</p> <p>Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs.</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
					<p>Recommendation: The inclusion of the site is therefore not considered necessary to ensure the soundness of the JLDP.</p> <p>No Change</p>
1827	Mr Thomas Conway [3371]	Map 12 - Cemaes	Object	<p>* Topic paper 1A states the site SP852 former Faraway Site is in the countryside, but so is site T35;</p> <p>* Topic paper 1A states it is unsuitable for housing however no evidence is provided to support this statement;</p> <p>* It further states that the allocation would be contrary to National Policy & JLDP strategy - both these are rejected as not applicable;</p> <p>* This is the site of the former Faraway hotel and therefore is a brownfield site and should be given a priority for appropriate development;</p> <p>* The access has a steep gradient but never caused any difficulty for the hotel clients nor for the usage in the intervening years for industrial type storage by a local builder;</p> <p>* Should be allocated as a future high quality housing of appropriate size.</p>	<p>Not Accepted</p> <p>The representation seeks the inclusion of a new site not included within the Deposit Plan. Having considered the policy context, Plan strategy, the JLDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan.</p> <p>Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs.</p> <p>Recommendation</p> <p>The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the JLDP.</p> <p>No Change</p>

13) Gaerwen

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
1121	Mrs Sioned Jones [3235]	Map 13 - Gaerwen	Object	<p>The Deposit LDP allocates no land for housing in Gaerwen, which is classed as a Local Service Village. It is a settlement of some growing size and population. There is a growing market housing need here, and an even greater affordable housing need. Such needs are not recognised in the Plan.</p> <p>According to the need, Gaerwen should be allocated a Housing site. An alternative site for Housing is proposed, at Lôn Graig, Gaerwen. Please refer to the Supplementary Information document on the proposed site, dated March 20, 2015.</p>	<p>Not Accepted</p> <p>The representation seeks the inclusion of a new site not included within the Deposit Plan. Having considered the policy context, Plan strategy, the JLDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan.</p> <p>Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs.</p> <p>Recommendation</p> <p>The inclusion of the site is therefore not considered necessary to ensure the soundness of the JLDP.</p> <p>No Change</p>
1124	Christine Webster	Map 13 - Gaerwen	Object	We wish to object to the lack of	Not Accepted

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
	[3236]			allocation of housing within the Local Service Centre of Gaerwen and to the exclusion of the site which surrounds Gaerwen Uchaf Business Park (as identified in red on the attached plan) from the development boundary of Gaerwen. We wish to propose that the site is included within the development boundary and allocated for mixed use development comprising of housing, public open space, community facilities development within the settlement.	<p>The representation seeks the inclusion of a new site not included within the Deposit Plan. Having considered the policy context, Plan strategy, the JLDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan.</p> <p>Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs.</p> <p>Recommendation The inclusion of the site is therefore not considered necessary to ensure the soundness of the JLDP.</p> <p>No Change</p>

14) Llanfairpwll

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
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Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
1358	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	POLICY TAI15, T36 - Land near Bryn Eira, Llanfairpwll	Object	<p>* Potential developers need to be aware that this site is crossed by a water main and protection measures in the form of easement widths or a diversion of the pipe would be required, which may impact upon the density achievable on site.</p> <p>* Off-site sewers would be required to connect to the public sewerage network. These can be provided through the sewer requisition scheme under Sections 98-101 of the Water Industry Act 1991</p> <p>* Llanfairpwll Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed growth figure allocated for this catchment area.</p>	<p>Comments Noted The Councils will continue to engage with DCWW at the planning application stage.</p> <p>Recommendation No change is required to address the matters raised.</p> <p>No Change</p>
1334	Mr TC Roberts [3231]	POLICY TAI15, T37 - Land near Penmynydd Road, Llanfairpwll	Object	<p>Site T37 is not the optimum housing site for the settlement of Llanfairpwll, because -</p> <ol style="list-style-type: none"> 1. In locational terms it is not the most sustainable 2. In locational terms it is not the most accessible 3. The Alternative Site now available and proposed at 2d, was not proposed as a Candidate Site 4. The Deposit Plan is unsound if it does not consider and accept the Alternative Site. <p>Site T37 should be OMITTED in favour of the Alternative Site now available and proposed at - Land at Lon Refail</p>	<p>Not Accepted The representation seeks a deletion of a site within the Deposit Plan. In preparing the Deposit Plan, the JPPU collated an extensive range of supporting evidence that demonstrates the housing requirement over the JLDP period and has also identified the necessary infrastructure required to support the development. The sites allocated within the plan are consistent with the overall plan Strategy and are deliverable within the plan period to enable the JLDP to meet the identified housing needs of the plan area up to 2026.</p> <p>Furthermore, the Deposit Plan contains a suite of policies and supporting text that explains how development will be</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
				Llanfairpwll LL61 5YY OS GRID REF. SH 53536 72021 (see comment 1109)	managed within the areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Councils' requirement to mitigate potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive areas or rural locations. Recommendation It is considered that the JLDP meets the tests of soundness without the need for the removal of the site. Therefore, the proposed change is not considered necessary No Change
1359	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	POLICY TAI15, T37 - Land near Penmynydd Road, Llanfairpwll	Support	* This site has planning permission as such we have no further comment to make	Note the Support Recommendation No Change
723	Mr & Mrs Brooke [3081]	Map 14 - Llanfairpwll	Support	it is considered that the land allocated for housing within the Local Service Centre of Llanfairpwll should remain within the Local Development Plan. The site adjoins the current UDP boundary along its northern boundary and also adjoins the settlement's built form in terms of the	Not Accepted The representation seeks the inclusion of a new site not included within the Deposit Plan. Having considered the policy context, Plan strategy, the JLDP provision, and other relevant material factors, it is considered that there is no demonstrable need to

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
				residential properties of Y Wern estate. The site forms a logical and sustainable extension to the settlement with the A55 creating a physical boundary preventing intrusion into the open countryside.	<p>include the site within the Plan.</p> <p>Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs.</p> <p>Recommendation The inclusion of the site is therefore not considered necessary to ensure the soundness of the JLDP.</p> <p>No Change</p>
1109	Mr TC Roberts [3231]	Map 14 - Llanfairpwll	Object	<p>Site T36 is not the optimum housing site for the settlement of Llanfairpwll because:</p> <ol style="list-style-type: none"> 1. In locational terms it is not the most sustainable 2. In locational terms it is not the most accessible 3. The Alternative Site now available and proposed at 2d, was not proposed as a Candidate Site 4. The Deposit Plan is unsound if it does not consider and accept the Alternative 	<p>Not Accepted</p> <p>The representation seeks the inclusion of a new site not included within the Deposit Plan. Having considered the policy context, Plan strategy, the JLDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan.</p> <p>Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
				<p>Site.</p> <p>Site T36 should be omitted in favour of the Alternative Site now available and proposed at: Land at Lon Refail, Llanfairpwll, LL61 5YY, OS Grid Ref: SH53536 72021</p>	<p>manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs.</p> <p>Recommendation The inclusion of the site is therefore not considered necessary to ensure the soundness of the JLDP.</p> <p>No Change</p>
1388	Mr & Mrs Brooke [3081]	Map 14 - Llanfairpwll	Object	<p>We wish to propose an extension to the allocated site on land adjacent to Bryn Eira for housing. Part of the site has been allocated for housing within the centre of Llanfairpwll to accommodate 30 units. It is considered that extending the allocated site to include fields to the east would ensure that the level of housing is maintained over the plan period and would ensure that there is sufficient land within the boundary to accommodate for the identified housing need.</p>	<p>Not Accepted The representation seeks the inclusion of a new site not included within the Deposit Plan. Having considered the policy context, Plan strategy, the JLDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan.</p> <p>Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
					<p>LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs.</p> <p>Recommendation The inclusion of the site is therefore not considered necessary to ensure the soundness of the JLDP.</p> <p>No Change</p>

15) Menai Bridge

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
1360	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	POLICY TAI15, T38 - Ty Mawr, Menai Bridge	Support	* This site has planning permission as such we have no further comment to make.	<p>Note the Support</p> <p>Recommendation</p> <p>No Change</p>
1361	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	POLICY TAI15, T39 - Tyddyn Mostyn, Menai Bridge	Support	* This site has planning permission as such we have no further comment to make.	<p>Note the Support</p> <p>Recommendation</p> <p>No Change</p>
1362	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	POLICY TAI15, T40 - Land near Lôn Gamfa, Menai Bridge	Object	<p>* A water supply can be provided to serve this site.</p> <p>* The public sewerage network can accept the potential foul flows from the proposed development site.</p> <p>* The proposed growth being promoted</p>	<p>Comments Noted The Councils will continue to engage with DCWW at the planning application stage.</p> <p>Recommendation No change is required to address the</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
				within the catchment area of Treborth WwTW would require improvements at the treatment works which would need to be funded through our Asset Management Plan or potentially earlier through developer contributions.	matters raised. No Change
927	Mr & Mrs Brooke [3081]	Map 15 - Menai Bridge	Object	We wish to propose a site off Mount Street be included in the development boundary of Menai Bridge. The site is identified as being located immediately adjoining the development boundary in 3 directions. The proposed inclusion of the site within the development boundary will assist in providing windfall sites to accommodate the housing need over the plan period. It is considered that the site would form a reasonable extension to the development boundary sensitively infilling a small gap between existing housing to accommodate the identified housing need.	Accepted Development boundaries are drawn around the urban form of settlements. This site forms a natural rounding off the development boundary. Recommendation To ensure the internal consistency of the plan the development boundary should be amended to include the site. Focussed Change NF?
1017	Watkin Jones (Mr Stuart Hardy) [3159]	Map 15 - Menai Bridge	Object	Land adj Tyddyn Isaf. The above information, which is supplemented by a comprehensive sustainability appraisal of the site, indicates that the site is suitable for housing and should be included as a candidate/allocated site within the JLDP. The site is accessible, available, deliverable and developable and can help Anglesey/Gwynedd meet its housing requirements throughout the plan period. It is therefore considered to be appropriate to be brought forward due to its highly sustainable location in Menai	Not Accepted The representation seeks the inclusion of a new site not included within the Deposit Plan. Having considered the policy context, Plan strategy, the JLDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
				Bridge, which is recognised within the JLDP as a priority area for development.	<p>including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs.</p> <p>Recommendation The inclusion of the site is therefore not considered necessary to ensure the soundness of the JLDP.</p> <p>No Change</p>
1018	Watkin Jones (Mr Stuart Hardy) [3159]	Map 15 - Menai Bridge	Object	<p>Pentraeth Automotive, Henffordd, Menai Bridge. The above information, which is supplemented by a comprehensive sustainability appraisal of the site, indicates that the site is suitable for other uses, preferably for housing (or leisure/retail) and should be included as a candidate/allocated site within the JLDP.</p> <p>The site is brownfield land and as such the principle of built development has already been established. Whilst the site is not currently available, there is reasonable prospect that it would become available in the future. The site is deliverable and developable and can help Anglesey/Gwynedd meet to development requirements.</p>	<p>Not Accepted The representation seeks the inclusion of a new site not included within the Deposit Plan. Having considered the policy context, Plan strategy, the JLDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan.</p> <p>Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
					<p>the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs.</p> <p>Recommendation The inclusion of the site is therefore not considered necessary to ensure the soundness of the JLDP.</p> <p>No Change</p>
1157	Cadnant Planning (Mr Rhys Davies) [1366]	Map 15 - Menai Bridge	Object	<p>Land opp Tafarn Four Crosses, Menai Bridge. We wish to object to the development boundary of Menai Bridge. We wish to propose a site on land to the north-west of the Four Crosses Roundabout to be included within the development boundary of Menai Bridge for the allocation of mixed use development on the site is considered to be deliverable due to the site's merits of being located in a popular, accessible and sustainable location, having excellent social and transport links with the nearby regional centre of Bangor.</p>	<p>Not Accepted The representation seeks the inclusion of a new site not included within the Deposit Plan. Having considered the policy context, Plan strategy, the JLDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan.</p> <p>Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs.</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
					<p>Recommendation The inclusion of the site is therefore not considered necessary to ensure the soundness of the JLDP.</p> <p>No Change</p>

16) Pentraeth

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
1159	Cadnant Planning (Mr Rhys Davies) [1366]	Map 16 - Pentraeth	Object	<p>Meithrinfa Pentraeth Nursery, Pentraeth. Pentraeth has been categorised as a Local Service Centre under Policy TAI15. It is identified within Strategic Policy PS15 that at least 20% of the plan's growth is located within Local Service Centres. However, no land has been allocated within Pentraeth for housing. It is considered that there is an over-reliance on windfall sites with the LDP. It is not considered that there is sufficient landbank within the development boundary to accommodate the identified housing need. Therefore, we wish to propose a brownfield site at Pentraeth Nursery to be included within the development plan and allocated for housing.</p>	<p>Not Accepted The representation seeks the inclusion of a new site not included within the Deposit Plan. Having considered the policy context, Plan strategy, the JLDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan.</p> <p>Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs.</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
					<p>Recommendation The inclusion of the site is therefore not considered necessary to ensure the soundness of the JLDP.</p> <p>No Change</p>
1160	Cadnant Planning (Mr Rhys Davies) [1366]	Map 16 - Pentraeth	Object	<p>Land at Glanrafon, Pentraeth. Pentraeth has been categorised as a Local Service Centre under Policy TAI15. It is identified within Strategic Policy P1S15 that at least 20% of the plan's growth is located within Local Service Centres. However, no land has been allocated within Pentraeth for housing. It is considered that there is an over-reliance on windfall sites within the Local Development Plan. It is not considered that there is sufficient landbank within the development boundary to accommodate the identified housing need. We wish to propose the Glanrafon site for inclusion in the development boundary and allocated for housing.</p>	<p>Not Accepted The representation seeks the inclusion of a new site not included within the Deposit Plan. Having considered the policy context, Plan strategy, the JLDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan.</p> <p>Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs.</p> <p>Recommendation The inclusion of the site is therefore not considered necessary to ensure the soundness of the JLDP.</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
					No Change

17) Rhosneigr

- No Representations

18) Valley

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
1363	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	POLICY TAI15, T41 - Former Cattle Market site, Valley	Support	<p>* A water supply can be provided to serve this site.</p> <p>* The public sewerage network can accept the potential foul flows from the proposed development site.</p> <p>* Holyhead Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed growth figures.</p>	<p>Note the Support</p> <p>Recommendation</p> <p>No Change</p>
1045	Strutt and Parker (Jo Remond) [3188]	Map 18 - Valley	Object	<p>Land adj Bryn Derwen, Valley. The Authority needs to increase the level of housing than currently planned for to meet expected housing need. For example, in order to meet the needs of Wylfa construction workers, a degree of whom are likely to permanently relocate to Anglesey. There are a number of smaller sustainable settlements, including Valley/Gorad which have the capacity to accommodate more growth than currently planned for.</p>	<p>Not Accepted</p> <p>The representation seeks the inclusion of a new site not included within the Deposit Plan. Having considered the policy context, Plan strategy, the JLDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan.</p> <p>Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
					<p>manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs.</p> <p>Recommendation The inclusion of the site is therefore not considered necessary to ensure the soundness of the JLDP.</p> <p>No Change</p>

19) Barmouth

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
978	Mr Rob Bonser [3143]	Map 19 - Barmouth	Object	There are serious errors in the judgements and methods used to calculate the urban capacity for Barmouth detailed in Topic Paper 6 resulting in a significant and inappropriate reliance on the conversion of existing large houses and commercial properties and the contribution of the empty homes strategy. The inclusion of this brownfield site, which has been the subject of previous planning consents for	<p>Accepted Development boundaries are drawn around the urban form of settlements. The land in question is considered to be part of Barmouth's urban form.</p> <p>Recommendation To ensure the internal consistency of the plan the development boundary should be amended to include the land in question.</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
				residential development, within the development boundary for Barmouth, would help support and achieve the required indicative windfall provision of 81 dwelling units in Policy TAI15. Redrafting of the development boundary for Barmouth indicated on Inset Map 19 to include this site.	Focussed Change NF123
1387	Mr Bruce Davies [3305]	Map 19 - Barmouth	Object	<p>The land for which Planning Permission was granted on the 1st July 2009 whilst the Unitary Development Plan was still current (and is to the present day) should be re-included within the Development Boundary for Barmouth.</p> <p>The land met Planning Policy requirements at that time and thus must hold to be in accord with policies at present time since the UDP had not yet been superseded by the LDP.</p> <p>Barmouth has been identified in the LDP consultation process as requiring 27 no. dwellings to fulfil its housing requirements for the term of the LDP. This site represents a parcel of land that was previously considered suitable for development under the UDP but would also meet planning windfall criteria.</p>	<p>Not Accepted</p> <p>The representation seeks the inclusion of a new site not included within the Deposit Plan. Having considered the policy context, Plan strategy, the JLDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan.</p> <p>Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs.</p> <p>Recommendation</p> <p>The inclusion of the site is therefore not considered necessary to ensure the</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
					<p>soundness of the JLDP.</p> <p>No Change</p>
1707	Cyngor Tref Abermaw (Ms Sue Phillips) [3318]	Map 19 - Barmouth	Object	<p>As planning permission for two dwellings has previously been approved on this land, and in light of the fact that some 90 new dwellings are recommended for the Barmouth area (a number which may not be achieved within the existing time frame), the Town Council is in unanimous agreement that the area of land owned by Mr Evans (adjacent to his home, and previously having been granted planning permission for two dwellings) should be included within the development area.</p>	<p>Not Accepted</p> <p>The representation seeks the inclusion of a new site not included within the Deposit Plan. Having considered the policy context, Plan strategy, the JLDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan.</p> <p>Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs.</p> <p>Recommendation</p> <p>The inclusion of the site is therefore not considered necessary to ensure the soundness of the JLDP.</p> <p>No Change</p>

20) Abersoch

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
953	Emlyn Williams [2153]	Map 20 - Abersoch	Object	<p>I submit that part of the land shown on the proposal map under reference SP352 should be included as land suitable for housing in the future. It is not an encroachment into open countryside but would in fact be infill between already existing housing areas. The benefit from existing mains services and access to the adjoining highway. It is well sheltered and would not be detrimental to the visual amenity. Development would support local employment and residential need. Test of soundness (CE2) - The strategy, policies and allocations are not realistic and appropriate having considered the relevant alternatives.</p> <p>Extend the development boundary to include land as shown on the attached plan.</p>	<p>Not Accepted</p> <p>The representation seeks the inclusion of a new site not included within the Deposit Plan. Having considered the policy context, Plan strategy, the JLDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan.</p> <p>Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs.</p> <p>Recommendation</p> <p>The inclusion of the site is therefore not considered necessary to ensure the soundness of the JLDP.</p> <p>No Change</p>
956	Mr Rod Thompson [3125]	Map 20 - Abersoch	Object	<p>The settlement boundary drawn on the inset map for Abersoch splits the curtilage of the property (shown edged</p>	<p>Not Accepted</p> <p>It is considered that the Deposit Plan identifies sufficient, deliverable and</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
				<p>red on the attached plan) into two. It is illogical that half of the curtilage of the property should be excluded from the settlement boundary particularly when it is adjoined on three sides by residential development that lie within the settlement boundary and on the fourth side by the Cors Llyferin SSSI where further expansion of the settlement would not be permitted.</p> <p>Modification of the Settlement Boundary for Abersoch as indicated on the attached plan</p>	<p>appropriate housing land in the area and the proposed change is not considered required to ensure the soundness of the plan.</p> <p>Recommendation Amending the development boundary is not considered necessary to ensure the soundness of the Plan.</p> <p>No Change</p>
1026	Mr Daniel Bufton [321]	Map 20 - Abersoch	Object	<p>Extend the village boundary along Lon Garmon for the following reasons:</p> <ul style="list-style-type: none"> * Not enough plots available to build the further dwellings in Abersoch * Strong demand for local housing in and around the Abersoch area. * The site is a sustainable, feasible, suitable and a deliverable site, free of development constraints such as issues with drainage, access & flooding. * Form a sensible development boundary as is adjoining to the existing building line. * The site is on a major public transport (bus) route and within close proximity, therefore walking distance of all of Abersoch's amenities, shops, school, banks, etc. * The site is NOT within the AONB, but a conservation area 	<p>Not Accepted It is considered that the Deposit Plan identifies sufficient, deliverable and appropriate housing land in the area and the proposed change is not considered required to ensure the soundness of the plan.</p> <p>Recommendation Amending the development boundary is not considered necessary to ensure the soundness of the Plan.</p> <p>No Change</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
				* There is good access.	
1027	Mr Alex Badley [255]	Map 20 - Abersoch	Object	<p>Whilst we acknowledge and support the identification of Abersoch as a Local Service Centre, we object to Policy TA15 on the grounds that no sites are identified as housing land allocations within the settlement. We also object on the grounds that the site promoted (Hen Dy Farm - SP 830) is excluded from the schedule of housing allocations under this policy.</p> <p>We contend that insufficient provision is made in the local service centre of Abersoch as there is limited scope within the existing settlement boundary to provide for local housing needs, including affordable housing.</p> <p>By not providing for necessary growth in such a sustainable settlement the Deposit Plan fails Test of Soundness C2 and CE2.</p> <p>The site in question should be allocated for 90 dwellings in subsequent Focused Changes. This would be of a scale compatible with the role and function of Abersoch and its status as a Local Service Centre.</p>	<p>Not Accepted</p> <p>The representation seeks the inclusion of a new site not included within the Deposit Plan. Having considered the policy context, Plan strategy, the JLDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan.</p> <p>Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs.</p> <p>Recommendation</p> <p>The inclusion of the site is therefore not considered necessary to ensure the soundness of the JLDP.</p> <p>No Change</p>
1292	Council for the Protection of Rural Wales (Mr Noel Davey) [1169]	Map 20 - Abersoch	Object	We question whether 65 windfall/infill sites could be found within the village development boundary of Abersoch and would prefer a suitable housing site to be	<p>Not Accepted</p> <p>The representation seeks the inclusion of a new site not included within the Deposit Plan. Having considered the policy context,</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
				identified. If there is evidence of genuine need for additional affordable/local housing on this scale, then in principle we would support use of SP830 (south) adjacent to the village boundary in the west. We would oppose other candidate site proposals on the Sarn Bach road and in Machroes further from the village boundary, or in Mynytho, principally on grounds of adverse landscape impact.	<p>Plan strategy, the JLDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan.</p> <p>Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs.</p> <p>Recommendation The inclusion of the site is therefore not considered necessary to ensure the soundness of the JLDP.</p> <p>No Change</p>

21) Bethesda

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
1635	Dwr Cymru Welsh Water (Mr Dewi	POLICY CYF1, C17 - Felin Fawr, Bethesda	Support	* Our local water network should be sufficient to provide the domestic water	Note the Support

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
	Griffiths) [2680]			<p>demands required to serve this development area.</p> <p>* Potential developers need to be aware that the site is crossed by a sewer. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights to access its apparatus at all times. Protection measures in respect of these assets will be required either in the form of an easement width or a possible diversion of the asset.</p> <p>* Tregarth Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed growth figure allocated for this catchment area</p>	<p>Recommendation</p> <p>No Change</p>
1200	RCH Douglas Pennant [3070]	Map 21 - Bethesda	Object	<p>We do not believe that there is sufficient existing land bank and windfall sites within the Bethesda development boundary to meet the indicative level of growth. A wider settlement boundary should be drawn to include the land adj Maes Coetmor site which was within the UDP development boundary.</p>	<p>Not Accepted</p> <p>The representation seeks the inclusion of a new site not included within the Deposit Plan. Having considered the policy context, Plan strategy, the JLDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan.</p> <p>Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
					<p>new settlement or the suggested alternative site to deliver the identified housing and employment needs.</p> <p>Recommendation The inclusion of the site is therefore not considered necessary to ensure the soundness of the JLDP.</p> <p>No Change</p>

22) Criccieth

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
1085	Cyfoeth Naturiol Cymru / Natural Resource Wales (Ymgynhoriadau Cynllunio) [1521]	POLICY TAI15, T42 - Land near North Terrace, Criccieth	Object	Although, the site is not identified as being within a flood risk zone, NRW is aware of a history of flooding from the Afon Cwrt which flows through the site. The river enters a culvert at the bottom of the site, and any blockage of the screen could increase flood risk. Due to the steep nature of the land, it is unlikely that flooding would affect a large proportion of the site. However, NRW would expect any planning application to be supported by a Flood Consequence Assessment to ensure that development is adequately protected.	<p>Comments Noted The Councils will continue to engage with DCWW at the planning application stage.</p> <p>Recommendation No change is required to address the matters raised.</p> <p>No Change</p>
1364	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	POLICY TAI15, T42 - Land near North Terrace, Criccieth	Object	<p>* A water supply can be provided to serve this site.</p> <p>* Potential developers need to be aware that the site is crossed by a sewer and</p>	<p>Comments Noted The Councils will continue to engage with DCWW at the planning application stage.</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
				<p>protection measures in the form of easement widths or a diversion of the pipe would be required, which may impact upon the housing density achievable on site.</p> <p>* The proposed growth being promoted for this settlement may require improvements at Criccieth Wastewater Treatment Works (WwTW) which would need to be funded through our Asset Management Plan or potentially earlier through developer contributions.</p>	<p>Recommendation No change is required to address the matters raised.</p> <p>No Change</p>
1380	Mr Maldwyn Evans [2619]	Map 22 – Criccieth	Object	<p>We live at Helidon, L.on Merllyn, Criccieth and have a protected open space area as per the deposit plan in our garden.</p> <p>A number of houses have been built either side of the garden e.g. "Broadlands" "Fern Dell" and a number of houses have been built over the last few years on the opposite side of the A497 in Morannedd.</p> <p>The garden can only be seen by high sided vehicles from the main road. There is also a separate access to the garden from the right hand side of the property.</p> <p>Delete the protected open space status.</p>	<p>Accepted Curtilage of garden with no public recreational value</p> <p>Recommendation Remove protected open space status.</p> <p>Focussed Change NF124</p>

23) Llanberis

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
1365	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	POLICY TAI15, T43 - Land near Victoria Hotel, Llanberis	Support	<ul style="list-style-type: none"> * A water supply can be provided to serve this site. * The public sewerage network can accept the potential foul flows from the proposed development site. * Llanberis Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed growth figure allocated for this catchment area. 	<p>Note the Support</p> <p>Recommendation</p> <p>No Change</p>
377	North Wales Wildlife Trust (Mr Chris Wynne) [2626]	POLICY TAI15, T44 - Land near Tŷ Du Road, Llanberis	Object	This area is also a woodland local WS	<p>Comment Noted</p> <p>The site has planning permission and development has started. Biodiversity issues were discussed and mitigated during the planning application stage.</p> <p>Recommendation</p> <p>No change is required to address the matters raised.</p> <p>No Change</p>
1366	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	POLICY TAI15, T44 - Land near Tŷ Du Road, Llanberis	Support	* This site has planning permission as such we have no further comment to make.	<p>Note the Support</p> <p>Recommendation</p> <p>No Change</p>
917	Ann Sweeney [2052]	Map 23 - Llanberis	Object	<p>This area would be ideal for families having gardens and walking to the school and village. The road at Church Lane could be easily widened on my land to provide passing, parking and the building of some new houses (A small number).</p> <p>I would like to see the boundary</p>	<p>Not Accepted</p> <p>The representation seeks the inclusion of a new site not included within the Deposit Plan. Having considered the policy context, Plan strategy, the JLDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan.</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
				extended to include this area and allow for people to have small and affordable house in a very pleasant rural area , with lots of space around. Llanberis is a thriving village and we need to provide for our young people. (CE4).	<p>Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs.</p> <p>Recommendation The inclusion of the site is therefore not considered necessary to ensure the soundness of the JLDP.</p> <p>No Change</p>
995	John M Prydderch Roberts [3157]	Map 23 - Llanberis	Object	The Boundary for Llanberis does not extend enough as it has not taken into account my proposed site which falls well within the Village boundary and is not within the Countryside. The site is immediately opposite an area of residential development and is placed within two main roads. The site is not a Greenfield site but a Brownfield site and very suitable for development. I understand for the settlement of Llanberis Indicative additional number of housing required is 53 to 2026 therefore,	<p>Accepted Agree that the site forms part of the settlement's built form and its inclusion within the development boundary would: provide sufficient flexibility within the Plan to achieve the indicative windfall figure for Llanberis; align with the Plan's spatial strategy; and ensure the internal consistency of the Plan.</p> <p>Recommendation Amend Development boundary to include the land in question.</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
				additional suitable sites in Llanberis is limited therefore not to be missed. To include my suggested site as per enclosed map	Focussed Change NF125
1672	Guy (Paddy) Smith [2101]	Map 23 - Llanberis	Object	The community of Llainwen, Tŷ Du Road and Yankee Street have extreme concern about the proposed inclusion of site SP427 as a suitable housing development site in the joint local development plan. Whilst we note and agree with your consideration at review that access to this site and ensuring traffic and parking problems it will cause are prohibitive to its success, we would like to add in objection the well known and recorded history of this site as a flood plain. We feel this is also prohibitive to its development and subsequent property insurance issues.	Not Accepted Site is not included in the JDLP. Recommendation No change necessary as the site is not included within the Deposit Plan. No Change

24) Llanrug

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
1367	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	POLICY TAI15, T45 - Church Field, Llanrug	Support	* This site has planning permission as such we have no further comment to make	Note the Support Recommendation No Change
1295	Mr Ian Trevor [2930]	POLICY TAI15, T46 - Land near Rhythallt Road, Llanrug	Object	Land opposite former Hafod garage, Llanrug: proposed housing allocation & inclusion within development boundary	Not Accepted The representation seeks the inclusion of a new site not included within the Deposit

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
				<p>of Llanrug.</p> <p>* Proposed site is a sustainable development proposal.</p> <p>* The suggested site is an appropriate addition to the settlement, and would perform better against the LDP's criteria than site T46.</p> <p>Deletion of housing allocation T46</p>	<p>Plan. Having considered the policy context, Plan strategy, the JLDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan.</p> <p>Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs.</p> <p>Recommendation The inclusion of the site is therefore not considered necessary to ensure the soundness of the JLDP.</p> <p>No Change</p>
1368	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	POLICY TAI15, T46 - Land near Rhythallt Road, Llanrug	Support	* This site has planning permission as such we have no further comment to make	<p>Note the Support</p> <p>Recommendation</p> <p>No Change</p>
981	Cyngor Cymuned Llanrug. (Mr Meirion Jones) [3134]	Map 24 - Llanrug	Support	At a recent meeting of the Community Council, Councillor Charles Jones explained the amendments to the above	<p>Note the Support</p> <p>Recommendation</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
				<p>Plan and that he, as a Local Member, was very happy with the amendments. This was endorsed unanimously by the Community Council and I was requested to contact you to express the Community Council's satisfaction with the plan and to express gratitude to you for considering local concerns.</p> <p>The Council intends to contact you again in future to express their views on the type of housing they are eager to see being approved in Llanrug.</p>	No Change
1011	Mr D M Price [274]	Map 24 - Llanrug	Object	<p>I wish to submit an alternative site for consideration in the plan for the village of Llanrug.</p> <p>This land was located within the development boundary of Llanrug in the consultative version of the Unitary Development Plan in 2002 which in my opinion acknowledges the suitability of the site to be included as an alternative site.</p> <p>The site is located in the centre of the village, adjacent to the Minffordd estate which means that the sewerage infrastructure and the mains water and electricity systems are conveniently located for the site.</p> <p>There is a lack of affordable housing in the village and the document notes that</p>	<p>Not Accepted</p> <p>The representation seeks the inclusion of a new site not included within the Deposit Plan. Having considered the policy context, Plan strategy, the JLDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan.</p> <p>Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
				there is a need for 14 extra units. I believe that it is crucially important for the sustainability of Welsh communities that there is sufficient affordable housing provision for local people to enable them to remain within their localities.	<p>housing and employment needs.</p> <p>Recommendation The inclusion of the site is therefore not considered necessary to ensure the soundness of the JLDP.</p> <p>No Change</p>
1123	Mr Ian Trevor [2930]	Map 24 - Llanrug	Object	<p>Land opposite former Hafod garage, Llanrug: proposed housing allocation & inclusion within development boundary of Llanrug in place of T46.</p> <p>* Proposed site is a sustainable development proposal. * The suggested site is an appropriate addition to the settlement, and would perform better against the LDP's criteria than site T46.</p>	<p>Not Accepted The representation seeks the inclusion of a new site not included within the Deposit Plan. Having considered the policy context, Plan strategy, the JLDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan.</p> <p>Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs.</p> <p>Recommendation The inclusion of the site is therefore not considered necessary to ensure the</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
					soundness of the JLDP. No Change

25) Nefyn

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
1369	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	POLICY TAI15, T47 - Land near Helyg, Nefyn	Object	<p>* A water supply can be provided to serve this site.</p> <p>* There are isolated incidents of flooding in the public sewerage system that will need to be resolved to allow development to proceed. Potential developers can either wait for DCWW to resolve the flooding, subject to funding being approved by our regulator Ofwat, or progress the improvements through the sewerage requisition provisions of the Water Industry Act 1991 or S106 of the Town & Country Planning Act 1990.</p> <p>* Nefyn Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed growth figure allocated for this catchment area.</p>	<p>Note the Support Recommendation</p> <p>No Change</p>
1370	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	POLICY TAI15, T48 - Former Allotments, Nefyn	Support	<p>* This site has planning permission as such we have no further comment to make.</p>	<p>Note the Support Recommendation</p> <p>No Change</p>
719	Council for the Protection of Rural Wales (Mr Noel	Map 25 - Nefyn	Object	<p>27.1 We have no objection to site T47 which involves a logical extension to the eastern boundary of the town. There is</p>	<p>Not Accepted</p> <p>The representation seeks the inclusion of a new site not included within the Deposit</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
	Davey) [1169]			no explanation of why land near the Holborn Estate included in the GUDP for housing has been deleted and the boundary redrawn. Similarly, an isolated development area to the south east of the town in the GUDP has been deleted from JLDP.	<p>Plan. Having considered the policy context, Plan strategy, the JLDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan.</p> <p>Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs.</p> <p>Recommendation The inclusion of the site is therefore not considered necessary to ensure the soundness of the JLDP.</p> <p>No Change</p>
1040	Lord Newborough [3187]	Map 25 - Nefyn	Object	The proposed allocation of alternative site known as Land at Nefyn (East of Y Fron) for 16 residential units. Site is supported for the following reasons: Deliverability - Positive Planning. Allocated Housing Numbers Development Principle Opportunities and Constraints - As	<p>Not Accepted The representation seeks the inclusion of a new site not included within the Deposit Plan. Having considered the policy context, Plan strategy, the JLDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan.</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
				<p>attached at Appendix 1 Indicative Masterplan - As attached at Appendix 2 Positive Sustainability Appraisal</p> <p>Allocation of additional site known as Land at Nefyn (East of Y Fron) to provide 16 residential units as indicated on the Opportunities and Constraints Plan. A Sustainability Appraisal has been carried out and is included in the supporting documentation.</p>	<p>Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs.</p> <p>Recommendation The inclusion of the site is therefore not considered necessary to ensure the soundness of the JLDP.</p> <p>No Change</p>
1041	Lord Newborough [3187]	Map 25 - Nefyn	Object	<p>The proposed allocation of alternative site known as Site South of Nefyn off A497 for 16 residential units. Site is supported for the following reasons: Deliverability - Positive Planning. Allocated Housing Numbers Development Principle Opportunities and Constraints - As attached at Appendix 1 Indicative Masterplan - As attached at Appendix 2 Positive Sustainability Appraisal</p>	<p>Not Accepted The representation seeks the inclusion of a new site not included within the Deposit Plan. Having considered the policy context, Plan strategy, the JLDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan.</p> <p>Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
				Allocation of additional site known as Site South of Nefyn off A497 to provide 16 residential units as indicated on the Opportunities and Constraints Plan. A Sustainability Appraisal has been carried out and is included in the supporting documentation.	<p>including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs.</p> <p>Recommendation The inclusion of the site is therefore not considered necessary to ensure the soundness of the JLDP.</p> <p>No Change</p>

26) Penrhyndeudraeth

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
1371	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	POLICY TAI15, T49 - Canol Cae, Penrhyndeudraeth	Object	<ul style="list-style-type: none"> * A water supply can be provided to serve this site. * The public sewerage network can accept the potential foul flows from the proposed development site. * The foul flows would lead to Penrhyndeudraeth Pumping Station (SPS) and an assessment of this SPS may be needed to establish whether the flows can be accommodated or whether improvements to the SPS will be required to allow development to proceed. 	<p>Comments Noted The Councils will continue to engage with DCWW at the planning application stage.</p> <p>Recommendation No change is required to address the matters raised.</p> <p>No Change</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
				* Penrhyndeudraeth Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed growth figure allocated for this catchment area.	
1372	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	POLICY TAI15, T50 - Land near former Bron Garth Hospital, Penrhyndeudraeth	Object	<p>* A water supply can be provided to serve this site.</p> <p>* The public sewerage network can accept the potential foul flows from the proposed development site.</p> <p>* The foul flows would lead to Penrhyndeudraeth Pumping Station (SPS) and an assessment of this SPS may be needed to establish whether the flows can be accommodated or whether improvements to the SPS will be required to allow development to proceed.</p> <p>* Penrhyndeudraeth Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed growth figure allocated for this catchment area.</p>	<p>Comments Noted The Councils will continue to engage with DCWW at the planning application stage.</p> <p>Recommendation No change is required to address the matters raised.</p> <p>No Change</p>
1373	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	POLICY TAI15, T51 - Land near Canol Cae, Penrhyndeudraeth	Object	<p>* A water supply can be provided to serve this site.</p> <p>* The public sewerage network can accept the potential foul flows from the proposed development site.</p> <p>* The foul flows would lead to Penrhyndeudraeth Pumping Station (SPS) and an assessment of this SPS may be needed to establish whether the flows can be accommodated or whether improvements to the SPS will be required to allow development to proceed.</p>	<p>Comments Noted The Councils will continue to engage with DCWW at the planning application stage.</p> <p>Recommendation No change is required to address the matters raised.</p> <p>No Change</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
				* Penrhyndeudraeth Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed growth figure allocated for this catchment area.	
1430	Cyngor Tref Penrhyndeudraeth (Mr Glyn Roberts) [1261]	Map 26 - Penrhyndeudraeth	Object	<p>Porthmadog's needs should not be satisfied in Penrhyndeudraeth because:</p> <ul style="list-style-type: none"> * Motoring difficulties along streets, which will be exacerbated anyway when Pont Briwet is completed; * Parking is a major problem; * No room to expand the school; * Create difficulties to gain access to the surgery car park, where an accident occurred in 2015. <p>Intense consideration needs to be given to these spatial and traffic issues.</p>	<p>Not Accepted</p> <p>Although Porthmadog is defended against flooding, large parts of the settlement are categorised as being within Zone C1. A core function of the Plan is to ensure that all development is sustainable, having regard to the implications of addressing climate change. Development proposals that would lead to a reduction in floodplain storage capacity or impede flood flows are strongly discouraged. On this basis and the lack of alternative sites beyond the flood risk area, the Plan cannot allocate land for housing in Porthmadog.</p>
1437	Cyngor Gwynedd (Cyng/Counc Gareth Thomas) [402]	Map 26 - Penrhyndeudraeth	Object	<p>I object to the fact that Penrhyndeudraeth has to absorb more housing units because Porthmadog is unable to accept its quota of housing. I understand the reason for this, in that Porthmadog is in an area at risk of flooding. But the requirement that adjoining towns like Penrhyndeudraeth and Criccieth accept additional housing is completely unacceptable for a number of reasons, which includes: capacity of streets to deal with extra traffic, capacity of Ysgol Cefn Coch, the surgery and car park, as well as doubt about the suitability and therefore the viability of sites allocated for housing.</p>	<p>Criccieth and Penrhyndeudraeth have been chosen after taking into account a range of factors. Both Local Service Centres have good transport links with Porthmadog and each one has a good level of services that provide their residents the opportunity to walk to them to satisfy their everyday requirements, thus reducing the need for journeys to Porthmadog.</p> <p>Recommendation</p> <p>The JPPU commissioned Ymgynghoriaeth Gwynedd Consultancy to undertake a stage 2 Strategic Flood Consequences</p>

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					<p>Assessment for Porthmadog so that the Unit could address objections 1430 and 1437 and therefore ascertain whether there were any development opportunities in Porthmadog that would align with the requirements of TAN15. The SFCA2 concluded that the accessible sites for development in the town were all subject to flood risk. As indicated in section 3 of this report the Deposit Plan contains a suite of policies and supporting text that explains how development will be managed within the areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Councils' requirement to mitigate potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive areas or rural locations.</p> <p>No Change</p>
1669	Mr Geraint Evans [2855]	Map 26 - Penrhyndeudraeth	Object	We object to the development boundary which runs through the centre of our property. The stable is outside the development boundary and the line of the boundary does not follow any physical or visual line to the south of the buildings. This will lead to uncertainty	<p>Accepted in Part Development boundaries are drawn around the urban form of settlements. Agree that the stable forms parts of the settlement's built form.</p> <p>Recommendation: To ensure the internal</p>

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				when assessing policy and will reduce the option to extend the B&B enterprise. As a listed building there is an opportunity to change the use of the stable to safeguard the building for the future. The entire property is considered to be an essential part of the town and its built form. According to our Sustainability Appraisal the site is suitable to be included within the development boundary.	consistency of the plan the development boundary should be amended to include the stable but the remainder of the garden should not be included as the plan follows physical boundaries, where possible, and not land ownership. Focussed Change NF126

27) Penygroes

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
370	North Wales Wildlife Trust (Mr Chris Wynne) [2626]	POLICY TAI15, T52 - Land near Maes Dulyn, Penygroes	Object	This area includes part of a local WS	Comment Noted The western side of the allocation is identified as a Candidate Wildlife site. Discussions with the Biodiversity Unit state that this field does not contain a habitat of high value but there is a hedge ditch which is worth retaining. Recommendations In lieu of comments from the Biodiversity Unit no change is required to plan No Change
371	North Wales Wildlife Trust (Mr Chris Wynne) [2626]	POLICY TAI15, T52 - Land near Maes Dulyn, Penygroes	Object	This area includes part of a local WS	
1374	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	POLICY TAI15, T52 - Land near Maes Dulyn, Penygroes	Support	A water supply can be provided to serve this site. Potential developers need to be aware that the site is crossed by a water	Note the Support Recommendation

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
				main and protection measures in the form of easement widths or a diversion of the pipe would be required, which may impact upon the housing density achievable on site. Potential developers need to be aware that the site is crossed by a sewer and protection measures in the form of easement widths or a diversion of the pipe would be required, which may impact upon the housing density achievable on site. Llanllyfni Wastewater Treatment Works (WwTW) can accommodate	No Change
925	Mr Malcolm Love [3106]	Map 27 - Penygroes, Gwynedd	Object	<p>I object to the plan as I want the land behind Maes Llyn (No:854, map inset 27) to be included within the development boundary in order to build a house on it. I live in a small terraced house in Penygroes and need a larger house in order to accommodate my growing family. It is currently impossible for me to purchase another house in the area because they are out of my price range. The land behind Maes Llyn is in an ideal location for building a house without extending the development boundary out of Penygroes, by infilling between the Cefn Faes houses and the Penygroes Factory.</p> <p>I wish to see changes made to the deposit plan to include land 854 (map inset 27) in the dwelling boundary.</p>	<p>Not Accepted</p> <p>The representation seeks the inclusion of a new site not included within the Deposit Plan. Having considered the policy context, Plan strategy, the JLDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan.</p> <p>Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
					<p>housing and employment needs.</p> <p>Recommendation The inclusion of the site is therefore not considered necessary to ensure the soundness of the JLDP.</p> <p>No Change</p>

28) Tywyn

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
1375	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	POLICY TAI15, T53 - Sŵn y Tonnau, Tywyn	Support	* This site has planning permission as such we have no further comment to make.	<p>Note the Support</p> <p>Recommendation</p> <p>No Change</p>
1376	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	POLICY TAI15, T54 - Garreglwyd, Tywyn	Support	* This site has planning permission as such we have no further comment to make.	<p>Note the Support</p> <p>Recommendation</p> <p>No Change</p>
1624	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	POLICY CYF1, C9 - Pendre Estate, Tywyn	Support	<p>* Our local water network is sufficient to provide the domestic water demands required to serve this development area.</p> <p>* The public sewerage network can accept the domestic foul flows arising from this development area.</p> <p>* Tywyn Wastewater Treatment Works (WwTW) can accommodate the foul flows from the domestic demands arising from this development area.</p>	<p>Note the Support</p> <p>Recommendation</p> <p>No Change</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
1051	Mr Tim Singh [3195]	Map 28 - Tywyn	Object	<p>Site excluded from the Development Boundary due to the land being claimed to be within the C2 Flood Zone. Site Levels provided for the nearby and adjacent approved dwellings shows that the subject land requested to be included is set at a higher level. Thus the reasoning for exclusion of the land due to it being subject to C2 Zone status on flooding is incorrect. Estimated ground levels on Environment Agency Flood Maps which are conceded to be less accurate than actual Landform levels taken on site and referred directly to Ordnance Survey Datums.</p> <p>The Site to be included within the Development Boundary for Tywyn due to the reasoning for its exclusion of being within the C2 Zone being proven by actual Ground levels to be wholly incorrect.</p>	<p>Not Accepted The representation seeks the inclusion of a new site not included within the Deposit Plan. Having considered the policy context, Plan strategy, the JLDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan.</p> <p>Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs.</p> <p>Recommendation The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the JLDP.</p> <p>No Change</p>

SERVICE VILLAGES

29) Gwalchmai

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
1335	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	POLICY TAI16, T55 - Land near the A5, Gwalchmai	Support	<p>A water supply can be provided to serve this site.</p> <p>Potential developers need to be aware that this site is crossed by a sewer and protection measures in the form of easement widths or a diversion of the pipe would be required, which may impact upon the housing density achievable on site.</p> <p>Gwalchmai Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed growth figure allocated for this catchment area.</p>	<p>Note the Support</p> <p>Recommendation</p> <p>No Change</p>
1413	Mari Ball [2258]	Map 29 - Gwalchmai	Object	<p>The land edged blue on the Plan has been omitted. Could you please let me know the reasons why the land edged red has not been included in the (Joint LDP)</p>	<p>Not Accepted</p> <p>The representation seeks the inclusion of a new site not included within the Deposit Plan. Having considered the policy context, Plan strategy, the JLDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan.</p> <p>Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
					<p>new settlement or the suggested alternative site to deliver the identified housing and employment needs.</p> <p>Recommendation The inclusion of the site is therefore not considered necessary to ensure the soundness of the JLDP.</p> <p>No Change</p>

30) Newborough

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
1336	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	POLICY TAI16, T56 - Tyn Cae Estate, Newborough	Support	This site has planning permission as such we have no further comment to make.	<p>Note the Support</p> <p>Recommendation</p> <p>No Change</p>
929	Mr Brian Owen [3108]	Map 30 - Newborough	Object	<p>Include land previously granted planning permission within Newborough Development boundary.</p> <p>a) Site is within the stopped udp boundary (PC561)</p> <p>b) Application ref 45C353 was approved</p> <p>c) 'Have your say on the Plan' leaflet states that existing land bank of 26 with an indicative additional of 14 required. is this land within the existing land bank figure</p> <p>d) Windfall figure of 28 required in Newborough</p>	<p>Not Accepted</p> <p>It is considered that the Deposit Plan identifies sufficient, deliverable and appropriate housing land in the area and the proposed change is not considered required to ensure the soundness of the plan.</p> <p>Recommendation Amending the development boundary is not considered necessary to ensure the soundness of the Plan.</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
					No Change
1019	Mr Dafydd Edwards [3118]	Map 30 - Newborough	Object	Land adj Bryn Felin. My client wishes to include the attached plans into the new deposit plan if possible as land available for any possible development - I do not have the policy numbers of inset map numbers to hand, is it possible to complete this section again.	<p>Not Accepted</p> <p>The representation seeks the inclusion of a new site not included within the Deposit Plan. Having considered the policy context, Plan strategy, the JLDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan.</p> <p>Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs.</p> <p>Recommendation</p> <p>The inclusion of the site is therefore not considered necessary to ensure the soundness of the JLDP.</p> <p>No Change</p>
1021	Mr Dafydd Edwards [3118]	Map 30 - Newborough	Object	Land adj Ael-y-Bryn. My client wishes to include the attached plans into the new deposit plan if possible as land available for any possible development - I do not	<p>Not Accepted</p> <p>The representation seeks the inclusion of a new site not included within the Deposit Plan. Having considered the policy context,</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
				have the policy numbers of inset map numbers to hand, is it possible to complete this section again.	<p>Plan strategy, the JLDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan.</p> <p>Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs.</p> <p>Recommendation The inclusion of the site is therefore not considered necessary to ensure the soundness of the JLDP.</p> <p>No Change</p>
1039	Mr Dafydd Edwards [3118]	Map 30 - Newborough	Object	Land adj Ty Lawr. My client wishes to include the attached plans into the new deposit plan if possible as land available for any possible development - I do not have the policy numbers of inset map numbers to hand, is it possible to complete this section again.	<p>Not Accepted The representation seeks the inclusion of a new site not included within the Deposit Plan. Having considered the policy context, Plan strategy, the JLDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan.</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
					<p>Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs.</p> <p>Recommendation The inclusion of the site is therefore not considered necessary to ensure the soundness of the JLDP.</p> <p>No Change</p>
1257	Mrs Ann Evans [2781]	Map 30 - Newborough	Object	<p>Current SA Report on Cae Glas not realistic (see attached matrix) which shows it should be included within development boundary.</p> <p>The indicative housing growth predicted of 40 for Newborough is not realistic and not flexible to deal with the proposed Wylfa site which will take 10 years to construct and an estimate of 8500 staff will need housing (owned or rented) for the construction phase, with various sites needed for logistics, transport spin offs. On completion of construction there will</p>	<p>Not Accepted The representation seeks the inclusion of a new site not included within the Deposit Plan. Having considered the policy context, Plan strategy, the JLDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan.</p> <p>Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning.</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
				<p>be an estimate of 1000 staff working on site.</p> <p>Cae Glas has no issues identified in the Plan and has good access links and should be accepted within the development boundary irrespective of allocation within above housing growth.</p>	<p>The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs.</p> <p>Recommendation The inclusion of the site is therefore not considered necessary to ensure the soundness of the JLDP.</p> <p>No Change</p>

31) Llannerch-y-medd

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
704	Mrs G Griffiths [3043]	POLICY TAI16, T57 - Land near Tyn y Ffynnon, Llannerchymedd	Support	I would like to support TAI16 (site T57). This site is suitable for development.	<p>Note the Support</p> <p>Recommendation</p> <p>No Change</p>
718	Mrs H Thomas [3078]	POLICY TAI16, T57 - Land near Tyn y Ffynnon, Llannerchymedd	Support	We support designation T57 and are happy to offer more land if needed (SP82).	<p>Note the Support</p> <p>Recommendation</p> <p>No Change</p>
722	Hugh R. Jones [3079]	POLICY TAI16, T57 - Land near Tyn y Ffynnon,	Support	I support designation T57 as the land is suitable for development.	<p>Note the Support</p> <p>Recommendation</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
		Llanerchymedd			No Change
1199	Cyngor Cymdeithas Llanerchymedd (Mrs Sydna Roberts) [2881]	POLICY TAI16, T57 - Land near Tyn y Ffynnon, Llanerchymedd	Object	Llanerchymedd County Council wishes to submit the following observations: Concern regarding site T57 on the map regarding Llanerchymedd because of additional parking and traffic problems - Lack of affordable plots in the future for the young people of our area - Complex process of finding information regarding the Plan on the Internet or in the documents received from the Community Council. It would have been much easier and more cost effective to send a map of our area for consideration. - As a result of the above, finding out how to respond to the Plan was not an easy process either.	Not Accepted The representation seeks a deletion of a site within the Deposit Plan. In preparing the Deposit Plan, the JPPU collated an extensive range of supporting evidence that demonstrates the housing requirement over the JLDP period and has also identified the necessary infrastructure required to support the development. The sites allocated within the plan are consistent with the overall plan Strategy and are deliverable within the plan period to enable the JLDP to meet the identified housing needs of the plan area up to 2026. Furthermore, the Deposit Plan contains a suite of policies and supporting text that explains how development will be managed within the areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Councils' requirement to mitigate potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive areas or rural locations.

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
					<p>Recommendation It is considered that the JLDP meets the tests of soundness without the need for the removal of the site. Therefore, the proposed change is not considered necessary</p> <p>No Change</p>
1337	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	POLICY TAI16, T57 - Land near Tyn y Ffynnon, Llanerchymedd	Object	<p>* A water supply can be provided to serve this site.</p> <p>* Off-site sewers would be required to connect to the public sewerage network. These can be provided through the sewer requisition scheme under Sections 98-101 of the Water Industry Act 1991.</p> <p>* The proposed growth being promoted for this settlement would require improvements at Llanerchymedd Wastewater Treatment Works (WwTW) which would need to be funded through our Asset Management Plan or potentially earlier through developer contributions.</p>	<p>Comments Noted The Councils will continue to engage with DCWW at the planning application stage.</p> <p>Recommendation No change is required to address the matters raised.</p> <p>No Change</p>
490	M & O Roberts [2978]	Map 31 - Llanerchymedd	Object	<p>The development boundary around Llanerchymedd has been drawn very tightly and only one housing development site has been allocated within that boundary. An overly restrictive boundary will limit significantly the prospects for much needed new housing in the village. There is an opportunity to include suitable land to the west of the village, namely site SP431 on the Candidate Site register.</p>	<p>Not Accepted The representation seeks the inclusion of a new site not included within the Deposit Plan. Having considered the policy context, Plan strategy, the JLDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan.</p> <p>Furthermore, the Plan's policies, supporting text and documentation have</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
					<p>set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs.</p> <p>Recommendation The inclusion of the site is therefore not considered necessary to ensure the soundness of the JLDP.</p> <p>No Change</p>
918	Mr Anthony Lewis [3102]	Map 31 - Llanerchymedd	Object	<p>Enclosed is the LDP plan for Llannerch-y-medd. Would you please include the area shaded red on the plan. I would only require one plot for my daughter and family who would like to return to Llannerch-y-medd.</p>	<p>Not Accepted It is considered that the Deposit Plan identifies sufficient, deliverable and appropriate housing land in the area and the proposed change is not considered required to ensure the soundness of the plan.</p> <p>Recommendation Amending the development boundary is not considered necessary to ensure the soundness of the Plan.</p> <p>No Change</p>
997	Mr Hugh Owen Jones [3156]	Map 31 - Llanerchymedd	Object	<p>I am resubmitting SP340 but have reduced its size from 0.3</p>	<p>Not Accepted The representation seeks the inclusion of a</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
				3ha to 0.25ha. I hope you will give the submission due attention.	<p>new site not included within the Deposit Plan. Having considered the policy context, Plan strategy, the JLDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan.</p> <p>Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs.</p> <p>Recommendation The inclusion of the site is therefore not considered necessary to ensure the soundness of the JLDP.</p> <p>No Change</p>
1106	Thomas Arfon Jones [2293]	Map 31 - Llanerchymedd	Object	A decision was made to object to the inclusion of SP359 into the Deposit Plan. The reason for this is Tudor Street is unsuitable for a development of this site. The Community Council and I have decided to resubmit a smaller piece of land (0.5ha) which would be suitable for	<p>Not Accepted The representation seeks the inclusion of a new site not included within the Deposit Plan. Having considered the policy context, Plan strategy, the JLDP provision, and other relevant material factors, it is considered that there is no demonstrable need to</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
				5 dwellings. The road should therefore be suitable . There is water, electric and sewerage connections on site.	<p>include the site within the Plan.</p> <p>Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs.</p> <p>Recommendation The inclusion of the site is therefore not considered necessary to ensure the soundness of the JLDP.</p> <p>No Change</p>
1253	Frank Parry [2287]	Map 31 - Llanerchymedd	Object	According to the housing figures for Anglesey the indicative additional number required for Llanerchymedd is 22. It appears that SP82 (T57) has been allocated for affordable housing in part only would not be able to sustain the building of 22 affordable homes. But according to the site register no alternative areas have been allocated. There is therefore no scope to increase the number of houses to 22 in the future.	<p>Not Accepted The representation seeks the inclusion of a new site not included within the Deposit Plan. Having considered the policy context, Plan strategy, the JLDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan.</p> <p>Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
				I would therefore like you to reconsider SP30 for the additional development required as it is in the same area as SP82 and has good access to the B5112 and is between existing housing.	<p>manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs.</p> <p>Recommendation The inclusion of the site is therefore not considered necessary to ensure the soundness of the JLDP.</p> <p>No Change</p>
1381	Mr /Mrs john Owen [2622]	Map 31 - Llanerchymedd	Object	<p>We wish to record our objection to SP30 land adjacent to Pendref, Llanerchymedd. In order to make a new entrance to the site trees would have to be cut down and uprooted and this should not be permitted.</p> <p>Including the site would go against highways rules and regulations, which ask for a distance from the entrance to see clearly the oncoming traffic. There is a hump in the road restricting the view of oncoming traffic from Llanerchymedd and would be a major concern to road safety.</p>	<p>Not Accepted SP30 has not been included in the Deposit Plan.</p> <p>Recommendation No change necessary as the site has not been included in the Deposit Plan.</p> <p>No Change</p>
1389	Mr Elwyn Schoffield [3306]	Map 31 - Llanerchymedd	Object	It is considered that there is an over-reliance on windfall sites within the LDP.	<p>Not Accepted The representation seeks the inclusion of a</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
				<p>It is not considered that there is sufficient landbank within the development boundary to accommodate the identified windfall need. We wish to propose a site adjacent to Eithinog (Site SP 615) to be included within the development boundary of Llanerchymedd and allocated for housing. The site would form a reasonable extension to the development boundary to accommodate the identified housing need. The site is well integrated with and connected to the existing pattern of development along the B5111 and would sensitively infill a small gap between existing housing. The site has good connection to services and is deliverable in the short term and forms a logical infill which will deliver a modest amount of housing as frontage development onto the B5111 with a single point of access.</p>	<p>new site not included within the Deposit Plan. Having considered the policy context, Plan strategy, the JLDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan.</p> <p>Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs.</p> <p>Recommendation The inclusion of the site is therefore not considered necessary to ensure the soundness of the JLDP.</p> <p>No Change</p>

32) Bethel (Gwynedd)

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
94	Mr Steven Burgess	POLICY TAI16, T58 -	Object	We believe that the designated site T58 is	Accepted in Part

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
& 996	[2699]	Land near Saron, Bethel, Gwynedd		<p>too small to accommodate the number of units proposed to Bethel in the Joint LDP. We request that the site at the rear of Capel Bethel be included as a housing development site within the village in order to accommodate the future housing needs. We request that the village development boundary be extended to include this site.</p> <p>We wish to change the Joint LDP so that the site at the rear of Capel Bethel be included within the village development boundary as shown on the attached plan</p>	<p>Following another objection to T58 from the North Wales Wildlife Trust, we propose that the allocation is removed from the Plan. The site has been recognised as a Wildlife Site and following discussions with the Council's Biodiversity officers who consider that the site is of high local biodiversity value and an alternative site meet the settlement's demand will need to be identified in Bethel.</p> <p>Recommendation Delete housing allocation T58. Two alternative sites have been identified that are considered to be more suitable than the land to the rear of Capel Bethel.</p> <p>Focussed Change NF127,128,129</p>
369	North Wales Wildlife Trust (Mr Chris Wynne) [2626]	POLICY TAI16, T58 - Land near Saron, Bethel, Gwynedd	Object	This area includes part of a local WS	<p>Comment Noted The site has been recognised as a Wildlife Site and following discussions with the Council's Biodiversity officers who consider that the site is of high local biodiversity value and an alternative site meet the settlement's demand will need to be identified in Bethel.</p> <p>Recommendation Delete housing allocation T58.</p> <p>Focussed Change NF127,128,129, NF78</p>
1230	Owen M Jones [3286]	POLICY TAI16, T58 - Land near Saron, Bethel, Gwynedd	Object	I object to this development, first of all because it is too large. Second of all the land is higher than the garden which will	<p>Accepted in Part Following another objection to T58 from the North Wales Wildlife Trust, we propose</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
				affect the privacy of my house. Third of all I anticipate that there will be a risk of flooding to the houses that back onto this land, as nearly every yard of it will be covered by concrete or tarmacadam.	that the allocation is removed from the Plan. The site has been recognised as a Wildlife Site and following discussions with the Council's Biodiversity officers who consider that the site is of high local biodiversity value and an alternative site meet the settlement's demand will need to be identified in Bethel.
1254	Nia Lloyd Griffith [3287]	POLICY TAI16, T58 - Land near Saron, Bethel, Gwynedd	Object	1. Concerns over the boundary wall. 2. Concerns over flooding if it is not meticulously prepared	
1256	Hefin Evans [3288]	POLICY TAI16, T58 - Land near Saron, Bethel, Gwynedd	Object	1. Economic factors - the houses currently for sale in the village are not selling. 2. Environmental factors - public footpath runs through the site and history of flooding and the impact on adjoining houses. T58 is likely to exacerbate the problem. Both factors are essential and highlight the fact that the site is totally unsuitable. Smaller sites should be considered and sites that are less intrusive. T58 abuts too much on open countryside. Consideration must be given to sites that extend existing development and are not likely to create a detrimental environmental impact.	Recommendation To delete housing allocation T58. Two alternative sites have been identified that will meet the housing needs of Bethel. Focussed Change NF127,128,129, NF78
1391	Dr J Elwyn Hughes, MA. [3308]	POLICY TAI16, T58 - Land near Saron, Bethel, Gwynedd	Object	* I am unaware of any proof that there is need for further house-building in Bethel. * There are 'empty' plots on Stad Bro Eglwys ready for development. * Building more houses could attract non Welsh-speakers, thus eroding the 'old Welsh way of life', anglicizing the area, and contributing towards destroying our language and culture.	Accepted in Part Following another objection to T58 from the North Wales Wildlife Trust, we propose that the allocation is removed from the Plan. The site has been recognised as a Wildlife Site and following discussions with the Council's Biodiversity officers who consider that the site is of high local biodiversity value and an alternative site

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
				<ul style="list-style-type: none"> * Adding another entrance/exit to the B4366 would create an additional flow of traffic, already comprising heavy lorries and farm vehicles, thus causing further problems and dangers on a road which is already constantly busy. * Any kind of development on the proposed site would affect the present unadulterated scenery. 	<p>meet the settlement's demand will need to be identified in Bethel.</p> <p>Recommendation To delete housing allocation T58. Two alternative sites have been identified that will meet the housing needs of Bethel.. No robust evidence was submitted to suggest amending the housing figure for Bethel.</p>
1456	Cyng/Counc Sion Jones [308]	POLICY TAI16, T58 - Land near Saron, Bethel, Gwynedd	Object	<p>Discussions with residents have drawn my attention to the following:</p> <ul style="list-style-type: none"> * Robust evidence required via a detailed study under the Council's supervision to demonstrate that drainage and sewerage problems can be overcome, particularly from the perspective of Saron's residents who are near the proposed site; * Full consideration needs to be given to views from nearby properties; * Need to ensure that Saron's residents have a new access and parking spaces in order to tackle the parking situation. 	<p>Focussed Change NF127,128,129</p>
1458	Dilwyn Jones [3356]	POLICY TAI16, T58 - Land near Saron, Bethel, Gwynedd	Object	<p>There is no need for more housing in the village. One estate remains unfinished, that is Bro Eglwys. There are sewerage problems and the school is too small to accept more children. And what will happen to the bus stop by the gate, - a lot of people and children use this bus!</p>	
1338	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	POLICY TAI16, T58 - Land near Saron, Bethel, Gwynedd	Object	<ul style="list-style-type: none"> * A water supply can be provided to serve this site. * The foul flows would lead to Bethel Sewage Pumping Station (SPS) and an assessment of this SPS may be needed to 	<p>Comments Noted The Councils will continue to engage with DCWW at the planning application stage.</p> <p>Recommendation</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
				<p>establish whether the flows can be accommodated or whether improvements to the SPS will be required to allow development to proceed.</p> <p>* The proposed growth being promoted for this settlement would require improvements at Treborth Wastewater Treatment Works (WwTW) which would need to be funded through our Asset Management Plan or potentially earlier through developer contributions.</p>	<p>No change is required to address the matters raised.</p> <p>No Change</p>
1004	Mr Sam Davies [3160]	Map 32 - Bethel, Gwynedd	Object	<p>There are no physical obstructions to developing the site and it is less visible than the designated site T58. It is better in a relatively small village to have a greater variety of sites for smaller local developers. This would be more sustainable and would improve the operational chances of the Plan to realise the spatial strategy and to provide the housing numbers. There are no negative impacts deriving from the site's Sustainability Appraisal.</p> <p>That site SP 282 is designated and that site T58 is reduced to accommodate approximately 20 houses.</p>	<p>Accepted</p> <p>Following another objection to T58 from the North Wales Wildlife Trust, we propose that the allocation is removed from the Plan. The site has been recognised as a Wildlife Site and following discussions with the Council's Biodiversity officers who consider that the site is of high local biodiversity value and an alternative site meet the settlement's demand will need to be identified in Bethel.</p> <p>Recommendation</p> <p>Delete housing allocation T58. Two alternative sites have been identified to meet the housing needs of Bethel including this site.</p> <p>Focused Change NF127,129, NF78</p>
1008	Mr Dafydd Hughes [185]	Map 32 - Bethel, Gwynedd	Object	<p>I have submitted an application for a new access into Tŷ'n Rhos; the reason is because I need to undertake work on the house, and it needs to be wide enough to</p>	<p>Accepted in Part</p> <p>Following another objection to T58 from the North Wales Wildlife Trust, we propose that the allocation is removed from the</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
				<p>bring lorries/vans and trailers up to the house.</p> <p>I have received a letter from the Council noting that I cannot build on the land of Tŷ'n Rhos. I never asked for permission to build on the land, but, as I have been given this information, I would like to know why? The Council refuses permission to build on land in the centre of the village, and then decides to build houses on the outskirts (T58). I would like to know, where is the sense in this? If I were to submit an application for building, at most, I would only permit 6 houses.</p>	<p>Plan. The site has been recognised as a Wildlife Site and following discussions with the Council's Biodiversity officers who consider that the site is of high local biodiversity value and an alternative site meet the settlement's demand will need to be identified in Bethel.</p> <p>Recommendation Delete housing allocation T58. Two alternative sites have been identified that are considered to be more suitable than the land submitted.</p> <p>Focussed Change NF127,128,129</p>
1009	Olwen Davies [3163]	Map 32 - Bethel, Gwynedd	Object	<p>We support including site LS029 in the Local Development Plan. The site is ideal for development due to its location as a gap site. The land has been developed in the past with the installation of above ground sewage pipes, therefore it is currently a brownfield site, not a site in open countryside. The proposed development would comply with the Council's main policies including creating affordable housing, creating a house as high quality accommodation for tourists, improving the environment through suitable design and using appropriate materials from the area, assisting the Welsh language and culture, energy efficiency etc.</p>	

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
				Include LS029 (Land at Tŷ Cerrig) in the Plan as a suitable site for development.	
1189	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 32 - Bethel, Gwynedd	Support	Bethel is served by Malltraeth Wastewater Treatment Works (WwTW) which can accommodate the foul flows from the growth figure allocated for the catchment area.	<p>Note the Support</p> <p>Recommendation</p> <p>No Change</p>
1289	Mr Sam Davies [3160]	Map 32 - Bethel, Gwynedd	Object	<p>I would like to see the surface area of designation T58 reduced for around 20 units, and an alternative site designated opposite the Rhoslan Estate with around 20 units (site SP282).</p> <p>I object due to the fact that the site is too large for the village and more choice of sites in the village is needed to ensure that the relevant development occurs within the life of the plan. The Bro Eglwys development for 48 dwellings has commenced since 1985 and still is not complete. This shows that the market for large sites does not exist.</p> <p>The designation is not realistic therefore, given the alternative sites available that were considered in Background Paper 1A. This undermines the robustness of the plan under CE2.</p>	<p>Accepted in Part</p> <p>Following another objection to T58 from the North Wales Wildlife Trust, we propose that the allocation is removed from the Plan. The site has been recognised as a Wildlife Site and following discussions with the Council's Biodiversity officers who consider that the site is of high local biodiversity value and an alternative site meet the settlement's demand will need to be identified in Bethel.</p> <p>Recommendation</p> <p>Delete housing allocation T58. Two alternative sites have been identified that are considered to be more suitable than the land submitted.</p> <p>Focused Change NF127,129</p>
1457	Cyng/Counc Sion Jones [308]	Map 32 - Bethel, Gwynedd	Object	Ty Cerrig, Bethel (LS029) - I have met the owners of this land and I don't have any objections to the proposal. Therefore I would appreciate if the matter can be reconsidered.	<p>Accepted in Part</p> <p>Following another objection to T58 from the North Wales Wildlife Trust, we propose that the allocation is removed from the Plan. The site has been recognised as a Wildlife Site and following discussions with</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
					<p>the Council's Biodiversity officers who consider that the site is of high local biodiversity value and an alternative site meet the settlement's demand will need to be identified in Bethel.</p> <p>Recommendation Delete housing allocation T58. Two alternative sites have been identified that are considered to be more suitable than the land submitted.</p> <p>Focused Change NF127,128,129</p>

33) Bontnewydd

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
1339	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	POLICY TAI16, T59 - Land near Glanrafon Estate, Bontnewydd	Support	* This site has planning permission as such we have no further comment to make.	<p>Note the Support</p> <p>Recommendation</p> <p>No Change</p>
1281	Lord Newborough [3187]	POLICY TAI16, T60 - Land near Pont Glan Beuno, Bontnewydd	Support	<p>The proposed allocation of circa 10 residential units on site T60 is supported for the following reasons:</p> <ul style="list-style-type: none"> - Deliverability - positive planning - Allocated housing numbers - Development principle - Opportunities and Constraints (App 1) - Indicative Masterplan (App 2) - Positive Sustainability Appraisal 	<p>Note the Support</p> <p>Recommendation</p> <p>No Change</p>
1340	Dwr Cymru Welsh	POLICY TAI16, T60 -	Object	* A water supply can be provided to serve	Comments Noted

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
	Water (Mr Dewi Griffiths) [2680]	Land near Pont Glan Beuno, Bontnewydd		<p>this site.</p> <p>* Off-site sewers would be required to connect to the public sewerage network. These can be provided through the sewer requisition scheme under Sections 98-101 of the Water Industry Act 1991.</p> <p>* The proposed growth being promoted for this settlement would require improvements at Llanfaglan Wastewater Treatment Works (WwTW) which would need to be funded through our Asset Management Plan or potentially earlier through developer contributions.</p>	<p>The Councils will continue to engage with DCWW at the planning application stage.</p> <p>Recommendation No change is required to address the matters raised.</p> <p>No Change</p>
980	Mr Huw M Jones [3145]	Map 33 - Bontnewydd	Object	<p>Land adjacent to Pont Glan Beuno (T60) has been allocated within Bontnewydd for housing. It is not considered that this site is the best site for housing allocation to accommodate the identified housing need for Bontnewydd. We wish to propose a site at Ceirw to be included within the development boundary for Bontnewydd for allocation of housing. It is considered that the site would form a natural and modest extension to the development boundary of Bontnewydd without resulting in a sporadic intrusion into the countryside.</p> <p>We wish to seek that the land allocated for housing within Bontnewydd be reviewed and altered to include land at Ceirw.</p>	<p>Not Accepted</p> <p>The representation seeks the inclusion of a new site not included within the Deposit Plan. Having considered the policy context, Plan strategy, the JLDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan.</p> <p>Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
					<p>housing and employment needs.</p> <p>Recommendation The inclusion of the site is therefore not considered necessary to ensure the soundness of the JLDP.</p> <p>No Change</p>
982	Joe Brown [3146]	Map 33 - Bontnewydd	Object	<p>To include the land within the plan as a petrol station and associated business uses along with a caravan site on the remainder of the site. The new Bontnewydd/Caernarfon road will open this land up for this use and there are no stations on the roadside for 10 miles in both direction. Suitable land for this use and no flood risk.</p> <p>Allocate land for use as a petrol station and holiday site.</p>	<p>Not Accepted The representation seeks the inclusion of a new site not included within the Deposit Plan. Having considered the policy context, Plan strategy, the JLDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan.</p> <p>Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs.</p> <p>Recommendation The inclusion of the site is therefore not considered necessary to ensure the</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
					soundness of the JLDP. No Change

34) Botwnnog

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
476	Mr Geraint Evans [2962]	POLICY TAI16, T61 - Land near Cefn Capel, Botwnnog	Support	Re: T61: Cefn Capel, Botwnnog: Agree with this potential site. Central to the village, direct access from the site either to the B4413 highway or to a quieter road before joining the B4413. A footpath already exists from this site all the way to the centre of the village to the services. Botwnnog is a village which services through two schools, a central Pen Llyn surgery, Congl y Meinciau Business Park, phone exchange etc.	Note the Support Recommendation No Change
1341	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	POLICY TAI16, T61 - Land near Cefn Capel, Botwnnog	Support	* A water supply can be provided to serve this site. * Off-site sewers would be required to connect to the public sewerage network. These can be provided through the sewer requisition scheme under Sections 98-101 of the Water Industry Act 1991. * Botwnnog Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed growth figure allocated for this catchment area.	Note the Support Recommendation No Change
1342	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	POLICY TAI16, T62 - Land near Pentre, Botwnnog	Support	* A water supply can be provided to serve this site. * Off-site sewers would be required to	Note the Support Recommendation

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
				connect to the public sewerage network. These can be provided through the sewer requisition scheme under Sections 98-101 of the Water Industry Act 1991. * Botwnnog Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed growth figure allocated for this catchment area.	No Change

35) Chwilog

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
382	WYG/Alliance Planning (Mr Mark Walton) [2905]	POLICY TAI16, T63 - Land to rear of Madryn Arms, Chwilog	Object	Delete Allocation T63 as this is now a committed Site with planning approval (April 2015) for 15 homes and allocated the adjacent land to the south for future housing. Amend indicative growth levels to 10-30	Not Accepted The representation seeks a deletion of a site within the Deposit Plan. In preparing the Deposit Plan, the JPPU collated an extensive range of supporting evidence that demonstrates the housing requirement over the JLDP period and has also identified the necessary infrastructure required to support the development. The sites allocated within the plan are consistent with the overall plan Strategy and are deliverable within the plan period to enable the JLDP to meet the identified housing needs of the plan area up to 2026. Furthermore, the Deposit Plan contains a suite of policies and supporting text that explains how development will be managed within the areas of change, and the mechanisms by which the necessary

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
					<p>infrastructure, services and facilities will be secured. This policy framework also includes the Councils' requirement to mitigate potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive areas or rural locations.</p> <p>Recommendation It is considered that the JLDP meets the tests of soundness without the need for the removal of the site. Therefore, the proposed change is not considered necessary</p> <p>No Change</p>
441	WYG/Alliance Planning (Mr Mark Walton) [2905]	POLICY TAI16, T63 - Land to rear of Madryn Arms, Chwilog	Object	Extend allocation T63 to include land to the south of the proposed allocation.	<p>Not Accepted The representation seeks the inclusion of a new site not included within the Deposit Plan. Having considered the policy context, Plan strategy, the JLDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan.</p> <p>Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning.</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
					<p>The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs.</p> <p>Recommendation The inclusion/extension of the site is therefore not considered necessary to ensure the soundness of the JLDP.</p> <p>No Change</p>
1343	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	POLICY TAI16, T63 - Land to rear of Madryn Arms, Chwilog	Support	<p>* A water supply can be provided to serve this site.</p> <p>* Off-site sewers would be required to connect to the public sewerage network. These can be provided through the sewer requisition scheme under Sections 98-101 of the Water Industry Act 1991.</p> <p>* Chwilog Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed growth figure allocated for this catchment area.</p>	<p>Note the Support</p> <p>Recommendation</p> <p>No Change</p>
1409	Admiral Taverns [3348]	POLICY TAI16, T63 - Land to rear of Madryn Arms, Chwilog	Object	<p>Site allocation T63 already granted planning permission and therefore allocation should be deleted as it no longer comprises an allocation, but a committed site. Similarly T64 is highly likely to be granted planning during 2015.</p> <p>Policy TAI (i) envisages that both</p>	<p>Not Accepted</p> <p>The representation seeks the inclusion of a new site not included within the Deposit Plan. Having considered the policy context, Plan strategy, the JLDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan.</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
				<p>allocations T63 and T64 will deliver 38 units where in fact will only bring forward 32 leaving a shortfall of 7 units. The Service Village has limited previously developed land opportunities available within the proposed development boundary and shortfall will need to be accommodated on suitable adjacent land to the development boundary. Given the two allocations will have most likely been consented in 2015 the Deposit Plan is unrealistic in assuming that the Service Village will not deliver further housing for the remainder of the plan period. Will impact on the viability of existing community facilities.</p> <p>Proposed a further allocation of land for residential use to the south of T63 which is a logical and definable boundary to the Village.</p>	<p>Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs.</p> <p>Recommendation The inclusion of the site is therefore not considered necessary to ensure the soundness of the JLDP.</p> <p>No Change</p>
1410	Admiral Taverns [3348]	POLICY TAI16, T63 - Land to rear of Madryn Arms, Chwilog	Object	<p>Site allocation T63 already granted planning permission and therefore allocation should be deleted as it no longer comprises an allocation, but a committed site. Similarly T64 is highly likely to be granted planning during 2015.</p> <p>Policy TAI (i) envisages that both allocations T63 and T64 will deliver 38 units where in fact will only bring forward 32 leaving a shortfall of 7 units. The Service Village has limited previously developed land opportunities available</p>	

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
				<p>within the proposed development boundary and shortfall will need to be accommodated on suitable adjacent land to the development boundary. Given the two allocations will have most likely been consented in 2015 the Deposit Plan is unrealistic in assuming that the Service Village will not deliver further housing for the remainder of the plan period. Will impact on the viability of existing community facilities.</p> <p>Proposed a further allocation of land for residential use to the south of T63 which is a logical and definable boundary to the Village.</p>	
1348	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	POLICY TAI16, T64 - Land near Cae Capel, Chwilog	Support	<p>* Potential developers need to be aware that this site is crossed by water main and protection measures in the form of easement widths or a diversion of the pipe would be required, which may impact upon the density achievable on site.</p> <p>* The public sewerage network can accept the potential foul flows from the proposed development site.</p> <p>* Chwilog Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed growth figure allocated for this catchment area.</p>	<p>Note the Support</p> <p>Recommendation</p> <p>No Change</p>
667	Council for the Protection of Rural Wales (Mr Noel Davey) [1169]	Map 35 - Chwilog	Object	Why has a 0.7 ha GUDP site near Ty'n Rhos estate on the northern side of the village been deleted and the boundary redrawn to exclude the area? The old	<p>Not Accepted</p> <p>The representation seeks the inclusion of a new site not included within the Deposit Plan. Having considered the policy context,</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
				Afon Wen laundry site was safeguarded as a redevelopment site in the GUDP but is not included in the JLDP. A proposal for 13 houses was refused here in 2014 mainly because it was not allocated for housing. It is proposed for housing in the CSR (SP839). It is close to the main road and the new laundry premises. The site is a derelict eyesore and urgently needs redevelopment.	<p>Plan strategy, the JLDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan.</p> <p>Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs.</p> <p>Recommendation The inclusion of the site is therefore not considered necessary to ensure the soundness of the JLDP.</p> <p>No Change</p>
1023	Ms Daphne Marini [326]	Map 35 - Chwilog	Object	The current deposit plan omits approximately 1.7 acres of unused land to the rear of our property (Brookside, Madryn Terrace) which is ideally suited for new build residences, community parking space (either for residents and or public in general) or light commercial development and is positioned within easy access of the centre of the village, its	<p>Not Accepted The representation seeks the inclusion of a new site not included within the Deposit Plan. Having considered the policy context, Plan strategy, the JLDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan.</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
				amenities, recreational facilities and a public transport node. Our suggested changes to the 2015 Deposit Plan align with the objectives of the Sustainability Appraisal report and would significantly support a number of the SA objectives in particular 2/3/6/7/10 whilst incurring none of the negative outcomes mentioned therein.	<p>Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs.</p> <p>Recommendation The inclusion of the site is therefore not considered necessary to ensure the soundness of the JLDP.</p> <p>No Change</p>
1255	Council for the Protection of Rural Wales (Mr Noel Davey) [1169]	Map 35 - Chwillog	Object	Why has the 0.7ha GUDP site near the Ty'n Rhos estate on the northern side of the village been deleted and the boundary redrawn to exclude the area? The old Afon Wen laundry site was safeguarded as a redevelopment site in the GUDP but not included in the JLDP. A proposal for 13 houses was refused here in 2014 mainly because it was not allocated for housing. It is proposed for housing in the CSR (SP839). Although the site is well outside the Chwillog village boundary, it is close to the main road and the new laundry premises. The site is a	<p>Not Accepted The representation seeks the inclusion of a new site not included within the Deposit Plan. Having considered the policy context, Plan strategy, the JLDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan.</p> <p>Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning.</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
				derelict eyesore and urgently needs redevelopment. We would advocate flexible treatment in respect of its re-use.	<p>The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs.</p> <p>Recommendation The inclusion of the site is therefore not considered necessary to ensure the soundness of the JLDP.</p> <p>No Change</p>

36) Deiniolen

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
1349	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	POLICY TAI16, T65 - Land near Pentre Helen, Deiniolen	Support	* This site has planning permission as such we have no further comment to make.	<p>Note the Support</p> <p>Recommendation</p> <p>No Change</p>

37) Rachub

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
521	Council for the Protection of Rural	POLICY TAI16, T66 - Land near Maes	Support	We have no objection to the site identified in Rachub (T66).	Note the Support

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
	Wales (Mr Noel Davey) [1169]	Bleddyn, Rachub			Recommendation No Change
1350	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	POLICY TAI16, T66 - Land near Maes Bleddyn, Rachub	Object	<p>* A water supply can be provided to serve this site.</p> <p>* Potential developers need to be aware that this site is crossed by a sewer and protection measures in the form of easement widths or a diversion of the pipe would be required, which may impact upon the housing density achievable on site.</p> <p>* The proposed growth being promoted for this settlement would require improvements at Bethesda Wastewater Treatment Works (WWTW) which would need to be funded through our Asset Management Plan or potentially earlier through developer contributions.</p>	<p>Comments Noted The Councils will continue to engage with DCWW at the planning application stage.</p> <p>Recommendation No change is required to address the matters raised.</p> <p>No Change</p>

38) Tremadog

- No Representations

39) Y Ffôr

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
1344	Cyngor Cymuned Llannor (Mr Haydn Jones) [1549]	POLICY TAI16, T67 - Land near Tyn Lôn, Y Ffor	Object	If application C14/0999/40/LL is successful, there is no need to include T67 in the plan.	Not Accepted The representation seeks the inclusion of a new site not included within the Deposit Plan. Having considered the policy context, Plan strategy, the JLDP provision, and other relevant material factors, it is considered

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
					<p>that there is no demonstrable need to include the site within the Plan.</p> <p>Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs.</p> <p>Recommendation The inclusion of the site is therefore not considered necessary to ensure the soundness of the JLDP.</p> <p>No Change</p>
1351	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	POLICY TA16, T67 - Land near Tyn Lôn, Y Ffor	Object	<p>* A water supply can be provided to serve this site.</p> <p>* The public sewerage network can accept the potential foul flows from the proposed development site.</p> <p>* The proposed growth being promoted for this settlement would require improvements at Y Ffor Wastewater Treatment Works (WwTW) which would need to be funded through our Asset Management Plan or potentially earlier</p>	<p>Comments Noted The Councils will continue to engage with DCWW at the planning application stage.</p> <p>Recommendation No change is required to address the matters raised.</p> <p>No Change</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
				through developer contributions.	
1181	Cyngor Cymuned Llannor (Mr Haydn Jones) [1549]	POLICY TAI16, T68 - Land near the School, Y Ffor	Object	<p>The location of T68, the current site for Ysgol Hafod Lon has been included in the deposit plan. The members do not support this. In a public meeting that was organised many years ago by Gwynedd Council, it was agreed that consideration would be given to using the site as a car park for the village of Y Ffor.</p> <p>The members would like to see T68 removed from the plan.</p>	<p>Not Accepted</p> <p>The representation seeks a deletion of a site within the Deposit Plan. In preparing the Deposit Plan, the JPPU collated an extensive range of supporting evidence that demonstrates the housing requirement over the JLDP period and has also identified the necessary infrastructure required to support the development. The sites allocated within the plan are consistent with the overall plan Strategy and are deliverable within the plan period to enable the JLDP to meet the identified housing needs of the plan area up to 2026. Furthermore, the Deposit Plan contains a suite of policies and supporting text that explains how development will be managed within the areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Councils' requirement to mitigate potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive areas or rural locations.</p> <p>Recommendation</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
					It is considered that the JLDP meets the tests of soundness without the need for the removal of the site. No Change
1352	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	POLICY TAI16, T68 - Land near the School, Y Ffor	Object	* A water supply can be provided to serve this site. * The public sewerage network can accept the potential foul flows from the proposed development site. * The proposed growth being promoted for this settlement would require improvements at Y Ffor Wastewater Treatment Works (WwTW) which would need to be funded through our Asset Management Plan or potentially earlier through developer contributions.	Comments Noted The Councils will continue to engage with DCWW at the planning application stage. Recommendation No change is required to address the matters raised. No Change
1353	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	POLICY TAI16, T69 - Land near Bro Gwystil, Y Ffor	Support	* This site has planning permission as such we have no further comment to make.	Note the Support Recommendation No Change
720	Council for the Protection of Rural Wales (Mr Noel Davey) [1169]	Map 39 - Y Ffôr	Object	We support development of housing and employment sites on suitable sites in the Service Village of Y Ffôr. The settlement offers scope for expansion as a self-contained residential and employment centre within easy access of the urban services of Pwllheli. We support the two housing land proposals T67 and T68, as well as C10 which is proposed for employment land. We note that the housing site near Hafod Lôn has been deleted, We do not see the logic of this	Not Accepted The representation seeks the inclusion of a new site not included within the Deposit Plan. Having considered the policy context, Plan strategy, the JLDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
				and would argue for reinstatement and use of this site for housing.	<p>manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs.</p> <p>Recommendation: The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the JLDP.</p>
721	Council for the Protection of Rural Wales (Mr Noel Davey) [1169]	Map 39 - Y Ffôr	Object	<p>We support development of housing and employment sites on suitable sites in the Service Village of Y Ffôr. The settlement offers scope for expansion as a self-contained residential and employment centre within easy access of the urban services of Pwllheli. We support the two housing land proposals T67 and T68, as well as C10 which is proposed for employment land. We note that the housing site near Hafod Lôn has been deleted, We do not see the logic of this and would argue for reinstatement and use of this site for housing.</p>	<p>Not Accepted</p> <p>The representation seeks the inclusion of a new site not included within the Deposit Plan. Having considered the policy context, Plan strategy, the JLDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan.</p> <p>Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
					<p>new settlement or the suggested alternative site to deliver the identified housing and employment needs.</p> <p>Recommendation The inclusion of the site is therefore not considered necessary to ensure the soundness of the JLDP.</p> <p>No Change</p>
1037	Lord Newborough [3187]	Map 39 - Y Ffôr	Object	<p>The proposed allocation of circa 18 residential units on Site T67 (Land near Tyn Lôn) Y Ffôr is supported for the following reasons: Deliverability - Positive Planning. Allocated Housing Numbers Development Principle Opportunities and Constraints - As attached at Appendix 1 Indicative Masterplan - As attached at Appendix 2 Positive Sustainability Appraisal</p> <p>An additional site opposite Site T68 (land near the School) has also been put forward for consideration as indicated on the Opportunities and Constraints Plan. A Sustainability Appraisal has been carried out and is included in the supporting documentation.</p>	<p>Not Accepted The representation seeks the inclusion of a new site not included within the Deposit Plan. Having considered the policy context, Plan strategy, the JLDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan.</p> <p>Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs.</p> <p>Recommendation</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
					<p>The inclusion of the site is therefore not considered necessary to ensure the soundness of the JLDP.</p> <p>No Change</p>
1038	Cyngor Cymuned Llannor (Mr Haydn Jones) [1549]	Map 39 - Y Ffôr	Object	<p>The Plan provides an indicative figure that 40 houses are needed in Ffôr between 2011 and 2026. Planning permission has already been granted for nine houses which reduces the need to 31 houses.</p> <p>Planning application C14/0999/40LI has been submitted (but not determined) on the site for 40 houses. Land is in the previous Plan and the Community Council is concerned that it is not included in the new plan. The Community Council supports this application. It does not support location T68.</p> <p>Include the site of planning application C14/0999 in the new deposit plan.</p>	<p>Not Accepted</p> <p>The representation seeks the inclusion of a new site not included within the Deposit Plan. Having considered the policy context, Plan strategy, the JLDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan.</p> <p>Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs.</p> <p>Recommendation</p> <p>The inclusion of the site is therefore not considered necessary to ensure the soundness of the JLDP.</p> <p>No Change</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
1116	Council for the Protection of Rural Wales (Mr Noel Davey) [1169]	Map 39 - Y Ffôr	Object	We note that the GUDP housing site near Hafod Lôn has been deleted from the GUDP, although it is the subject of a pending outline application for 40 housing units (C14/0999/40/AM), while the proposed village development boundary has been redrawn to exclude this area. We do not see the logic of this and would argue for reinstatement and use of this site for housing.	<p>Not Accepted</p> <p>The representation seeks the inclusion of a new site not included within the Deposit Plan. Having considered the policy context, Plan strategy, the JLDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan.</p> <p>Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs.</p> <p>Recommendation</p> <p>The inclusion of the site is therefore not considered necessary to ensure the soundness of the JLDP.</p> <p>No Change</p>

LOCAL VILLAGES

40) Bethel (Anglesey)

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
914	Ceri Pritchard [3098]	Map 40 - Bethel (Ynys Môn)	Object	<p>To extend Bethel's development boundary to include land shown on attached map to allow a dwelling for a local person.</p> <p>The site is located on a former quarry and is classified as brownfield land.</p> <p>The site can be accessed from the main road.</p> <p>The site itself is level, not at risk of flooding or surface water problems.</p> <p>Development of the site would not lead to a loss of trees and hedgerows.</p> <p>Utilities are directly on site.</p>	<p>Not Accepted</p> <p>It is considered that the Deposit Plan identifies sufficient, deliverable and appropriate housing land in the area and the proposed change is not considered required to ensure the soundness of the plan.</p> <p>Recommendation</p> <p>Amending the development boundary is not considered necessary to ensure the soundness of the Plan.</p> <p>No Change</p>
1396	Iolo Owen & Co [2237]	Map 40 - Bethel (Ynys Môn)	Object	<p>My client wishes to include the attached plans into the new deposit plan if possible as land available for any possible development.</p>	<p>Not Accepted</p> <p>It is considered that the Deposit Plan identifies sufficient, deliverable and appropriate housing land in the area and the proposed change is not considered required to ensure the soundness of the plan.</p> <p>Recommendation</p> <p>Amending the development boundary is not considered necessary to ensure the soundness of the Plan.</p> <p>No Change</p>

41) Bodffordd

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
933	Iolo Owen & Co [2237]	Map 41 - Bodffordd	Object	My client wishes to include the attached plans into the new deposit plan if possible as land available for any possible development	<p>Not Accepted It is considered that the Deposit Plan identifies sufficient, deliverable and appropriate housing land in the area and the proposed change is not considered required to ensure the soundness of the plan.</p> <p>Recommendation Amending the development boundary is not considered necessary to ensure the soundness of the Plan.</p> <p>No Change</p>
934	Iolo Owen & Co [2237]	Map 41 - Bodffordd	Object	My client wishes to include the attached plans into the new deposit plan if possible as land available for any possible development	<p>Not Accepted It is considered that the Deposit Plan identifies sufficient, deliverable and appropriate housing land in the area and the proposed change is not considered required to ensure the soundness of the plan.</p> <p>Recommendation Amending the development boundary is not considered necessary to ensure the soundness of the Plan.</p> <p>No Change</p>
1190	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 41 - Bodffordd	Object	The proposed growth being promoted for this settlement would require improvements at Bodffordd Wastewater Treatment Works (WwTW) which would	<p>Comments Noted The Councils will continue to engage with DCWW at the planning application stage.</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
				need to be funded through our Asset Management Plan or potentially earlier through developer contributions.	<p>Recommendation No change is required to address the matters raised.</p> <p>No Change</p>

42) Bryngwran

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
935	Mr Gwyn Williams [3119]	Map 42 – Bryngwran	Object	<p>The site in question already has planning approval for one plot (given on appeal APP/L6805/A/2195898 20/09/13). The inspector deemed the site suitable for an infill site within the village of Bryngwran.</p> <p>We wish you to look favourably for one more building plot on this site.</p>	<p>Not Accepted It is considered that the Deposit Plan identifies sufficient, deliverable and appropriate housing land in the area and the proposed change is not considered required to ensure the soundness of the plan.</p> <p>Recommendation Amending the development boundary is not considered necessary to ensure the soundness of the Plan.</p> <p>No Change</p>
1191	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 42 - Bryngwran	Support	No additional growth is anticipated in Bryngwran as the indicative housing growth is provided for by completed units and the existing landbank.	<p>Note the Support</p> <p>Recommendation</p> <p>No Change</p>

43) Brynsiencyn

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
386	Mrs Rosamund James [2726]	Map 43 - Brynsiencyn	Object	<p>I am objecting to the proposed inclusion within the Brynsiencyn village boundary of the field bounded by properties in Lôn Uchaf and Ty'n y Bryn. I am objecting on the grounds that this is prime, agricultural land that is currently in use for grazing and free-range poultry. There are other sites available for potential housing development that are currently neither used nor maintained.</p> <p>I am also objecting on grounds of increased traffic, insufficient capacity in the sewerage system, adverse effect on wildlife, and basic lack of facilities within the village to support current population, never mind an increase.</p>	<p>Not Accepted</p> <p>Development boundaries have been drawn around villages to ensure sufficient opportunities exist for settlements within the plan. The suitability or otherwise of parcels of land within a development boundary will be considered at the planning application stage.</p> <p>Land at Merddyn Gwyn has had the benefit of planning permission for a number of years but has not been developed to date. In the 2014 Joint Housing Land Availability Study this site was outside the 5 year land supply due to the length of time it has had permission. In fact Table 3 in Appendix 5 of the Deposit Plan identifies a number of units from the land bank which are unlikely to be completed and the 13 for Brynsiencyn are the Merddyn Gwyn site.</p>
1405	Mr Dave Shone [3347]	Map 43 - Brynsiencyn	Object	<p>Objecting on the grounds that this is prime, agricultural land. There are other non-agricultural sites available? I refer specifically to land at Ty'n y Cwrt/Merddyn Gwyn</p> <p>Other considerations are that it would bring an unwelcome increase in traffic and I have it on authority that the present sewerage system is near capacity and might not be able to cope with any further load.</p> <p>Also objecting to this proposal on environmental grounds. It would also destroy the open aspect currently enjoyed by local residents. An increase in intensive urbanization of Brynsiencyn will</p>	<p>The Highways Dept has not objected to the settlement's development boundary.</p> <p>Recommendation</p> <p>Amending the development boundary is not considered necessary to ensure the soundness of the Plan.</p> <p>No Change</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
				<p>ultimately result in the loss of village character.</p> <p>I would like the field bounded by properties in Lôn Uchaf and Ty'n y Bryn to remain outside the village boundary, so that it can't be used for building development.</p>	
924	Cyngor Cymuned Llanidan (Mr ME Jones) [1392]	Map 43 - Brynsiencyn	Object	<p>Remove filed marked A on the map from the development boundary:</p> <p>i) We believe that the sewerage treatment works would not be able to cope with the development</p> <p>ii) Access to the field is poor because it would lead to traffic going through existing estates to reach the site.</p> <p>As a way forward the Community Council would like to see the filed marked B on the map included within the development boundary because this site benefits from existing planning permission.</p>	
1192	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 43 - Brynsiencyn	Support	Brynsiencyn Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed growth figure allocated for this catchment area.	<p>Note the Support</p> <p>Recommendation</p> <p>No Change</p>

44) Caergeiliog

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
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Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
1110	Mr HR Michael [3232]	Map 44 - Caergeiliog	Object	<p>I object to the plan on the basis that the development boundary for Caergeiliog should include my alternative site.</p> <p>The site is located in the centre of the village opposite a housing estate which means that infrastructure such as sewerage and water and electricity supply are located convenient to the site.</p> <p>A lack of affordable housing exists in the settlement and I note from the document that more houses are required and I believe that it is essentially important in terms of sustainable Welsh communities that the provision of affordable houses is sufficient for the needs of local people who want to remain in their localities.</p>	<p>Not Accepted</p> <p>It is considered that the Deposit Plan identifies sufficient, deliverable and appropriate housing land in the area and the proposed change is not considered required to ensure the soundness of the plan.</p> <p>Recommendation</p> <p>Amending the development boundary is not considered necessary to ensure the soundness of the Plan.</p> <p>No Change</p>
1117	Mr Selwyn Owen [3233]	Map 44 - Caergeiliog	Object	<p>The development boundary for Caergeiliog, which currently excludes this site, should be amended to include it and the land should be designated as a housing allocation with planning permission to correctly reflect the land's status as a committed site for development of 69 dwellings and 4 flats.</p> <p>In Appendix 5, the removal of the reference to 73 units in Caergeiliog in the table of sites within Ynys Môn which are unlikely to be developed during the Plan period.</p> <p>The addition of these 73 units into the</p>	<p>Not Accepted</p> <p>The Deposit Plan recognises a hierarchy of towns and villages which have a specific role and function. Within Topic Paper 5 – Developing the Settlement Strategy a methodology was developed and published to recognise these settlements on the basis of their role, function, range of facilities and services.</p> <p>The spatial strategy will ensure that development is targeted to locations which are sustainable in terms of size, role, character, facilities, transport links, social inclusion and environment. Therefore, there will be a sustainable pattern of</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
				figure for the number of units with permission in the villages section of table 18 and a corresponding reduction in the figure for the additional number of dwelling unites required.	<p>communities which have a viable community.</p> <p>Distributing further growth to villages and clusters beyond what has currently been recognised in Policy PS15 without robust evidence to do so would undermine the spatial strategy and the sustainability principles which the Plan is based upon.</p> <p>Recommendation Amending the development boundary is not considered necessary to ensure the soundness of the Plan.</p> <p>No Change</p>
1193	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 44 - Caergeiliog	Object	There are isolated incidents of flooding in the public sewerage system that, depending on the location of the development, may need to be resolved to allow development to proceed. Potential developers can either wait for DCWW to resolve the flooding, subject to funding being approved by our regulator Ofwat, or progress the improvements through the sewerage requisition provisions of the Water Industry Act 1991 or S106 of the Town & Country Planning Act 1990.	<p>Comment Noted</p> <p>Recommendation The Councils will continue to have ongoing discussions with DCWW on the matters raised.</p> <p>No Change</p>
1194	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 44 - Caergeiliog	Support	Caergeiliog is served by Holyhead Wastewater Treatment Works (WwTW) which can accommodate the foul flows from the proposed growth figure allocated for this catchment area	<p>Note the Support</p> <p>Recommendation</p> <p>No Change</p>

45) Dwyran

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
1195	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 45 - Dwyran	Object	There are isolated incidents of flooding in the public sewerage system that, depending on the location of the development, may need to be resolved to allow development to proceed. Potential developers can either wait for DCWW to resolve the flooding, subject to funding being approved by our regulator Ofwat, or progress the improvements through the sewerage requisition provisions of the Water Industry Act 1991 or S106 of the Town & Country Planning Act 1990.	<p>Comments Noted The Councils will continue to engage with DCWW at the planning application stage.</p> <p>Recommendation No change is required to address the matters raised.</p> <p>No Change</p> <p>No Change</p>
1196	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 45 - Dwyran	Support	Dwyran is served by Newborough Wastewater Treatment Works (WwTW) which can accommodate the foul flows from the proposed growth figure allocated for this catchment area.	<p>Note the Support</p> <p>Recommendation</p> <p>No Change</p>

46) Llandegfan

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
1197	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 46 - Llandegfan	Support	There are isolated incidents of flooding in the public sewerage system that, depending on the location of the development, may need to be resolved to allow development to proceed. Potential developers can either wait for DCWW to resolve the flooding, subject to funding being approved by our regulator Ofwat, or progress the improvements through	<p>Note the Support</p> <p>Recommendation</p> <p>No Change</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
				the sewerage requisition provisions of the Water Industry Act 1991 or S106 of the Town & Country Planning Act 1990.	
1198	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 46 - Llandegfan	Object	The total growth being promoted within the catchment area of Treborth Wastewater Treatment Works (WwTW) would necessitate improvements to the treatment works which would need to be funded through our Asset Management Plan or potentially earlier through developer contributions.	<p>Comments Noted The Councils will continue to engage with DCWW at the planning application stage.</p> <p>Recommendation No change is required to address the matters raised.</p> <p>No Change</p>
1797	Mrs Mary Davidson [3359]	Map 46 - Llandegfan	Object	<p>Land should be allocated for housing to accommodate the identified housing need.</p> <p>We wish to seek that our site adjacent to Gwel y Llan Estate should be included within the development boundary of Llandegfan and allocated for housing.</p>	<p>Not Accepted The Deposit Plan recognises a hierarchy of towns and villages which have a specific role and function. Within Topic Paper 5 – Developing the Settlement Strategy a methodology was developed and published to recognise these settlements on the basis of their role, function, range of facilities and services.</p> <p>The spatial strategy will ensure that development is targeted to locations which are sustainable in terms of size, role, character, facilities, transport links, social inclusion and environment. Therefore, there will be a sustainable pattern of communities which have a viable community.</p> <p>Distributing further growth to villages and clusters beyond what has currently been</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
					<p>recognised in Policy PS15 without robust evidence to do so would undermine the spatial strategy and the sustainability principles which the Plan is based upon.</p> <p>Recommendation Amending the development boundary is not considered necessary to ensure the soundness of the Plan.</p> <p>No Change</p>

47) Llanddaniel Fab

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
967	Carolyn Watcyn [2216]	Map 47 - Llanddaniel Fab	Object	Please include my land in the Joint Local Development Plan for reasons shown on the attachments.	<p>Not Accepted It is considered that the Deposit Plan identifies sufficient, deliverable and appropriate housing land in the area and the proposed change is not considered required to ensure the soundness of the plan.</p> <p>Recommendation Amending the development boundary is not considered necessary to ensure the soundness of the Plan.</p> <p>No Change</p>
968	W G Davies [2218]	Map 47 - Llanddaniel Fab	Object	<p>1) Llanddaniel is a local village listed in table 20 and is therefore under policy TAI17</p> <p>2) The site shown on the candidate site</p>	<p>Not Accepted It is considered that the Deposit Plan identifies sufficient, deliverable and appropriate housing land in the area and</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
				<p>register attached is in the village boundary and is considered to meet criteria in TAI17</p> <p>3) Current proposals to extend Ysgol Parc y Bont and the creation of a science park in nearby Gaerwen will increase the demand for local homes. The provision therefore requires amendment.</p> <p>Include site SP769 in the new Local Development Plan.</p>	<p>the proposed change is not considered required to ensure the soundness of the plan.</p> <p>Recommendation Amending the development boundary is not considered necessary to ensure the soundness of the Plan.</p> <p>No Change</p>
991	W G Davies [2218]	Map 47 - Llanddaniel Fab	Object	<p>1) Llanddaniel is listed in table 20 as a local village and is therefore under policy TAI17.</p> <p>2) The sites shown on the candidate sites register attached are infill sites within the village area which will meet the criteria in TAI17</p> <p>3) Current proposals to amalgamate Ysgol Parc y Bont and Llangaffo, the demand by local welsh families will increase, thus provision requires amendment.</p> <p>Include the parcels of land (identified as SP123 on the Candidate Site Register) in the new Local Development Plan.</p>	<p>Not Accepted It is considered that the Deposit Plan identifies sufficient, deliverable and appropriate housing land in the area and the proposed change is not considered required to ensure the soundness of the plan.</p> <p>Recommendation Amending the development boundary is not considered necessary to ensure the soundness of the Plan.</p> <p>No Change</p>
1202	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 47 - Llanddaniel Fab	Support	<p>Llanddaniel Fab is served by Gaerwen Wastewater Treatment Works (WwTW) which can accommodate the foul flows from the proposed growth figure allocated for this catchment area</p>	<p>Note the Support</p> <p>Recommendation</p> <p>No Change</p>

48) Llanfachraeth

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
1203	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 48 - Llanfachraeth	Support	Llanfachraeth Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed growth figure allocated for this catchment area.	<p>Note the Support</p> <p>Recommendation</p> <p>No Change</p>

49) Llanfaethlu

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
920	Mr Tom Carpenter [2863]	Map 49 - Llanfaethlu	Object	We wish to object to the Deposit Local Development Plan's boundary for Llanfaethlu. The inclusion of the land to the north of Bryn Llwyd Estate would ensure that Llanfaethlu could accommodate the new area primary school together with additional housing ensuring that the level of housing is maintained over the plan period. The site is within a sustainable location alongside the A5025, a key public transport route which will link the village with the planning Wylfa Newydd Nuclear Power Station and also with the larger settlements of Holyhead and Valley to the west where there are accessible links to the national public transport network via the mainline railway stations.	<p>Not Accepted</p> <p>It is considered that the Deposit Plan identifies sufficient, deliverable and appropriate housing land in the area and the proposed change is not considered required to ensure the soundness of the plan.</p> <p>Recommendation</p> <p>Amending the development boundary is not considered necessary to ensure the soundness of the Plan.</p> <p>No Change</p>
1204	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 49 - Llanfaethlu	Support	No additional growth is anticipated in Llanfaethlu as the indicative housing growth is provided for by completed	<p>Note the Support</p> <p>Recommendation</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
				units and the existing landbank.	No Change

50) Llanfechell

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
1205	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 50 - Llanfechell	Object	There are isolated incidents of flooding in the public sewerage system that, depending on the location of the development, may need to be resolved to allow development to proceed. Potential developers can either wait for DCWW to resolve the flooding, subject to funding being approved by our regulator Ofwat, or progress the improvements through the sewerage requisition provisions of the Water Industry Act 1991 or S106 of the Town & Country Planning Act 1990.	<p>Comments Noted The Councils will continue to engage with DCWW at the planning application stage.</p> <p>Recommendation No change is required to address the matters raised.</p> <p>No Change</p>
1206	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 50 - Llanfechell	Support	Llanfechell Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed growth figure allocated for this catchment area	<p>Note the Support</p> <p>Recommendation</p> <p>No Change</p>

51) Llanfihangel yn Nhowyn

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
1207	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 51 - Llanfihangel yn Nhowyn	Support	Llanfihangael yn Nhowyn is served by Holyhead Wastewater Treatment Works (WwTW) which can accommodate the	<p>Note the Support</p> <p>Recommendation</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
				foul flows from the proposed growth figure allocated for this catchment area	No Change

52) Llangaffo

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
1208	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 52 - Llangaffo	Object	The proposed growth being promoted for this settlement would require improvements at Llangaffo Wastewater Treatment Works (WwTW) which would need to be funded through our Asset Management Plan or potentially earlier through developer contributions.	<p>Comments Noted The Councils will continue to engage with DCWW at the planning application stage.</p> <p>Recommendation No change is required to address the matters raised.</p> <p>No Change</p>

53) Llangristiolus

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
921	Muriel Williams [2075]	Map 53 - Llangristiolus	Object	<p>Extend the development boundary to include the land marked in red in the map.</p> <p>There should be a choice of housing needs ion local villages which recognises the housing needs of all.</p> <p>TAI17 currently conflicts with the wider aims and objectives of PPW with respect to housing in rural areas.</p>	<p>Not Accepted It is considered that the Deposit Plan identifies sufficient, deliverable and appropriate housing land in the area and the proposed change is not considered required to ensure the soundness of the plan.</p> <p>Recommendation Amending the development boundary is</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
				It is difficult to reconcile the draft JLDP's narrowly defined housing strategy. The policy will prove unrealistic in fulfilling its objectives and is not reasonably flexible to deal with the changing circumstances which are currently faced by Anglesey as opposed to Gwynedd.	not considered necessary to ensure the soundness of the Plan. No Change
1007	Mr & Mrs D.R. & K.M. Jones [3161]	Map 53 - Llangristiolus	Object	Building housing will provide work for local tradesmen and trade for local merchandisers. The site had planning permission granted for housing 29/07/1970 no A/1369a which has lapsed.	Not Accepted It is considered that the Deposit Plan identifies sufficient, deliverable and appropriate housing land in the area and the proposed change is not considered required to ensure the soundness of the plan. Recommendation Amending the development boundary is not considered necessary to ensure the soundness of the Plan. No Change
1209	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 53 - Llangristiolus	Support	No additional growth is anticipated in Llangristiolus as the indicative housing growth is provided for by completed units and the existing landbank.	Comments Noted The Councils will continue to engage with DCWW at the planning application stage. Recommendation No change is required to address the matters raised. No Change

54) Llanrhyddlad

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
1210	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 54 - Llanrhyddlad	Support	No additional growth is anticipated in Llanrhyddlad as the indicative housing growth is provided for by the existing landbank.	<p>Note the Support</p> <p>Recommendation</p> <p>No Change</p>

55) Pencarnisiog

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
76	Michael D Whitehead [2724]	Map 55 - Pencarnisiog	Support	<p>Confirm support subject to correct interpretation-</p> <ul style="list-style-type: none"> * Planning applications must conform to all points of TAI17. * Development is restricted to within outline boundaries (map 55) * Preference is given to Sustainable living SO5 - whilst respecting the varied role and character of the centres, villages and countryside. * Preference is given to protect and enhance the natural and built environment SO16 - Protect, enhance and manage the natural and heritage assets of the Plan area, including its natural resources, wildlife habitats, and its landscape character. 	<p>Note the Support</p> <p>Recommendation</p> <p>No Change</p>
632	Mr Martin Singleton [3044]				
636	Mr Geraint Simpson [3046]				
639	Ms Kerris Singleton [3053]				
643	Myfanwy Williams [3054]				
646	Trevor Roberts [3042]				
650	Tina Raistrick [3055]				
652	Ms Gwion Llyn Williams [3056]				
655	Mr Dennis Whitehead [3057]				
663	A.E. Stewart [3063]				
666	Dr Medwyn Williams [3064]				
	Miss Siwan Mair				

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
668 670 684 710 715 724 725 745 746 747	Williams [3065] Susan Nason [3066] A.M. Nason [3067] Dorothy Whitehead [3076] Nerys F. Owen [3077] Mr T.H. Jones [3080] Mrs J Jones [3082] Margaret E.P. Roberts [3085] Wyn Owen [3086] Elen Wyn Simpson [3088]				
1211	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 55 - Pencarnisiog	Support	Pencaernisiog Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed growth figures for this catchment area.	Note the Support Recommendation No Change

56) Penysarn

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
1212	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 56 - Penysarn	Support	Penysarn is served by Amlwch Wastewater Treatment Works (WwTW) which can accommodate the foul flows from the proposed growth figure allocated for this catchment area	Note the Support Recommendation No Change

57) Rhosybol

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
1213	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 57 - Rhosybol	Support	Rhosybol is served by Amlwch Wastewater Treatment Works (WwTW) which can accommodate the foul flows from the proposed growth figure allocated for this catchment area.	Note the Support Recommendation No Change

58) Talwrn

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
992	Mr Emlyn Williams [40]	Map 58 - Talwrn	Object	I would like to include my land in the development boundary for the following reasons: - access - adjacent to development boundary - suitability - flat / dry land - walking distance to Talwrn school - walking distance to bus route - active community with village hall where groups are held	Not Accepted It is considered that the Deposit Plan identifies sufficient, deliverable and appropriate housing land in the area and the proposed change is not considered required to ensure the soundness of the plan. Recommendation Amending the development boundary is not considered necessary to ensure the soundness of the Plan. No Change
993	Mr Emlyn Williams [40]	Map 58 - Talwrn	Object	I would like to include my land in the development boundary for the following reasons: - access - adjacent to development boundary - suitability - flat / dry land - walking distance to Talwrn school - walking distance to bus route	Not Accepted It is considered that the Deposit Plan identifies sufficient, deliverable and appropriate housing land in the area and the proposed change is not considered required to ensure the soundness of the plan. Recommendation

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
				- active community with village hall where groups are held	Amending the development boundary is not considered necessary to ensure the soundness of the Plan. No Change
1214	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 58 - Talwrn	Support	Talwrn is served by Llangefni Wastewater Treatment Works (WwTW) which can accommodate the foul flows from these growth figure allocated for the catchment area	Note the Support Recommendation No Change

59) Tregele

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
1215	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 59 - Tregele	Object	Tregele is served by Cemaes Bay Wastewater Treatment Works (WwTW). The proposed growth being promoted for this settlement may require improvements to the treatment works which would need to be funded through our Asset Management Plan or potentially earlier through developer contributions.	Comments Noted The Councils will continue to engage with DCWW at the planning application stage. Recommendation No change is required to address the matters raised. No Change

60) Abererch

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
717	Council for the Protection of Rural	Map 60 - Abererch	Object	Why has a 0.9 ha area allocated for housing in the GUDP near Ty Gwyn on	Not Accepted It is considered that the Deposit Plan

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
	Wales (Mr Noel Davey) [1169]			the south side of the village been deleted and the village boundary redrawn?	<p>identifies sufficient, deliverable and appropriate housing land in the area and the proposed change is not considered required to ensure the soundness of the plan.</p> <p>Recommendation Amending the development boundary is not considered necessary to ensure the soundness of the Plan.</p> <p>No Change</p>
1231	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 60 - Abererch	Object	There are isolated incidents of flooding in the public sewerage system that, depending on the location of the development, may need to be resolved to allow development to proceed. Potential developers can either wait for DCWW to resolve the flooding, subject to funding being approved by our regulator Ofwat, or progress the improvements through the sewerage requisition provisions of the Water Industry Act 1991 or S106 of the Town & Country Planning Act 1990.	<p>Comments Noted The Councils will continue to engage with DCWW at the planning application stage.</p> <p>Recommendation No change is required to address the matters raised.</p> <p>No Change</p>
1232	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 60 - Abererch	Object	The proposed growth being promoted for this settlement would require improvements at Abererch Wastewater Treatment Works (WwTW) which would need to be funded through our Asset Management Plan or potentially earlier through developer contributions.	<p>Comments Noted The Councils will continue to engage with DCWW at the planning application stage.</p> <p>Recommendation No change is required to address the matters raised.</p> <p>No Change</p>

61) Brynrefail

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
919	Mr Hefin Williams [3103]	Map 61 - Brynrefail	Object	<p>In order to provide housing choice, allow for increased flexibility and for the sustainability of existing services the target housing figure for the village of Brynrefail should be increased by a further 8 units and brownfield site identified on the attached plan should be included within the settlement boundary.</p> <p>Amend table 20 to allow for 15 residential units as the indicative growth level of Brynrefail.</p> <p>Amend the settlement boundary of Brynrefail to include the proposed site within the settlement.</p>	<p>Not Accepted It is considered that the Deposit Plan identifies sufficient, deliverable and appropriate housing land in the area and the proposed change is not considered required to ensure the soundness of the plan.</p> <p>Recommendation Amending the development boundary is not considered necessary to ensure the soundness of the Plan.</p> <p>No Change</p>
1233	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 61 - Brynrefail	Support	<p>Deiniolen Brynrefail Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed growth figure allocated for this catchment area.</p>	<p>Comments Noted The Councils will continue to engage with DCWW at the planning application stage.</p> <p>Recommendation No change is required to address the matters raised.</p> <p>No Change</p>

62) Caeathro

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
983	Cyng/Counc Eurig Wyn [364]	Map 62 - Caeathro	Object	<p>I am aware that permission has been granted to construct 19 houses for the field that lies across the road from Gwalia Garage. Is this development going to proceed?</p> <p>If it is, I would want assurance that the appropriate proportion of affordable houses would be part of the development. I believe that in certain circumstances the quota of affordable housing should be increased. Hopefully the plan will consider this.</p>	<p>Not Accepted</p> <p>The Deposit Plan recognises a hierarchy of towns and villages which have a specific role and function. Within Topic Paper 5 – Developing the Settlement Strategy a methodology was developed and published to recognise these settlements on the basis of their role, function, range of facilities and services.</p> <p>The spatial strategy will ensure that development is targeted to locations which are sustainable in terms of size, role, character, facilities, transport links, social inclusion and environment. Therefore, there will be a sustainable pattern of communities which have a viable community.</p> <p>Distributing further growth to villages and clusters beyond what has currently been recognised in Policy PS15 without robust evidence to do so would undermine the spatial strategy and the sustainability principles which the Plan is based upon.</p> <p>Recommendation</p> <p>Amending the development boundary is not considered necessary to ensure the soundness of the Plan.</p> <p>No Change</p>
1234	Dwr Cymru Welsh Water (Mr Dewi)	Map 62 - Caeathro	Object	Caethro is served by Caernarfon Wastewater Treatment Works (WwTW).	<p>Comments Noted</p> <p>The Councils will continue to engage with</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
	Griffiths) [2680]			The proposed growth being promoted for this catchment area would require improvements which would need to be funded through our Asset Management Plan or potentially earlier through developer contributions.	DCWW at the planning application stage. Recommendation No change is required to address the matters raised. No Change

63) Carmel

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
1235	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 63 - Carmel	Object	Carmel is served by Llanfaglan Wastewater Treatment Works (WwTW). The proposed growth being promoted for this catchment area would require improvements which would need to be funded through our Asset Management Plan or potentially earlier through developer contributions.	Comments Noted The Councils will continue to engage with DCWW at the planning application stage. Recommendation No change is required to address the matters raised. No Change
484	Miss Nia Morris [2972]	Map 63 - Carmel	Object	The village of Carmel is defined as a cluster settlement however, the boundary of the cluster omits parts of the village which are very much part of the village fabric. There appears to be no logical reason for this. It is important that the village has an opportunity to expand and to regenerate and there must be opportunities provided for that to take place. There are development	Not Accepted Responder has mistaken Carmel, Anglesey for Carmel Gwynedd. It is considered that the Deposit Plan identifies sufficient, deliverable and appropriate housing land in the area and the proposed change is not considered required to ensure the soundness of the plan.

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
				opportunities available including site ref SP91 on the Candidate Site register, which is a suitable site largely surrounded by built development. Such a site can make a positive contribution to the village.	<p>Recommendation Amending the development boundary is not considered necessary to ensure the soundness of the Plan.</p> <p>No Change</p>

64) Cwm y Glo

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
1236	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 64 - Cwm y Glo	Support	No additional growth is anticipated in Cwm y Glo as the indicative housing growth is provided for by completed units and the existing landbank	<p>Note the Support</p> <p>Recommendation</p> <p>No Change</p>

65) Dinas (Llanwnda)

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
1237	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 65 - Dinas (Llanwnda)	Support	No additional growth is anticipated in Dinas as the indicative housing growth is provided for by completed units and the existing landbank.	<p>Note the Support</p> <p>Recommendation</p> <p>No Change</p>

66) Dinas Dinlle

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
1238	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 66 - Dinas Dinlle	Object	Dinas Dinlle is served by Llanfaglan Wastewater Treatment Works (WwTW). The proposed growth being promoted for this catchment area would require improvements which would need to be funded through our Asset Management Plan or potentially earlier through developer contributions.	<p>Comments Noted The Councils will continue to engage with DCWW at the planning application stage.</p> <p>Recommendation No change is required to address the matters raised.</p> <p>No Change</p>

67) Dolydd a Maen Coch

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
1239	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 67 - Dolydd & Maen Coch	Object	Dolydd a Maen Coch is served by Llanfaglan Wastewater Treatment Works (WwTW). The proposed growth being promoted for this catchment area would require improvements which would need to be funded through our Asset Management Plan or potentially earlier through developer contributions.	<p>Comments Noted The Councils will continue to engage with DCWW at the planning application stage.</p> <p>Recommendation No change is required to address the matters raised.</p> <p>No Change</p>

68) Efailnewydd

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
961	Megan Jones [3131]	Map 68 - Efailnewydd	Object	Since the Parc yr Efail estate has been established, 12 houses have been built on the land with local families residing in every house up to now. The fact that these houses were sold so effortlessly	<p>Not Accepted It is considered that the Deposit Plan identifies sufficient, deliverable and appropriate housing land in the area and the proposed change is not considered</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
				<p>together with a varying waiting list proves the need for sustainable housing in Efailnewydd.</p> <p>A local survey discovered that 12 were in need of moving. Designation of 6 (LDP) is low compared to the need that was found in the survey.</p> <p>Ideal site to build houses with services nearby.</p>	<p>required to ensure the soundness of the plan.</p> <p>Recommendation Amending the development boundary is not considered necessary to ensure the soundness of the Plan.</p> <p>No Change</p>
963	Megan Jones [3131]	Map 68 - Efailnewydd	Object	<p>Since the Parc yr Efail estate has been established, 12 houses have been built on the land with local families residing in every house up to now. The fact that these houses were sold so effortlessly together with a varying waiting list proves the need for sustainable housing in Efailnewydd.</p> <p>A local survey discovered that 12 were in need of moving. Designation of 6 (LDP) is low compared to the need that was found in the survey.</p> <p>Ideal site to build houses with services nearby.</p> <p>10 of the 12 are Welsh speakers who cannot afford housing on the open market and not enough available houses to let or buy locally. Result - move to an unfamiliar area away from their family and friends</p> <p>Enquiries by local Welsh speakers looking for open market plots.</p> <p>Extend the current boundary to include part of land near Parc yr Efail.</p>	<p>Not Accepted It is considered that the Deposit Plan identifies sufficient, deliverable and appropriate housing land in the area and the proposed change is not considered required to ensure the soundness of the plan.</p> <p>Recommendation Amending the development boundary is not considered necessary to ensure the soundness of the Plan.</p> <p>No Change</p>
966	Dr B Hughes-Parry	Map 68 - Efailnewydd	Object	Alteration of the proposed development	Not Accepted

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
	[3132]			boundary for Efailnewydd (Map Inset 68) to include Land at Penllwyn to provide for a deliverable site on the edge of the settlement boundary suitable for residential development of circa 6 dwellings. Objection to the restriction of growth in Efailnewydd to 8 windfall dwellings over the plan period and the drawing of the development boundary. Objection to the sustainability assessment for Efailnewydd (settlement score). The current approach actually puts at risk the viability of local services.	It is considered that the Deposit Plan identifies sufficient, deliverable and appropriate housing land in the area and the proposed change is not considered required to ensure the soundness of the plan. Recommendation Amending the development boundary is not considered necessary to ensure the soundness of the Plan. No Change
1240	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 68 - Efailnewydd	Support	Efailnewydd Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed growth figure allocated for this catchment area.	Note the Support Recommendation No Change

69) Garndolbenmaen

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
1241	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 69 - Garndolbenmaen	Support	The proposed growth being promoted for this settlement would require improvements at Garndolbenmaen Wastewater Treatment Works (WwTW) which would need to be funded through our Asset Management Plan or potentially earlier through developer contributions.	Note the Support Recommendation No Change

70) Garreg-Llanfrothen

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
1242	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 70 - Garreg-Llanfrothen	Support	Llanfrothen Garreg Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed growth figure allocated for this catchment area.	<p>Note the Support</p> <p>Recommendation</p> <p>No Change</p>

71) Groeslon

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
922	Mr Kenneth Pitts [3104]	Map 71 - Groeslon	Object	<p>My request is that the village boundary be extended to include the field as indicated on the enclosed map.</p> <p>On checking the plan of the village boundary there does not appear to be any other suitable sites for building. My field is landlocked and is only occasionally by horses to keep the grass down.</p> <p>my proposal is to be able to build a bungalow alongside the existing house (for our own private use). Access could be gained via the gate leading to the field. The remaining parcel of land could be used as further development and access could be gained along the existing driveway to the main house. According to the indicative plan 11 houses are required in the village, a percentage of your quota might be achieved by</p>	<p>Not Accepted</p> <p>It is considered that the Deposit Plan identifies sufficient, deliverable and appropriate housing land in the area and the proposed change is not considered required to ensure the soundness of the plan.</p> <p>Recommendation</p> <p>Amending the development boundary is not considered necessary to ensure the soundness of the Plan.</p> <p>No Change</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
				<p>developing this land.</p> <p>This site is particularly suitable for development due to easy access to all services.</p>	
1228	Mr Eurwyn Jones [2884]	Map 71 - Groeslon	Object	<p>Please include SP71 in the Development Plan.</p> <ul style="list-style-type: none"> - The site was one of the four sites proposed for the new Primary School. - It has good access to the highway. - Has the potential of creating more local housing in the village of Groeslon. - Attracting more people of working age and their children into the community to support school. - Reduce outmigration of working age people and families enabling young people to remain in village via affordable housing. - Safeguard the Welsh language. - Promote community interaction and social inclusion. - Opposite Lôn Arfon providing opportunity for healthier lifestyles. <p>-</p>	<p>Not Accepted</p> <p>It is considered that the Deposit Plan identifies sufficient, deliverable and appropriate housing land in the area and the proposed change is not considered required to ensure the soundness of the plan.</p> <p>Recommendation</p> <p>Amending the development boundary is not considered necessary to ensure the soundness of the Plan.</p> <p>No Change</p>
1243	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 71 - Groeslon	Object	<p>Groeslon is served by Llanfaglan Wastewater Treatment Works (WwTW). The proposed growth being promoted for this catchment area would require improvements which would need to be funded through our Asset Management Plan or potentially earlier through</p>	<p>Comments Noted</p> <p>The Councils will continue to engage with DCWW at the planning application stage.</p> <p>Recommendation</p> <p>No change is required to address the matters raised.</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
				developer contributions.	No Change

72) Llandwrog

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
1244	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 72 - Llandwrog	Object	Llandwrog is served by Llanfaglan Wastewater Treatment Works (WwTW). The proposed growth being promoted for this catchment area would require improvements which would need to be funded through our Asset Management Plan or potentially earlier through developer contributions.	<p>Comments Noted The Councils will continue to engage with DCWW at the planning application stage.</p> <p>Recommendation No change is required to address the matters raised.</p> <p>No Change</p>

73) Llandygai

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
923	Mr B Carter [3105]	Map 73 - Llandygai	Object	<p>We wish to object to the exclusion of land at Hewden's Plant Hire and the adjacent warehouse from the development boundary of Llandygai as it is considered that the exclusion of this substantial previously developed land is contrary the advice contained within Planning Policy Wales.</p> <p>We wish for the sites to be included within the development boundary of</p>	<p>Not Accepted It is considered that the Deposit Plan identifies sufficient, deliverable and appropriate housing land in the area and the proposed change is not considered required to ensure the soundness of the plan.</p> <p>Recommendation Amending the development boundary is not considered necessary to ensure the</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
				Llandygai.	soundness of the Plan. No Change
1245	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 73 - Llandygai	Support	No additional growth is anticipated in Llandygai as the indicative housing growth is provided for by completed units and the existing landbank.	Note the Support Recommendation No Change

74) Llangybi

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
1246	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 74 - Llangybi	Support	Llangybi Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed growth figure allocated for this catchment area.	Note the Support Recommendation No Change

75) Llanllyfni

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
1247	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 75 - Llanllyfni	Support	Llanllyfni Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed growth figure allocated for this catchment area.	Note the Support Recommendation No Change

76) Llanystumdwy

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
1248	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 76 - Llanystumdwy	Support	Llanystumdwy Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed growth figure allocated for this catchment area.	<p>Note the Support</p> <p>Recommendation</p> <p>No Change</p>

77) Nantlle

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
928	Mrs Vera Jones [3113]	Map 77 - Nantlle	Object	<p>A stream springs from the Pen yr Orsedd quarry and then under the land at Tŷ Mawr and Sycharth. Comes out as a stream on land in the south and into the 'mud'. Risk of pollution and an impact on the balance of the area's wildlife. Risk of flooding to developments given the local history of floods in the Barics.</p> <p>Move the boundary closer to the houses (perhaps to where it was originally) to ensure that there will be no building on the land. To ensure that there will be enough suitable land to permit housing developments in Nantlle, the proposed development boundary to the south of Swn y Nant should be expanded to be a 60m boundary which abuts Sycharth. Here, there would be no risk of an impact on nature and wildlife or the possibility of creating unnecessary pollution. By giving more room here it is believed that there would also be less traffic encroaching on</p>	<p>Not Accepted</p> <p>It is considered that the Deposit Plan identifies sufficient, deliverable and appropriate housing land in the area and the proposed change is not considered required to ensure the soundness of the plan.</p> <p>Recommendation</p> <p>Amending the development boundary is not considered necessary to ensure the soundness of the Plan.</p> <p>No Change</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
				the centre of Nantlle village.	
1249	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 77 - Nantlle	Support	Nantlle is served by Llanllyfni Wastewater Treatment Works (WwTW) which can accommodate the foul flows from the proposed growth figure allocated for this catchment area	Note the Support Recommendation No Change
1290	Cyng/Counc Craig ab Iago [347]	Map 77 - Nantlle	Object	<p>Proposal moves the village's boundary to the west in order to provide land for 6 new houses that are part of the LDP.</p> <p>I foresee several problems with this:</p> <ul style="list-style-type: none"> - A public footpath runs through the middle of the site - A stream runs through the middle of the site which comes off the quarry and has created a long list of problems for the barracks - The site has no obvious entrance <p>The best option is to extend the boundary down the main road to the right (SP430). The land is dryer, has access from the main road and there is no public footpath. More importantly, local people with children wish to build houses on it.</p>	<p>Not Accepted</p> <p>It is considered that the Deposit Plan identifies sufficient, deliverable and appropriate housing land in the area and the proposed change is not considered required to ensure the soundness of the plan.</p> <p>Recommendation</p> <p>Amending the development boundary is not considered necessary to ensure the soundness of the Plan.</p> <p>No Change</p>

78) Penisarwaun

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
1250	Dwr Cymru Welsh Water (Mr Dewi	Map 78 - Penisarwaun	Support	Pensairwaun Wastewater Treatment Works (WwTW) can accommodate the	Note the Support

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
	Griffiths) [2680]			foul flows from the proposed growth figure allocated for this catchment area.	Recommendation No Change
1386	Cyngor Cymuned Llanddeiniolen (Ms Eleri Bean) [1531]	Map 78 - Penisarwaun	Object	<p>As land to build houses upon is scarce in the Penisarwaun area, we would like to make an application to slightly extend the development boundary, permitting the construction of one or two houses in some areas that abut the current development boundary - See numbers 1, 2, 3 and 4 in the included map. There are several young people who live in the area at present with their parents, or who have had to leave to have a house to live in, who are very eager to settle down in Penisarwaun.</p> <p>The deposit plan as it currently stands does not permit the construction of enough housing to meet the demand in Penisarwaun.</p>	<p>Not Accepted It is considered that the Deposit Plan identifies sufficient, deliverable and appropriate housing land in the area and the proposed change is not considered required to ensure the soundness of the plan.</p> <p>Recommendation Amending the development boundary is not considered necessary to ensure the soundness of the Plan.</p> <p>No Change</p>

79) Pentref Uchaf

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
1251	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 79 - Pentref Uchaf	Support	Pentre Uchaf Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed growth figure allocated for this catchment area	Note the Support Recommendation No Change

80) Rhiwlas

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
998	Robert Harrison [3158]	Map 80 - Rhiwlas	Object	<p>The land is located immediately adjacent to the settlement boundary and has an existing access road. There are no international, national or local biodiversity designations or designated heritage assets within or adjacent to the site. Approximately half of the proposed site is adjacent to the existing village boundary and therefore would not be viewed as encroachment into open countryside and would integrate with the built form of a settlement. The site is not within a flood risk area.</p> <p>Hoped that housing on the site will have positive effects to promote social inclusion and community cohesion. Lack of potential new building land within the existing village boundary, and site could provide low cost affordable local needs housing which in turn could benefit the local school.</p> <p>I wish to submit a proposal for a new site to be added that lies outside the existing village boundary of Rhiwlas, Gwynedd, North Wales.</p>	<p>Not Accepted</p> <p>It is considered that the Deposit Plan identifies sufficient, deliverable and appropriate housing land in the area and the proposed change is not considered required to ensure the soundness of the plan.</p> <p>Recommendation</p> <p>Amending the development boundary is not considered necessary to ensure the soundness of the Plan.</p> <p>No Change</p>
1252	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 80 - Rhiwlas	Support	<p>Rhiwlas Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed growth figure allocated for this catchment area</p>	<p>Note the Support</p> <p>Recommendation</p> <p>No Change</p>

81) Rhosgadfan

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
1306	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 81 - Rhosgadfan	Object	* There are isolated incidents of flooding in the public sewerage system that, depending on the location of the development, may need to be resolved to allow development to proceed. Potential developers can either wait for DCWW to resolve the flooding, subject to funding being approved by our regulator Ofwat, or progress the improvements through the sewerage requisition provisions of the Water Industry Act 1991 or S106 of the Town & Country Planning Act 1990.	<p>Comments Noted The Councils will continue to engage with DCWW at the planning application stage.</p> <p>Recommendation No change is required to address the matters raised.</p> <p>No Change</p>
1307	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 81 - Rhosgadfan	Object	Rhosgadfan is served by Llanfaglan Wastewater Treatment Works (WwTW). The proposed growth being promoted for this catchment area would require improvements which would need to be funded through our Asset Management Plan or potentially earlier through developer contributions	<p>Comments Noted The Councils will continue to engage with DCWW at the planning application stage.</p> <p>Recommendation No change is required to address the matters raised.</p> <p>No Change</p>

82) Rhostryfan

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
946	Delyth Owen [3122]	Map 82 - Rhostryfan	Object	I would like to request a change to the deposit plan (82 Rhostryfan). To include the land outlined in red in the enclosed copy of the deposit plan. I believe that before the plan was	<p>Not Accepted It is considered that the Deposit Plan identifies sufficient, deliverable and appropriate housing land in the area and the proposed change is not considered</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
				<p>changed that this piece of land was within the village boundary, as I was told previously by a representative of the planning office in Caernarfon to go in for full planning as outlined planning wasn't needed.</p> <p>The land in question is surrounded by houses on all sides, with no access problems.</p> <p>To add the land marked red to be included in the village boundary.</p>	<p>required to ensure the soundness of the plan.</p> <p>Recommendation Amending the development boundary is not considered necessary to ensure the soundness of the Plan.</p> <p>No Change</p>
1308	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 82 - Rhostryfan	Support	No additional growth is anticipated in Rhostryfan as the indicative housing growth is provided for by completed units and the existing landbank	<p>Note the Support</p> <p>Recommendation</p> <p>No Change</p>

83) Sarn Mellteyrn

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
1309	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 83 - Sarn Mellteyrn	Support	Sarn Mellteyrn Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed growth figure allocated for this catchment area	<p>Note the Support</p> <p>Recommendation</p> <p>No Change</p>

84) Talysarn

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
553	Cyngor Cymuned	Map 84 - Talysarn	Object	Object to the size of the land (SP860) in	Not Accepted

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
	Llanllyfni (Mrs Alwen Johnson) [2835]			<p>question for the use of a small village such as Talysarn.</p> <p>Of course building land is needed in the Village, but if the plan is adopted in its current form, it will change the character of the village and will adversely affect the language, noise level and will also add to traffic on the streets which are already too narrow and dangerous for existing traffic.</p>	<p>It is considered that the Deposit Plan identifies sufficient, deliverable and appropriate housing land in the area and the proposed change is not considered required to ensure the soundness of the plan.</p> <p>Recommendation Amending the development boundary is not considered necessary to ensure the soundness of the Plan.</p> <p>No Change</p>
1261	Gareth Lloyd Jones [3171]	Map 84 - Talysarn	Object	<p>I wish for the land identified as SP860 to be taken out of the development plan.</p> <ol style="list-style-type: none"> 1. The fact that there is a covenant preventing the change of use of a section of the land. 2. Any development on this land will have a detrimental effect on the privacy and amenities of the properties surrounding it. 3. Any subsequent proposals for developing the land, if included within the new LDP would be in contradiction to a number of the Council's own planning policies. 4. A brownfield site, already located within the current UDP area has been refused planning permission for its clearance for development twice since 2007. This being in contradiction of Council planning policy C3. 	<p>Not Accepted It is considered that the Deposit Plan identifies sufficient, deliverable and appropriate housing land in the area and the proposed change is not considered required to ensure the soundness of the plan.</p> <p>Recommendation Amending the development boundary is not considered necessary to ensure the soundness of the Plan.</p> <p>No Change</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
1310	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 84 - Talysarn	Support	Talysarn is served by Llanllyfni Wastewater Treatment Works (WwTW) which can accommodate the foul flows from the proposed growth figure allocated for this catchment area.	Note the Support Recommendation No Change

85) Trefor

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
1313	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 85 - Trefor	Support	Trefor Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed growth figure allocated for this catchment area.	Note the Support Recommendation No Change

86) Tregarth

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
1010	MWJ Properties Ltd (Mark Jones) [3165]	Map 86 - Tregarth	Object	<p>Would be grateful if you would consider the land edged red on the plan attached as a housing designation within the proposed Gwynedd and Mon Local Plan, for the following reason:</p> <ul style="list-style-type: none"> * Closely follows the development boundary for Tregarth; * Used to alleviate the housing pressure within larger towns of Bethesda and Bangor; * Junction onto B4409 has sufficient 	<p>Not Accepted</p> <p>It is considered that the Deposit Plan identifies sufficient, deliverable and appropriate housing land in the area and the proposed change is not considered required to ensure the soundness of the plan.</p> <p>Recommendation</p> <p>Amending the development boundary is not considered necessary to ensure the soundness of the Plan.</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
				capacity for sustainable housing development * In a position to provide planning, highway and amenity gains.	No Change
1270	Mr mark richards [2907]	Map 86 - Tregarth	Object	<p>A large % of the community at Craig y Pandy and Waen y Pandy Tregarth wish to object to the inclusion of land that covers our two streets.</p> <p>We feel it would make our area less safe for residents, an increase in traffic, the infrastructure in not suitable, effects on biodiversity and affect the living conditions of adjacent occupiers.</p> <p>There are no village services and a diminishing public transport service.</p> <p>In previous consultations the council was of the opinion that "the land at Craig y Pandy and Waun y Pandy is unsuitable to be included within the development boundary and/or allocated for housing".</p>	<p>Not Accepted It is considered that the Deposit Plan identifies sufficient, deliverable and appropriate housing land in the area and the proposed change is not considered required to ensure the soundness of the plan.</p> <p>Recommendation Amending the development boundary is not considered necessary to ensure the soundness of the Plan.</p> <p>No Change</p>
1311	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 86 - Tregarth	Object	<p>There are isolated incidents of flooding in the public sewerage system that, depending on the location of the development, may need to be resolved to allow development to proceed. Potential developers can either wait for DCWW to resolve the flooding, subject to funding being approved by our regulator Ofwat, or progress the improvements through the sewerage requisition provisions of the Water Industry Act 1991 or S106 of</p>	<p>Comments Noted The Councils will continue to engage with DCWW at the planning application stage.</p> <p>Recommendation No change is required to address the matters raised.</p> <p>No Change</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
				the Town & Country Planning Act 1990.	
1312	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 86 - Tregarth	Support	Tregarth Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed growth figure allocated for this catchment area.	Note the Support Recommendation No Change

87) Tudweiliog

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
1314	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 87 - Tudweiliog	Support	Tudweiliog Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed growth figure allocated for this catchment area	Note the Support Recommendation No Change

88) Waunfawr

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
949	Jason Anderson [3123]	Map 88 - Waunfawr	Object	I wish to make a representation to include the site 'Cae Top Frondeg' for inclusion for the development of housing within the Anglesey and Gwynedd Deposit Joint Local Development Plan 2011-2026. I feel that the current proposed development boundary around this site does not take into account the natural and historical boundary of the village and also the fact that this site is situated between 3 residential properties	Not Accepted It is considered that the Deposit Plan identifies sufficient, deliverable and appropriate housing land in the area and the proposed change is not considered required to ensure the soundness of the plan. Recommendation Amending the development boundary is not considered necessary to ensure the

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
				and the road making it suitable for inclusion within the boundary as windfall/infill site. The site is not green belt, has never been agricultural use, also there has also been development of an area only 25 metres away also outside the boundary into hard standing car park for Antur Waunfawr, this shows that there is scope for development. I request that this site is included within the boundary as windfall/infill site.	soundness of the Plan. No Change
1298	Cyng/Counc Eurig Wyn [364]	Map 88 - Waunfawr	Object	<p>The field opposite Snowdonia Fire has not been included within the development boundary even though there are plans to developed a surgery and football field on the site.</p> <p>I would like to see the field included within the village's development boundary. There is an agreement between the Betsi Cadwaladr Health Board and the village surgery that this is the location for the new village surgery. There is also an informal agreement that a football field will be located to the rear of the new surgery.</p>	<p>Not Accepted It is considered that the Deposit Plan identifies sufficient, deliverable and appropriate housing land in the area and the proposed change is not considered required to ensure the soundness of the plan.</p> <p>Recommendation Amending the development boundary is not considered necessary to ensure the soundness of the Plan.</p> <p>No Change</p>
1315	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 88 - Waunfawr	Support	No additional growth is anticipated in Waunfawr as the indicative housing growth is provided for by completed units and the existing landbank	<p>Note the Support</p> <p>Recommendation</p> <p>No Change</p>

89) Y Fron

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
1316	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 89 - Y Fron	Support	Y Fron is served by Llanllyfni Wastewater Treatment Works (WwTW) which can accommodate the foul flows from the proposed growth figure allocated for this catchment area.	<p>Note the Support</p> <p>Recommendation</p> <p>No Change</p>

COASTAL / RURAL VILLAGES

90) Aberffraw

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
1216	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 90 - Aberffraw	Support	Aberffraw Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed growth figure allocated for this catchment area.	<p>Note the Support</p> <p>Recommendation</p> <p>No Change</p>

91) Carreglefn

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
1217	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 91 - Carreglefn	Object	Carreglefn does not have public sewerage facilities therefore the provisions of Circular 10/99 'Planning Requirement in respect of the Use of Non-Mains Sewerage incorporating Septic Tanks in New Development' apply and consultation with Natural Resources	<p>Comments Noted</p> <p>The Councils will continue to engage with DCWW at the planning application stage.</p> <p>Recommendation</p> <p>No change is required to address the matters raised.</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
				Wales will be required.	No Change

92) Llanbedrgoch

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
1108	Mr Greg Donald [3230]	Map 92 - Llanbedrgoch	Object	The land hatched in red on the attached plan we feel should be considered for development in the future as Llanbedrgoch is an established village and needs to grow in order to sustain the village community.	<p>Not Accepted It is considered that the Deposit Plan identifies sufficient, deliverable and appropriate housing land in the area and the proposed change is not considered required to ensure the soundness of the plan.</p> <p>Recommendation Amending the development boundary is not considered necessary to ensure the soundness of the Plan.</p> <p>No Change</p>
1219	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 92 - Llanbedrgoch	Object	Llanbedrgoch does not have public sewerage facilities therefore the provisions of Circular 10/99 'Planning Requirement in respect of the Use of Non-Mains Sewerage incorporating Septic Tanks in New Development' apply and consultation with Natural Resources Wales will be required	<p>Comments Noted The Councils will continue to engage with DCWW at the planning application stage.</p> <p>Recommendation No change is required to address the matters raised.</p> <p>No Change</p>

93) Llanbedrgoch

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
1220	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 93 - Llanddona	Support	Llanddona is served by Llangoed Wastewater Treatment Works (WwTW) which can accommodate the foul flows from the proposed growth figure allocated for this catchment area	<p>Note the Support</p> <p>Recommendation</p> <p>No Change</p>

94) Llanfaelog

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
1221	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 94 - Llanfaelog	Object	Llanfaelog is served by Rhosneigr Wastewater Treatment Works (WwTW). The proposed growth being promoted for this catchment area would require improvements which would need to be funded through our Asset Management Plan or potentially earlier through developer contributions.	<p>Comments Noted The Councils will continue to engage with DCWW at the planning application stage.</p> <p>Recommendation No change is required to address the matters raised.</p> <p>No Change</p>

95) Llangoed

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
1222	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 95 - Llangoed	Object	There are isolated incidents of flooding in the public sewerage system that, depending on the location of the development, may need to be resolved to allow development to proceed. Potential developers can either wait for DCWW to	<p>Comments Noted The Councils will continue to engage with DCWW at the planning application stage.</p> <p>Recommendation No change is required to address the</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
				resolve the flooding, subject to funding being approved by our regulator Ofwat, or progress the improvements through the sewerage requisition provisions of the Water Industry Act 1991 or S106 of the Town & Country Planning Act 1990.	matters raised. No Change
1223	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 95 - Llangoed	Support	Llangoed Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed growth figure allocated for this catchment area.	Note the Support Recommendation No Change

96) Malltraeth

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
1224	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 96 - Malltraeth	Support	Malltraeth Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed growth figure allocated for this catchment area.	Note the Support Recommendation No Change

97) Moelfre

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
480	Mr B Pritchard [2951]	Map 97 - Moelfre	Object	The development boundary around the village of Moelfre has been drawn very tightly and in a manner that will limit the prospect of any new housing development in an overly restrictive way. There are opportunities to develop small	Not Accepted It is considered that the Deposit Plan identifies sufficient, deliverable and appropriate housing land in the area and the proposed change is not considered required to ensure the soundness of the

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
				infill sites within the existing built form of the village but outside the defined boundary. Land to the west of the village, specifically part of the site referred to as SP164 on the Candidate Site register can offer such a solution. The Plan identifies limited housing growth for Moelfre but is not clear as to where such sites will be found.	plan. Recommendation Amending the development boundary is not considered necessary to ensure the soundness of the Plan. No Change
1158	Cadnant Planning (Mr Rhys Davies) [1366]	Map 97 - Moelfre	Object	Land adj Ystant Nant Bychan, Moelfre. Moelfre should be included as a Local Service Centre under Policy TAI15. It is considered that there is an over-reliance on windfall sites within the Local Development Plan. Land should be allocated for housing to accommodate the identified housing need. It is considered that only allowing local market housing and affordable housing within Moelfre will weaken the community, resulting in an increase in deprivation and will threaten the sustainability of the settlement. We propose a site adjacent to Ystad Nant Bychan to be included within the development boundary for housing.	Not Accepted It is considered that the Deposit Plan identifies sufficient, deliverable and appropriate housing land in the area and the proposed change is not considered required to ensure the soundness of the plan. Recommendation Amending the development boundary is not considered necessary to ensure the soundness of the Plan. No Change
1225	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 97 - Moelfre	Support	Moelfre is served by Benllech Wastewater Treatment Works (WwTW) which can accommodate the foul flows from the proposed growth figure allocated for this catchment area.	Note the Support Recommendation No Change
1259	Mr Neil Fairburn [3290]	Map 97 - Moelfre	Object	The proposal map for Moelfre shows the garden curtilage of my property as having fields. These green areas are my garden,	Not Accepted It is considered that the Deposit Plan identifies sufficient, deliverable and

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
				<p>not fields and need to be amended.</p> <p>The garden curtilage of Cocyn Uchaf should be included in the LDP for Moelfre as house is part of the village. I am looking to apply for planning permission to build a property within the curtilage for my son and elderly mother (see figure 2 &3).</p>	<p>appropriate housing land in the area and the proposed change is not considered required to ensure the soundness of the plan.</p> <p>Recommendation Amending the development boundary is not considered necessary to ensure the soundness of the Plan.</p> <p>No Change</p>

98) Four Mile Bridge

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
1218	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 98 - Four Mile Bridge	Support	Pont Rhyd y Bont is served by Holyhead Wastewater Treatment Works (WwTW) which can accommodate the foul flows from the proposed growth figure allocated for this catchment area	<p>Note the Support</p> <p>Recommendation</p> <p>No Change</p>

99) Trearddur

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
1042	Planning Consultant (Ms Jan Tyrer) [1515]	Map 99 - Trearddur	Object	Old Cricket Ground, Trearddur. This site has a fairly recently approved, and now extant planning consent, for the erection of 17 dwellings as a result of the not insubstantial works already undertaken on site. The site contributes to the	<p>Not Accepted</p> <p>Topic Paper 5 'Developing the Settlement Strategy' outlines the methodology used to identify the role of different centres within the Plan area.</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
				current 5 year housing land supply and as a committed site for a housing development it should be included in the development boundary for Trearddur Bay as has happened in other LDPs.	<p>In light of this work Trearddur was identified as a Coastal Village under policy TAI 17 in the Deposit Plan with an anticipated growth level of 32 units for the plan period.</p> <p>Land at the Old Cricket ground has had the benefit of planning permission for a number of years but has not been developed to date.</p> <p>The site falls within a C?? flood risk zone. In light of this.....</p> <p>In fact Table 3 in Appendix 5 of the Deposit Plan identifies a number of units from the land bank which are unlikely to be completed and part of the 100 units for Trearddur is the Old Cricket ground site.</p> <p>Recommendation Amending the development boundary is not considered necessary to ensure the soundness of the Plan.</p> <p>No Change</p>
1161	Cadnant Planning (Mr Rhys Davies) [1366]	Map 99 - Trearddur	Object	Land adj Timant, Trearddur. It is considered that Trearddur has been categorised incorrectly and should be included as a Service Village under Policy TAI16. It is considered that there is an over-reliance on windfall sites within the LDP. Land should be allocated for housing to accommodate the identified	<p>Not Accepted</p> <p>The Deposit Plan recognises a hierarchy of towns and villages which have a specific role and function. Within Topic Paper 5 – Developing the Settlement Strategy a methodology was developed and published to recognise these settlements on the basis of their role, function, range of facilities</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
				housing need. It is considered that only allowing local market housing and affordable housing within Trearddur will weaken the community both socially and economically resulting in an increase in deprivation. We wish to propose a site at Lôn St Ffraid to be included in the development boundary and allocated for housing.	<p>and services.</p> <p>The spatial strategy will ensure that development is targeted to locations which are sustainable in terms of size, role, character, facilities, transport links, social inclusion and environment. Therefore, there will be a sustainable pattern of communities which have a viable community.</p> <p>Distributing further growth to villages and clusters beyond what has currently been recognised in Policy PS15 without robust evidence to do so would undermine the spatial strategy and the sustainability principles which the Plan is based upon.</p> <p>Recommendation Amending the development boundary is not considered necessary to ensure the soundness of the Plan.</p> <p>No Change</p>
1226	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 99 - Trearddur	Object	There are isolated incidents of flooding in the public sewerage system that, depending on the location of the development, may need to be resolved to allow development to proceed. Potential developers can either wait for DCWW to resolve the flooding, subject to funding being approved by our regulator Ofwat, or progress the improvements through the sewerage requisition provisions of	<p>Comments Noted The Councils will continue to engage with DCWW at the planning application stage.</p> <p>Recommendation No change is required to address the matters raised.</p> <p>No Change</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
				the Water Industry Act 1991 or S106 of the Town & Country Planning Act 1990.	
1227	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 99 - Trearddur	Support	Trearddur is served by Holyhead Wastewater Treatment Works (WwTW) which can accommodate the foul flows from the proposed growth figure allocated for this catchment area	Note the Support Recommendation No Change

100) Aberdaron

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
1317	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 100 - Aberdaron	Support	Aberdaron Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed growth figure allocated for this catchment area.	Note the Support Recommendation No Change

101) Borth y Gest

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
1174	Mr Alun Evans [2854]	Map 101 - Borth y Gest	Object	I feel that the 20 acres of land i own should be included in the boundaries of what is deemed to be land that can be part of this policy i.e. Affordable Housing, the land can be used to build one or two houses, the remainder of the land has much many wildlife benefits and can accordingly be developed into a nature reserve or maintained to preserve the environment. The land in question is as	Not Accepted It is considered that the Deposit Plan identifies sufficient, deliverable and appropriate housing land in the area and the proposed change is not considered required to ensure the soundness of the plan. Recommendation Amending the development boundary is

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
				follows SH5637 and SH5638 Borth y Gest, Porthmadog.	not considered necessary to ensure the soundness of the Plan. No Change
1318	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 101 - Borth y Gest	Support	Borth y Gest is served by Porthmadog Wastewater Treatment Works (WwTW) which can accommodate the foul flows from the proposed growth figure allocated for this catchment area	Comments Noted The Councils will continue to engage with DCWW at the planning application stage. Recommendation No change is required to address the matters raised. No Change
1012	Mr Dafydd Hughes [3162]	Map 101 – Borth y Gest	Object	Children must have the right to play outside, and most houses in Borth-y-Gest don't have gardens, so this provision must be retained. The playing field is also safe: no danger from cars or from dogs running wild. There has been an increase in the number of children and families, and the park enables families to meet and play safely. Losing the park would remove the heart from such a small village where resources such as those that currently exist enable families to bring up their children in a safe environment. Such a development would place a huge pressure on the village's services, bearing in mind that there is no suitable sewerage system in place or suitable access to the site.	Comment Noted Borth y Gest's playground and surrounding park has identified as a protected open space. Recommendation No change

102) Clynnog Fawr

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
712	Council for the Protection of Rural Wales (Mr Noel Davey) [1169]	Map 102 - Clynnog Fawr	Object	As a Coastal/Rural Village, Clynnog is assigned an indicative housing provision of 10 units, all to come from windfall sites. As there are no allocated housing sites, we are puzzled why an extension to the village boundary is shown on the map in north east of the village. It would be preferable to developing land (SP673) in the south west. We understand that part of the latter area is subject to a covenant restricting development and we would oppose housing here, particularly in the southern part of the site, on grounds of adverse visual impact on the church and graveyard.	<p>Not Accepted It is considered that the Deposit Plan identifies sufficient, deliverable and appropriate housing land in the area and the proposed change is not considered required to ensure the soundness of the plan.</p> <p>Recommendation Amending the development boundary is not considered necessary to ensure the soundness of the Plan.</p> <p>No Change</p>
714	Council for the Protection of Rural Wales (Mr Noel Davey) [1169]	Map 102 - Clynnog Fawr	Object	As a Coastal/Rural Village, Clynnog is assigned an indicative housing provision of 10 units, all to come from windfall sites. As there are no allocated housing sites, we are puzzled why an extension to the village boundary is shown on the map in north east of the village. It would be preferable to developing land (SP673) in the south west. We understand that part of the latter area is subject to a covenant restricting development and we would oppose housing here, particularly in the southern part of the site, on grounds of adverse visual impact on the church and graveyard.	<p>Not Accepted It is considered that the Deposit Plan identifies sufficient, deliverable and appropriate housing land in the area and the proposed change is not considered required to ensure the soundness of the plan.</p> <p>Recommendation Amending the development boundary is not considered necessary to ensure the soundness of the Plan.</p> <p>No Change</p>
1319	Dwr Cymru Welsh Water (Mr Dewi)	Map 102 - Clynnog Fawr	Support	Clynnog Fawr is served by Pontllyfni Wastewater Treatment Works (WwTW)	Note the Support

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
	Griffiths) [2680]			which can accommodate the foul flows from the proposed growth figure allocated for this catchment area.	Recommendation No Change

103) Corris

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
1320	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 103 - Corris	Support	Lower Corris Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed growth figure allocated for this catchment area	Note the Support Recommendation No Change

104) Ederne

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
1321	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 104 - Ederne	Support	Ederne is served by Morfa Nefyn Wastewater Treatment Works (WwTW) which can accommodate the foul flows from the proposed growth figure allocated for this catchment area.	Note the Support Recommendation No Change

105) Fairbourne

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
1322	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 105 - Fairbourne	Support	No additional growth is anticipated in Fairbourne as the indicative housing growth is provided for by completed	Note the Support Recommendation

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
				units and the existing landbank.	No Change

106) Llanaelhaearn

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
716	Council for the Protection of Rural Wales (Mr Noel Davey) [1169]	Map 106 - Llanaelhaearn	Object	A strip to the east of the main road in the south of the village is proposed to be included within the JDLP village development boundary, although there is no allocated housing site or proposal on the candidate site register. Why has this change from the GUDP boundary been made? This may be an appropriate area for infill development given an existing group of buildings to the south and line of housing on the opposite side of the road. However, ribbon development along the main road is a growing source of traffic hazard in this village.	<p>Not Accepted It is considered that the Deposit Plan identifies sufficient, deliverable and appropriate housing land in the area and the proposed change is not considered required to ensure the soundness of the plan.</p> <p>Recommendation Amending the development boundary is not considered necessary to ensure the soundness of the Plan.</p> <p>No Change</p>
1323	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 106 - Llanaelhaearn	Object	The proposed growth being promoted for this settlement would require improvements at Llanaelhaearn Wastewater Treatment Works (WwTW) which would need to be funded through our Asset Management Plan or potentially earlier through developer contributions.	<p>Comments Noted The Councils will continue to engage with DCWW at the planning application stage.</p> <p>Recommendation No change is required to address the matters raised.</p> <p>No Change</p>

107) Llanbedrog

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
1025	John Brinley Jones [2087]	Map 107 - Llanbedrog	Object	<p>The site that was included in the Candidate Site Register under site reference number SP422 during the consultation period should be included in the final Plan. The site is 0.17ha in size and is located in a brownfield site in the centre of the village. The development boundary of Llanbedrog lies directly east, south and west of the site with only the North site of the village not included within the Boundary.</p> <p>This site was included within the Draft UDP of Gwynedd in 2004. I only need a single dwelling as a home on the site.</p> <p>To Include Candidate Site SP422 within the development boundary of Llanbedrog, within inset Map 107 Llanbedrog of the Deposit Plan. The site is a brownfield site and is located at the centre of this coastal village. The site was included in the last UDP Deposit Plan back in 2004.</p>	<p>Not Accepted It is considered that the Deposit Plan identifies sufficient, deliverable and appropriate housing land in the area and the proposed change is not considered required to ensure the soundness of the plan.</p> <p>Recommendation Amending the development boundary is not considered necessary to ensure the soundness of the Plan.</p> <p>No Change</p>
1297	Cyngor Cymuned Llanbedrog (Mr John Harris) [1547]	Map 107 - Llanbedrog	Object	<p>Why has the development boundary for Llanbedrog been extended to include a piece of land on Lon Pwllheli as a red area in the map as an appendix, whilst the land known as SP422 rear of Capel Seion which is coloured blue in the appendix has not been included.</p> <p>Both sites have had planning permission as a parking area etc recently but why haven't both sites been included? Certainly there isn't a consistent</p>	<p>Not Accepted It is considered that the Deposit Plan identifies sufficient, deliverable and appropriate housing land in the area and the proposed change is not considered required to ensure the soundness of the plan.</p> <p>Recommendation Amending the development boundary is not considered necessary to ensure the</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
				approach to extending the boundary where planning permission recently.	soundness of the Plan. No Change
1325	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 107 - Llanbedrog	Support	No additional growth is anticipated in Llanbedrog as the indicative housing growth is provided for by completed units and the existing landbank.	Note the Support Recommendation No Change
1384	John Brinley Jones [2087]	Map 107 - Llanbedrog	Object	Include SP422 within the development boundary of Llanbedrog. The site is 0.17ha in size and is located in a brownfield site in the centre of the village. The development boundary of Llanbedrog lies directly east, south and west of the site with only the north site of the village not included within the Boundary. The site was included within the draft UDP of Gwynedd in 2004. I only need a single dwelling as a home on the site.	Not Accepted It is considered that the Deposit Plan identifies sufficient, deliverable and appropriate housing land in the area and the proposed change is not considered required to ensure the soundness of the plan. Recommendation Amending the development boundary is not considered necessary to ensure the soundness of the Plan. No Change
1294	Cyngor Cymuned Llanbedrog (Mr John Harris) [1547]	Map 107 - Llanbedrog	Object	SP715 should be included and identified in the plan as a play area only not development land. The land is Llanbedrog's Playing Field and is owned by Llanbedrog Community Council. The Council wishes to safeguard this playing field.	Accepted Established playground in the centre of settlement Recommendation Identify as Protected Open Space on Inset Map. Focussed Change NF130
1294	Cyngor Cymuned Llanbedrog (Mr John Harris) [1547]	Map 107 - Llanbedrog	Object	SP714 should be included and identified in the plan as a play area only. According	Not Accepted No formal play equipment on site. Land

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
	Harris) [1547]			<p>to the permission granted for Ty'n Pwll Estate 26 May 1376, application number 2/18/3/D - the following condition applies:</p> <p>"Amenity space between plots 7&8 shall be maintained as an open space to the satisfaction of the local planning authority."</p> <p>Please see as an attachement a letter fated Feb 2000 from Gruffydd Wyn Morris - Gynedd's Planning Manager that states this fact.</p>	<p>has protection via planning condition.</p> <p>Recommendation</p> <p>No Change</p>

108) Llangian

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
1324	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 108 - Llangian	Support	Llangian is served by Abersoch Wastewater Treatment Works (WwTW) which can accommodate the foul flows from the proposed growth figure allocated for this catchment area	<p>Note the Support</p> <p>Recommendation</p> <p>No Change</p>

109) Llithfaen

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
1326	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 109 - Llithfaen	Support	Llithfaen Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed growth figure	<p>Note the Support</p> <p>Recommendation</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
				allocated for this catchment area	No Change

110) Morfa Bychan

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
1327	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 110 - Morfa Bychan	Support	No additional growth is anticipated in Morfa Bychan as the indicative housing growth is provided for by completed units and the existing landbank.	Note the Support Recommendation No Change

111) Morfa Nefyn

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
465	Tai Twnti Cyf [2868]	Map 111 - Morfa Nefyn	Object	<p>1. Community need housing is not defined. Plan should be clarified to confirm the status of community need housing as open market housing (and not otherwise restricted).</p> <p>2. Additional open market housing sites would not harm the plan strategy nor the welsh language.</p> <p>3. Additional land could be allocated for housing or the development boundary extended to accommodate development. Two sites are suggested.</p>	<p>Not Accepted</p> <p>It is considered that the Deposit Plan identifies sufficient, deliverable and appropriate housing land in the area and the proposed change is not considered required to ensure the soundness of the plan.</p> <p>Recommendation</p> <p>Amending the development boundary is not considered necessary to ensure the soundness of the Plan.</p> <p>No Change</p>
1328	Dwr Cymru Welsh	Map 111 - Morfa	Support	No additional growth is anticipated in	Note the Support

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
	Water (Mr Dewi Griffiths) [2680]	Nefyn		Morfa Nefyn as the indicative housing growth is provided for by completed units and the existing landbank	Recommendation No Change

112) Mynytho

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
1329	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 112 - Mynytho	Object	There are isolated incidents of flooding in the public sewerage system that, depending on the location of the development, may need to be resolved to allow development to proceed. Potential developers can either wait for DCWW to resolve the flooding, subject to funding being approved by our regulator Ofwat, or progress the improvements through the sewerage requisition provisions of the Water Industry Act 1991 or S106 of the Town & Country Planning Act 1990.	Comments Noted The Councils will continue to engage with DCWW at the planning application stage. Recommendation No change is required to address the matters raised. No Change
1330	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 112 - Mynytho	Support	Mynytho Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed growth figure allocated for this catchment area	Note the Support Recommendation No Change

113) Rhoshirwaun

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
1258	Mr William Rickards	Map 113 -	Object	It is my belief that the alternative site	Not Accepted

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
	[3289]	Rhoshirwaun		<p>mentioned and outlined in the attached plan is eligible to be included in the deposit plan. My reasons for believing are so:</p> <ul style="list-style-type: none"> - The site lies between existing dwellings and the construction of a single dwelling would not be harmful to the natural beauty of the area. - The site has existing services as there has been a static caravan on the north side of the site for as long as anyone can remember. If a dwelling was built it would replace the caravan. - The site has adequate access to the highway ie good visibility splay etc - The site is close to Ysgol Llidiardau. 	<p>It is considered that the Deposit Plan identifies sufficient, deliverable and appropriate housing land in the area and the proposed change is not considered required to ensure the soundness of the plan.</p> <p>Recommendation Amending the development boundary is not considered necessary to ensure the soundness of the Plan.</p> <p>No Change</p>
1331	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 113 - Rhoshirwaun	Object	<p>Rhoshirwaen does not have public sewerage facilities therefore the provisions of Circular 10/99 'Planning Requirement in respect of the Use of Non-Mains Sewerage incorporating Septic Tanks in New Development' apply and consultation with Natural Resources Wales will be required.</p>	<p>Comments Noted The Councils will continue to engage with DCWW at the planning application stage.</p> <p>Recommendation No change is required to address the matters raised.</p> <p>No Change</p>

114) Sarn Bach

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
1332	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 114 - Sarn Bach	Support	<p>Sarn Bach is served by Abersoch Wastewater Treatment Works (WwTW) which can accommodate the foul flows</p>	<p>Note the Support</p> <p>Recommendation</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
				from the proposed growth figure allocated for this catchment area.	No Change

115) Y Felinheli

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
296	Mr Geraint Lewis [2877]	Map 115 - Y Felinheli	Object	The Site adjacent to Y Wern Tan y Maes, Felinheli forms part of the current UDP, this is owned by Mr Lewis who has instructed us to proceed with the development in partnership with CCG who own a plot of land adjacent. CCG are proposing a development of 6 affordable houses and our client is proposing 8 affordable and 8 open market housing. Our main objection is that this plot of land has been omitted from the JLDP for no apparent reason, this is a scheme that will see fruition in the near future.	<p>Not Accepted It is considered that the Deposit Plan identifies sufficient, deliverable and appropriate housing land in the area and the proposed change is not considered required to ensure the soundness of the plan.</p> <p>Recommendation Amending the development boundary is not considered necessary to ensure the soundness of the Plan.</p> <p>No Change</p>
1024	Amcen Ltd [3186]	Map 115 - Y Felinheli	Object	It is considered that Y Felinheli has been categorised incorrectly and should be included as a Local Service Centre under Policy TAI15. Y Felinheli offers local facilities and services including a primary school, convenience store, post office and a health centre and is located on a bus route linking the village with Caernarfon, Bangor and Llandudno. It is considered that there is an over-reliance on windfall sites within the LDP. Land should be	<p>Not Accepted It is considered that the Deposit Plan identifies sufficient, deliverable and appropriate housing land in the area and the proposed change is not considered required to ensure the soundness of the plan.</p> <p>Recommendation Amending the development boundary is not considered necessary to ensure the soundness of the Plan.</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
				<p>allocated for housing to accommodate the identified housing need.</p> <p>We wish to seek the following changes:</p> <ol style="list-style-type: none"> 1. Y Felinheli to be categorised as Local Service Centre under Policy TAI15 2. Our site at Beach Road should be included within the development boundary of Y Felinheli and allocated for housing. 	No Change
1333	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 115 - Y Felinheli	Support	No additional growth is anticipated in Felinheli as the indicative housing growth is provided for by completed units and the existing landbank.	<p>Note the Support</p> <p>Recommendation</p> <p>No Change</p>

CLUSTERS

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
1463	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 116 - Bodorgan	Support	Bodorgan is served by Malltraeth Wastewater Treatment Works (WwTW) which can accommodate the foul flows from the proposed growth figure allocated for this catchment area	<p>Note the Support</p> <p>Recommendation</p> <p>No Change</p>
1464	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 117 - Bro Iarddur (Treaddur)	Support	* Bro Iarddur is served by Holyhead Wastewater Treatment Works (WwTW) which can accommodate the foul flows from the proposed growth figure allocated for this catchment area	<p>Note the Support</p> <p>Recommendation</p> <p>No Change</p>
1465	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 118 - Bryn Du	Object	* Bryn Du is served by Rhosneigr Wastewater Treatment Works (WwTW). The proposed growth being promoted for	<p>Comments Noted</p> <p>The Councils will continue to engage with DCWW at the planning application stage.</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
				this catchment area would require improvements to the treatment works which would need to be funded through our Asset Management Plan or potentially earlier through developer contributions.	<p>Recommendation No change is required to address the matters raised.</p> <p>No Change</p>
1824	Mr Thomas Conway [3371]	Map 118 - Bryn Du	Object	<ul style="list-style-type: none"> * Planning approval given for 12 units in the small hamlet of Bryn Du in 2014; * Anglesey's guidance on affordable housing state that they should be sited in settlements where there are public facilities to support them; * Bryn Du does not have any facilities other than limited stopping train service at Ty Croes railway and a limited bus service; * The nearest settlement to Bryn Du is Rhosneigr which is approximately 5 miles away. 	<p>Not Accepted It is considered that the Deposit Plan identifies sufficient, deliverable and appropriate housing land in the area and the proposed change is not considered required to ensure the soundness of the plan.</p> <p>Recommendation</p> <p>No Change</p>
1466	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 119 - Old Llandegfan	Object	Old Llandegfan is served by Treborth Wastewater Treatment Works (WwTW). The proposed growth being promoted for this catchment area would require improvements to the treatment works which would need to be funded through our Asset Management Plan or potentially earlier through developer contributions.	<p>Comments Noted The Councils will continue to engage with DCWW at the planning application stage.</p> <p>Recommendation No change is required to address the matters raised.</p> <p>No Change</p>
1467	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 120 - Brynrefail (Anglesey)	Object	* Brynrefail is served by Rhosneigr Wastewater Treatment Works (WwTW). The proposed growth being promoted for this catchment area would require improvements to the treatment works which would need to be funded through	<p>Comments Noted The Councils will continue to engage with DCWW at the planning application stage.</p> <p>Recommendation No change is required to address the</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
				our Asset Management Plan or potentially earlier through developer contributions	matters raised. No Change
1468	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 122 - Bwlch Gwyn	Support	* Bwlch Gwyn is served by Benllech Wastewater Treatment Works (WwTW) which can accommodate the foul flows from the proposed growth figure allocated for this catchment area.	Note the Support Recommendation No Change
1016	Mr Dafydd Edwards [3118]	Map 124 – Capel Mawr	Support	Land at Capel Mawr. My client wishes to include the attached plans into the new deposit plan if possible as land available for any possible development - I do not have the policy numbers of inset maps numbers to hand, is it possible to complete this section again.	Not accepted In order to distribute the growth level of the Plan, a growth estimate must be given for the Clusters tier, which is 2 units in each Cluster. In preparing the distribution strategy within the Plan, the Council considered the dispersed nature of the area against national policies for reducing the need to travel and to locate the largest growth in sustainable locations. It is felt that distribution in the Deposit Plan has created a suitable balance between national policy and the local situation. Whilst a high growth level of growth in some locations can help somewhat with some local services, having a relaxed development boundary and a higher growth level would possibly lead to other problems within some communities e.g. impact on the Welsh language etc. The objector has not submitted valid reasons or clear evidence to be able to justify supporting an application to change Capel Mawr’s status in the

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
					settlement tree. Recommendation The proposed change is not required to ensure the soundness of the plan. No Change
1469	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 128 - Cichle	Object	* Cichle is served by Treborth Wastewater Treatment Works (WwTW). The proposed growth being promoted for this catchment area would require improvements to the treatment works which would need to be funded through our Asset Management Plan or potentially earlier through developer contributions.	Comments Noted The Councils will continue to engage with DCWW at the planning application stage. Recommendation No change is required to address the matters raised. No Change
1470	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 129 - Haulfre (Llangoed)	Support	* Llangoed Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed growth figure allocated for this catchment area.	Note the Support Recommendation No Change
1471	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 130 - Elim	Support	* Elim is served by Llanddeusant Wastewater Treatment Works (WwTW) which can accommodate the foul flows from the proposed growth figure allocated for this catchment area.	Note the Support Recommendation No Change
1472	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 131 - Glanyrafon	Support	* Glanyrafon is served by Llangoed Wastewater Treatment Works (WwTW) which can accommodate the foul flows from the proposed growth figure allocated for this catchment area.	Note the Support Recommendation No Change
1473	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 132 - Glyngarth	Object	* Glyn Garth is served by Treborth Wastewater Treatment Works (WwTW). The proposed growth being promoted for	Comments Noted The Councils will continue to engage with DCWW at the planning application stage.

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
				this catchment area would require improvements at the treatment works which would need to be funded through our Asset Management Plan or potentially earlier through developer contributions.	<p>Recommendation No change is required to address the matters raised.</p> <p>No Change</p>
1474	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 133 - Gaerwen Station	Support	* Gaerwen Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed growth figure allocated for this catchment area	<p>Note the Support</p> <p>Recommendation</p> <p>No Change</p>
1475	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 135 - Hendre Hywel (Pentraeth)	Object	* Hendre Hywel is served by Pentraeth Wastewater Treatment Works (WwTW). The proposed growth being promoted for this catchment area would require improvements at the treatment works which would need to be funded through our Asset Management Plan or potentially earlier through developer contributions	<p>Comments Noted The Councils will continue to engage with DCWW at the planning application stage.</p> <p>Recommendation No change is required to address the matters raised.</p> <p>No Change</p>
1476	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 136 - Hermon	Support	* Hermon is served by Malltraeth Wastewater Treatment Works (WwTW) which can accommodate the foul flows from the proposed growth figure allocated for this catchment area.	<p>Note the Support</p> <p>Recommendation</p> <p>No Change</p>
1477	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 137 - Llanddeusant	Support	* Llanddeusant Wastewater Treatment Works (WwTW) which can accommodate the foul flows from the proposed growth figure allocated for this catchment area.	<p>Note the Support</p> <p>Recommendation</p> <p>No Change</p>
1478	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 138 - Llanelian	Support	* Llanelian is served by Amlwch Wastewater Treatment Works (WwTW) which can accommodate the foul flows from the growth figure allocated for the	<p>Note the Support</p> <p>Recommendation</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
				catchment area.	No Change
932	Excelsior Properties [3117]	Map 139 - Llanfaes	Object	<p>We wish to object to the exclusion of the Former Lairds Site, Llanfaes from the allocated sites of the Deposit Plan and seek its allocation for mixed use development. The site is a substantial brownfield site located in Llanfaes approximately 1.5km to the north of the coastal town of Beaumaris.</p> <p>It is considered that the site can be allocated for mixed use development incorporating employment, commercial, leisure/ hotel and residential land uses (low, medium and higher density residential) providing a feasible and deliverable re-development proposal for the site. Part of the site could possibly be developed to incorporate an area school and extra care elderly housing. This brownfield site is considered a strategic site. This objection also covers Policy TAI 5 (local market housing) as it makes the Plan unsound and undeliverable.</p> <p>The objector considers that the housing target for Beaumaris can't be achieved and therefore the housing should be re-directed to the Lairds site. The objector also contends that the Plan's overall</p>	<p>Not accepted – this is a substantial (15 ha) site on the edge of part of Llanfaes, 1.5km to the east of Beaumaris. Most of the site may be categorised as 'brownfield'. Exclusion of a woodland (covered by a TPO) leaves around 13 ha. Part of the direct vehicular access from Beaumaris to Llanfaes is along a road that is in a C2 flood risk zone, where there are known flooding events.</p> <p>The Plan does support the re-use of brownfield sites. Nonetheless this support is subject to conformity with relevant policies in the Plan, which include the need to align with the Plan's Settlement Hierarchy (Policy PS5 and Policy PS15).</p> <p>Llanfaes is categorised as a 'Cluster' in the Plan's Settlement Hierarchy. The Plan's Strategy (Chapter 6) proposes "some development in Clusters, identified because of their functional links with Villages or Centres, and in the countryside". In housing terms, 25% of the Plan's overall housing is directed to villages, clusters and the countryside. This then equates to 2 affordable housing units to each Cluster (Policy TAI 18). The Plan's distribution strategy was agreed at the Pre-Deposit stage</p>

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				<p>housing figure is insufficient and the absence of a housing allocation in Llangoed and Llanddona should mean that more housing should be directed to Llanfaes.</p>	<p>and then at the Deposit Stage. It has been informed by the Sustainability Appraisal, which in turn has been informed by the Welsh Language Impact Assessment.</p> <p>Although the objector has submitted a plan that seems to identify different use zones this approach isn't substantiated/ informed by evidence to demonstrate each potential use's deliverability. The proposal is therefore clearly speculative in nature.</p> <p>The objection refers to the site's potential to accommodate an area school. Policy ISA 2 (without prejudice) supports the development of new schools in Clusters, provided that other options have been explored. It is noted that the Council has yet to undertake the process to explore options to provide a new school in this sub area. On this basis, it would clearly be inappropriate for the Plan to allocate part of the site for a new school as it would pre-determine the outcome of another statutory process.</p> <p>In terms of an extra care housing scheme, the Council is currently exploring different options to deliver an alternative provision in this sub area. Again, it would clearly be inappropriate for the Plan to pre-determine</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
					<p>the results of this work. It is worth noting that relevant policies in the Plan could support an extra care proposal without an allocation, subject to appropriate evidence.</p> <p>As referred to previously other potential uses (apart from housing) could align with relevant policies in the Plan should a proposal be brought forward during the Plan period. These uses (except for housing) could align with relevant policies, without requiring the site to be specifically allocated for such uses.</p> <p>The proposal seeks to locate market housing and affordable housing on the site.</p> <p>It should be noted that Llanfaes lies within a ward where the local market housing policy would apply (Policy TAI 15), which the objector is seeking to deviate from in relation to this site. Notwithstanding concerns about the level of housing in relation to the Plan's Strategy, support for a mixed use development that includes housing in accordance with the objection would clearly undermine the Plan's approach to facilitate homes for local communities.</p> <p>No housing figure is provided by the</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
					<p>objector in his submission. In trying to clarify this position the objector has indicated that the proposed housing zone could equate to between 55 – 90 housing units. This clearly would be in excess of the number of units being facilitated by the Strategy and the Policy that deals with Clusters. The indicative figure referred to by the objector is based on diversion of housing units currently identified for Beaumaris to the proposed site on the basis that the settlement will not be able to accommodate this level of growth. The objector hasn't been able to demonstrate that there is no capacity within Beaumaris for the indicative level of growth. Additionally, the objector challenges the Plan's overall housing figure.</p> <p>Bearing the above in mind, the site's size, and the fact that there is no clear/ substantiated commitment to deliver other uses on the site, the site's inclusion within the Plan as an allocation could equate to a substantial number of houses which would be over and above what accords with the Policy and the Strategy set out in the Plan. On the basis that Policy TAI 5 promotes local market housing in the ward that includes Beaumaris and Llanfaes, and the concern about the number of potential housing units</p>

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					<p>the proposal would clearly undermine the Plan's Growth and Spatial and therefore the Housing Strategy. This is considered be a fundamental change to the Plan to the extent that it would not meet the soundness tests.</p> <p>The Committee's attention is also drawn to a previous development plan Inspector's report, which did not support residential development on the site. The Inspector's report can be viewed on the website at http://www.anglesey.gov.uk/planning-and-waste/planning-policy/current-plans-and-policies/unitary-development-plan/inspectors-report-2004?redirect=false , which also deals with the site's location with the AONB.</p> <p>Given the reference to the site's possible suitability as a site for a new school and/ or extra care housing the objection has been discussed with key officers within IACC. It is understood that the Council is exploring avenues to address the fact that Llanfaes includes a number of disadvantaged households. Within this context the site is seen as somewhere that could deliver new opportunities for the community on its doorstep. Additionally, Llanfaes is</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
					<p>considered to be a suburb of Beaumaris, having close social connections and should be categorised as one settlement in the hierarchy. Officers within the Council therefore consider that this approach provides a basis for the matter to be dealt with as a focussed change.</p> <p>Nonetheless, as set out above, it is considered that the Plan could facilitate various types of development on the site without its allocation as a mixed use site. There is no evidence before the Unit to demonstrate the connection between the settlements that justifies recategorising Llanfaes, without undermining the Strategy set out in the Plan.</p> <p>Recommendation</p> <p>There is no compelling evidence to justify amending the Deposit Plan to allocate this site for a mixed use that includes housing. Such a change is considered to be a fundamental change that goes to the heart of the Plan, undermining the soundness of the Plan. The Plan could, with the provision of relevant evidence, facilitate the other uses put forward (except for housing) without allocating the site.</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
					No change
383	Mr Emyr Jones [2935]	Map 139 - Llanfaes	Object	<p>This policy defines the village of Llanfaes as a cluster. A more appropriate categorisation would be as a local village, given its size and characteristics. There are discrepancies in the assessment process which has been carried out, given that Talwrn for example, a settlement similar in characteristics to Llanfaes, has been defined as a local village. There is a need for both affordable and market housing in Llanfaes to support and develop local services. The site identified as SP49 in the Candidate Site Register would be a suitable site for small scale expansion of the village.</p>	<p>Not Accepted Topic Paper 5 'Developing the Settlement Strategy' outlines the methodology used to identify the role of different centres within the Plan area.</p> <p>In order to distinguish between a Village and a Cluster, 9 specific facilities were identified as being essential, and are those defined by the Welsh Index of Multiple Deprivation. To ensure consistency and higher levels of growth in a more sustainable centre, at least one of these key facilities was essential.</p> <p>Llanfaes has none of these specific facilities and therefore it has been categorised as a Cluster in the Plan.</p> <p>Recommendation</p> <p>There was no robust evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p> <p>No Change</p>
1479	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 139 - Llanfaes	Object	<p>* There are isolated incidents of flooding in the public sewerage system in Llanfaes that may need to be resolved to allow development to proceed. Potential developers can either wait for DCWW to resolve the flooding, subject to funding being approved by our regulator Ofwat, or progress the improvements through the sewerage requisition provisions of the Water Industry Act 1991 or S106 of</p>	<p>Comments Noted The Councils will continue to engage with DCWW at the planning application stage.</p> <p>Recommendation No change is required to address the matters raised.</p> <p>No Change</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
				the Town & Country Planning Act 1990.	
1480	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 139 - Llanfaes	Object	* Llanfaes is served by Beaumaris Wastewater Treatment Works (WwTW). The proposed growth being promoted for this catchment area would require improvements at the treatment works which would need to be funded through our Asset Management Plan or potentially earlier through developer contributions.	<p>Comments Noted The Councils will continue to engage with DCWW at the planning application stage.</p> <p>Recommendation No change is required to address the matters raised.</p> <p>No Change</p>
1481	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 141 - Llangadwaladr	Support	* Llangadwaladr is served by Malltraeth Wastewater Treatment Works (WwTW) which can accommodate the foul flows from the growth figure allocated for the catchment area	<p>Note the Support</p> <p>Recommendation</p> <p>No Change</p>
1482	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 142 - Llansadwrn	Object	* Llansadwrn is served by Treborth Wastewater Treatment Works (WwTW). The proposed growth being promoted for this catchment area would require improvements at the treatment works which would need to be funded through our Asset Management Plan or potentially earlier through developer contributions	<p>Comments Noted The Councils will continue to engage with DCWW at the planning application stage.</p> <p>Recommendation No change is required to address the matters raised.</p> <p>No Change</p>
1483	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 144 - Llynfaes	Support	* Llynfaes Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed growth figure allocated for this catchment area.	<p>Note the Support</p> <p>Recommendation</p> <p>No Change</p>
1484	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 146 - Mynydd Mechell	Support	* Mynydd Mechell is served by Llanfechell Wastewater Treatment Works (WwTW) which can accommodate the foul flows from the proposed growth figure allocated for this catchment area.	<p>Note the Support</p> <p>Recommendation</p> <p>No Change</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
1485	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 147 - Nebo (Anglesey)	Support	* Nebo is served by Amlwch Wastewater Treatment Works (WwTW) which can accommodate the foul flows from the proposed growth figure allocated for this catchment area	Note the Support Recommendation No Change
1486	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 148 - Penygroes (Anglesey)	Support	* Penygroes is served by Llanddeusant Wastewater Treatment Works (WwTW) which can accommodate the foul flows from the proposed growth figure allocated for this catchment area	Note the Support Recommendation No Change
1487	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 149 - Pen y Marian	Support	* Pen y Marian is served by Llangoed Wastewater Treatment Works (WwTW) which can accommodate the foul flows from the proposed growth figure allocated for this catchment area.	Note the Support Recommendation No Change
1488	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 150 - Pengorffwysfa	Support	* Pengorffwysfa is served by Amlwch Wastewater Treatment Works (WwTW) which can accommodate the foul flows from the proposed growth figure allocated for this catchment area.	Note the Support Recommendation No Change
1489	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 151 - Penlon	Support	* Penlon is served by Newborough Wastewater Treatment Works (WwTW) which can accommodate the foul flows from the proposed growth figure allocated for this catchment area.	Note the Support Recommendation No Change
1490	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 153 - Pentre Berw	Object	* There are isolated incidents of flooding in the public sewerage system in Pentre Berw that may need to be resolved to allow development to proceed. Potential developers can either wait for DCWW to resolve the flooding, subject to funding being approved by our regulator Ofwat, or progress the improvements through the sewerage requisition provisions of	Comments Noted The Councils will continue to engage with DCWW at the planning application stage. Recommendation No change is required to address the matters raised. No Change

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
				the Water Industry Act 1991 or S106 of the Town & Country Planning Act 1990.	
1491	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 153 - Pentre Berw	Support	* Pentre Berw is served by Gaerwen Wastewater Treatment Works (WwTW) which can accommodate the foul flows from the proposed growth figure allocated for this catchment area.	Note the Support Recommendation No Change
1492	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 156 - Bull Bay	Support	* Bull Bay is served by Amlwch Wastewater Treatment Works (WwTW) which can accommodate the foul flows from the proposed growth figure allocated for this catchment area	Comments Noted The Councils will continue to engage with DCWW at the planning application stage. Recommendation No change is required to address the matters raised. No Change
1493	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 157 - Rhoscefnhir	Object	* Rhoscefnhir is served by Pentraeth Wastewater Treatment Works (WwTW). The proposed growth being promoted for this catchment area would require improvements at the treatment works which would need to be funded through our Asset Management Plan or potentially earlier through developer contributions	Comments Noted The Councils will continue to engage with DCWW at the planning application stage. Recommendation No change is required to address the matters raised. No Change
1494	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 158 - Rhosmeirch	Support	* Rhosmeirch is served by Llangefni Wastewater Treatment Works (WwTW) which can accommodate the foul flows from the proposed growth figure allocated for this catchment area.	Note the Support Recommendation No Change
463	Mr & Mrs O R & M Roberts [2955]	Map 159 - Rhostrehwfa	Object	Rhostrehwfa has been classified as a cluster settlement despite having many of the characteristics of a local village. It is important to the health and vitality of	Not Accepted Topic Paper 5 'Developing the Settlement Strategy' outlines the methodology used to identify the role of different centres within the

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
				the village that new housing is brought forward on suitable site(s). The limitation imposed by cluster designation combined with the tightly drawn boundary of such designation will act to impede any reasonable prospect of new housing development. Other local villages such as Llangristiolus, which displays many similar characteristics, have a local village designation. Suitable sites such as site ref SP163 on the Candidate Site register should be included within a redrawn boundary.	<p>Plan area.</p> <p>In order to distinguish between a Village and a Cluster, 9 specific facilities were identified as being essential, and are those defined by the Welsh Index of Multiple Deprivation. To ensure consistency and higher levels of growth in a more sustainable centre, at least one of these key facilities was essential.</p> <p>Rhostrehwfa has none of these specific facilities and therefore it has been categorised as a Cluster in the Plan.</p> <p>Recommendation</p> <p>There was no robust evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p> <p>No Change</p>
1495	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 159 - Rhostrehwfa	Support	* Rhostrehwfa is served by Llangefni Wastewater Treatment Works (WwTW) which can accommodate the foul flows from the proposed growth figure allocated for this catchment area.	<p>Note the Support</p> <p>Recommendation</p> <p>No Change</p>
1496	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 160 - Bryn y Mor (Valley)	Support	* Bryn y Mor is served by Holyhead Wastewater Treatment Works (WwTW) which can accommodate the foul flows from the proposed growth figure allocated for this catchment area.	<p>Note the Support</p> <p>Recommendation</p> <p>No Change</p>
1497	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 161 - Rhydwyn	Support	* Rhydwyn Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed growth figure allocated for this catchment area.	<p>Note the Support</p> <p>Recommendation</p> <p>No Change</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
1403	Mr Brian Owen [3108]	Map 162 - Star	Object	<p>Request that the land edged red to be included in the new plan for adoption. The proposed site is an infill between existing buildings of 'Dol Frait' and 'Dolwen' as stated in TAI 18. If agreed prepared to 2No units stated in your policy.</p> <p>To include land edged red in the new 'Plan' for adoption to TAI 18 - Housing in Clusters.</p>	<p>Not Accepted</p> <p>In order to distribute the growth level of the Plan, a growth estimate must be given for the Clusters tier, which is 2 units in each Cluster.</p> <p>In preparing the distribution strategy within the Plan, the Council considered the dispersed nature of the area against national policies for reducing the need to travel and to locate the largest growth in sustainable locations.</p> <p>It is felt that distribution in the Deposit Plan has created a suitable balance between national policy and the local situation. Whilst a high growth level of growth in some locations can help somewhat with some local services, having a relaxed development boundary and a higher growth level would possibly lead to other problems within some communities e.g. impact on the Welsh language etc. The objector has not submitted valid reasons or clear evidence to be able to justify supporting an application to change Star's status in the settlement tree.</p> <p>No specific sites are identified within Clusters rather it is a criteria based policy that deems whether a site can be considered as suitable if the land is adjacent to a property coloured in red on the inset map.</p> <p>Recommendation</p> <p>No Change</p>
1498	Dwr Cymru Welsh Water (Mr Dewi)	Map 162 - Star	Support	* Star is served by Llanfairpwll Wastewater Treatment Works (WwTW)	Note the Support

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
	Griffiths) [2680]			can accommodate the foul flows from the proposed growth figure allocated for this catchment area.	
450	Mr B Pritchard [2951]	Map 166 - Tynyngongl	Object	It is not clear why the development boundary for Benllech has been drawn to exclude the housing area around Tynyngongl to the west. This forms part of the urban area of Benllech and functions as part of the town. There is no logical reason to define this area as a cluster village given its relationship with the rest of Benllech. Future housing development within Benllech can be accommodated on sites other than that shown on the proposals map, namely site SP161 on the Candidate Site register. This is suitable land for the expansion of the town.	<p>Not Accepted Tynyngongl has historically been identified as a separate settlement rather than a part of Benllech since there is a break in the built form from Benllech to Tynyngongl.</p> <p>Topic Paper 5 'Developing the Settlement Strategy' outlines the methodology used to identify the role of different centres within the Plan area.</p> <p>Based on this methodology Tynyngongl has been identified as a Cluster within the Plan.</p> <p>Recommendation</p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p> <p>No Change</p>
1499	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 166 - Tynyngongl	Support	* Tynyngongl is served by Benllech Wastewater Treatment Works (WwTW) which can accommodate the foul flows from the proposed growth figure allocated for this catchment area	<p>Note the Support</p> <p>Recommendation</p> <p>No Change</p>
1500	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 167 - Aberdesach	Support	* Aberdesach is served by Pontllyfni Wastewater Treatment Works (WwTW) which can accommodate the foul flows from the proposed growth figure allocated for this catchment area	<p>Note the Support</p> <p>Recommendation</p> <p>No Change</p>
1501	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 168 - Aberllefenni	Support	* Aberllefenni Wastewater Treatment Works (WwTW) can accommodate the	Note the Support

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
	Griffiths) [2680]			foul flows from the proposed growth figure allocated for this catchment area.	Recommendation No Change
1502	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 170 - Bethesda Bach	Object	* Bethesda Bach is served by Llanfaglan Wastewater Treatment Works (WwTW). The proposed growth being promoted for this catchment area would require improvements at the treatment works which would need to be funded through our Asset Management Plan or potentially earlier through developer contributions.	Comments Noted The Councils will continue to engage with DCWW at the planning application stage. Recommendation No change is required to address the matters raised. No Change
1503	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 171 - Bryncir	Support	* Bryncir Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed growth figure allocated for this catchment area.	Note the Support Recommendation No Change
1504	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 172 - Bryncroes	Support	* Bryncroes Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed growth figure allocated for this catchment area.	Note the Support Recommendation No Change
1505	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 173 - Bryn Eglwys	Support	* Bryn Eglwys is served by Tregarth Wastewater Treatment Works (WwTW) which can accommodate the foul flows from the proposed growth figure allocated for this catchment area.	Note the Support Recommendation No Change
1506	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 174 - Bwlchtocyn	Object	* There are isolated incidents of flooding in the public sewerage system that, depending on the location of the development, may need to be resolved to allow development to proceed. Potential developers can either wait for DCWW to resolve the flooding, subject to funding	Comments Noted The Councils will continue to engage with DCWW at the planning application stage. Recommendation No change is required to address the matters raised.

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
				being approved by our regulator Ofwat, or progress the improvements through the sewerage requisition provisions of the Water Industry Act 1991 or S106 of the Town & Country Planning Act 1990.	No Change
1507	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 174 - Bwlchtocyn	Support	* Bwlchtocyn is served by Abersoch Wastewater Treatment Works (WwTW) which can accommodate the foul flows from the proposed growth figure allocated for this catchment area.	Note the Support Recommendation No Change
1508	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 176 - Caerhun / Waen Wen	Support	* Caerhun is served by Tregarth Wastewater Treatment Works (WwTW) which can accommodate the foul flows from the proposed growth figure allocated for this catchment area.	Note the Support Recommendation No Change
1509	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 177 - Capel Uchaf	Support	* Capel Uchaf is served by Pontllyfni Wastewater Treatment Works (WwTW) which can accommodate the foul flows from the proposed growth figure allocated for this catchment area.	Note the Support Recommendation No Change
1510	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 178 - Capel y Graig (Bangor)	Object	* Capel y Graig is served by Treborth Wastewater Treatment Works (WwTW). The proposed growth being promoted for this catchment area would require improvements at the treatment works which would need to be funded through our Asset Management Plan or potentially earlier through developer contributions.	Comments Noted The Councils will continue to engage with DCWW at the planning application stage. Recommendation No change is required to address the matters raised. No Change
1511	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 180 - Corris Uchaf	Support	* Corris Uchaf Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed growth figure allocated for this catchment area.	Note the Support Recommendation No Change

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
1512	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 181 - Crawia	Support	* Crawiau is served by Llanrug Wastewater Treatment Works (WwTW) which can accommodate the foul flows from the proposed growth figure allocated for this catchment area.	Note the Support Recommendation No Change
1513	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 183 - Dinorwig	Support	* Bro Elidir Dinorwig Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed growth figure allocated for this catchment area.	Note the Support Recommendation No Change
1514	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 185 - Gallt y Foel	Support	* Gallt y Foel is served by Deiniden Wastewater Treatment Works (WwTW) which can accommodate the foul flows from the proposed growth figure allocated for this catchment area	Note the Support Recommendation No Change
1515	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 186 - Glasinfryn	Support	* Glasinfryn is served by Tregarth Wastewater Treatment Works (WwTW) which can accommodate the foul flows from the proposed growth figure allocated for this catchment area.	Note the Support Recommendation No Change
1516	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 187 - Groeslon (Waunfawr)	Support	* Waunfawr Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed growth figure allocated for this catchment area.	Note the Support Recommendation No Change
1229	Mr Alun Morris [2956]	Map 189 - Llandderfel	Object	We would appreciate if the land that has been appended and outlined in red could be included in the local development plan as it is a very suitable site to be developed as an affordable home for a young couple who wish to remain in their local communities. Only a very small number of sites are being developed in the rural village of Llandderfel, therefore,	Not Accepted In order to distribute the growth level of the Plan, a growth estimate must be given for the Clusters tier, which is 2 units in each Cluster. In preparing the distribution strategy within the Plan, the Council considered the dispersed nature of the area against national policies for reducing the need to travel and to locate the largest growth in sustainable

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
				including this land to build one affordable home would not have a detrimental impact on the sensitive character (environmental and social) of the Village.	<p>locations.</p> <p>It is felt that distribution in the Deposit Plan has created a suitable balance between national policy and the local situation. Whilst a high growth level of growth in some locations can help somewhat with some local services, having a relaxed development boundary and a higher growth level would possibly lead to other problems within some communities e.g. impact on the Welsh language etc. The objector has not submitted valid reasons or clear evidence to be able to justify supporting an application to change Star's status in the settlement tree.</p> <p>No specific sites are identified within Clusters rather it is a criteria based policy that deems whether a site can be considered as suitable if the land is adjacent to a property coloured in red on the inset map. the Plan being satisfied.</p> <p>Recommendation</p> <p>No Change</p>
1517	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 189 - Llandderfel	Support	* Llandderfel Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed growth figure allocated for this catchment area	<p>Note the Support</p> <p>Recommendation</p> <p>No Change</p>
1518	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 190 - Llanengan	Support	* Llanengan is served by Abersoch Wastewater Treatment Works (WwTW) which can accommodate the foul flows from the proposed growth figure allocated for this catchment area.	<p>Note the Support</p> <p>Recommendation</p> <p>No Change</p>
1519	Dwr Cymru Welsh	Map 191 - Llanfor	Support	* Llanfor Wastewater Treatment Works	Note the Support

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
	Water (Mr Dewi Griffiths) [2680]			(WwTW) can accommodate the foul flows from the proposed growth figure allocated for this catchment area.	Recommendation No Change
1520	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 193 - Llaniestyn	Support	* Llaniestyn Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed growth figure allocated for this catchment area.	Note the Support Recommendation No Change
1521	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 194 - Llanllechid	Object	* Llanllechid is served by Bethesda Wastewater Treatment Works (WwTW). The proposed growth being promoted for this catchment area would require improvements at the treatment works which would need to be funded through our Asset Management Plan or potentially earlier through developer contributions.	Comments Noted The Councils will continue to engage with DCWW at the planning application stage. Recommendation No change is required to address the matters raised. No Change
1522	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 195 - Llannor	Support	* Llannor Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed growth figure allocated for this catchment area.	Note the Support Recommendation No Change
1523	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 196 - Llanwnda	Object	* Llanwnda is served by Llanfaglan Wastewater Treatment Works (WwTW). The proposed growth being promoted for this catchment area would require improvements at the treatment works which would need to be funded through our Asset Management Plan or potentially earlier through developer contributions.	Comments Noted The Councils will continue to engage with DCWW at the planning application stage. Recommendation No change is required to address the matters raised. No Change
1271	RI & C Jones [2147]	Map 197 - Llwyn Hudol	Object	We would like Bryn Tirion to be included within the Llwyn Hudol cluster. It is	Not accepted Topic Paper 5 'Developing the Settlement

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
				already within the access road to 8 of the existing dwellings. The site has been identified as SP760.	<p>Strategy' outlines the methodology used to identify the role of different centres within the Plan area.</p> <p>To be identified as a Cluster, there must be a cohesive group of 10 or more houses, with an operational link to a higher level centre based on its location on a bus route with a bus stop, or within 800 meters of a bus stop.</p> <p>Bryn Tirion is not considered to form part of a cohesive group and therefore is not appropriate to be identified as a coloured building within the Cluster.</p> <p>Recommendation There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p> <p>No Change</p>
1524	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 197 - Llwyn Hudol	Support	* Llwyn Hudol is served by Pwllheli Wastewater Treatment Works (WwTW) which can accommodate the foul flows from the proposed growth figure allocated for this catchment area.	<p>Note the Support</p> <p>Recommendation</p> <p>No Change</p>
1525	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 198 - Machroes	Support	* Machroes is served by Abersoch Wastewater Treatment Works (WwTW) which can accommodate the foul flows from the proposed growth figure allocated for this catchment area.	<p>Note the Support</p> <p>Recommendation</p> <p>No Change</p>
1526	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 199 - Maes Tryfan	Object	* Maes Tryfan is served by Llanfaglan Wastewater Treatment Works (WwTW). The proposed growth being promoted for this catchment area would require improvements at the treatment works which would need to be funded through	<p>Comments Noted The Councils will continue to engage with DCWW at the planning application stage.</p> <p>Recommendation No change is required to address the</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
				our Asset Management Plan or potentially earlier through developer contributions.	matters raised. No Change
1527	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 200 - Minffordd	Support	* Minffordd is served by Penrhyndeudraeth Wastewater Treatment Works (WwTW) which can accommodate the foul flows from the proposed growth figure allocated for this catchment area.	Note the Support
1528	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 201 - Minffordd (Bangor)	Object	* Minffordd (Bangor) is served by Treborth Wastewater Treatment Works (WwTW). The proposed growth being promoted for this catchment area would require improvements at the treatment works which would need to be funded through our Asset Management Plan or potentially earlier through developer contributions	Comments Noted The Councils will continue to engage with DCWW at the planning application stage. Recommendation No change is required to address the matters raised. No Change
1529	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 202 - Mynydd Llandygai	Support	* Mynydd Llandygai is served by Tregarth Wastewater Treatment Works (WwTW) which can accommodate the foul flows from the proposed growth figure allocated for this catchment area.	Note the Support Recommendation No Change
1530	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 203 - Nebo	Support	* Nebo is served by Llanllyfni Wastewater Treatment Works (WwTW) which can accommodate the foul flows from the proposed growth figure allocated for this catchment area.	Note the Support Recommendation No Change
1531	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 204 - Pant Glas	Support	* Pantglas Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed growth figure allocated for this catchment area.	Note the Support Recommendation No Change
1532	Dwr Cymru Welsh	Map 205 -	Support	* Pencaenewydd Wastewater Treatment	Note the Support

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
	Water (Mr Dewi Griffiths) [2680]	Pencaenewydd		Works (WwTW) can accommodate the foul flows from the proposed growth figure allocated for this catchment area.	Recommendation No Change
1533	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 206 - Penmorfa	Support	* Penmorfa is served by Porthmadog Wastewater Treatment Works (WwTW) which can accommodate the foul flows from the proposed growth figure allocated for this catchment area.	Note the Support Recommendation No Change
1534	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 207 - Penrhos	Support	* Penrhos Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed growth figure allocated for this catchment area.	Note the Support Recommendation No Change
1535	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 208 - Pentir	Support	* Pentir is served by Tregarth Wastewater Treatment Works (WwTW) which can accommodate the foul flows from the proposed growth figure allocated for this catchment area.	Note the Support Recommendation No Change
1536	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 209 - Pentrefelin	Support	* Pentrefelin Dwyfor Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed growth figure allocated for this catchment area.	Note the Support Recommendation No Change
1537	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 210 - Pistyll	Support	* Pistyll Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed growth figure allocated for this catchment area.	Note the Support Recommendation No Change
1274	Ms Helena Jones [2864]	Map 211 - Pontllyfni	Object	I wish for the SP157 section of land to be considered part of the Pontllyfni cluster. There is a need to extend the Deposit Plan in order for Burnside and Dolwen to be earmarked red within the area.	Not Accepted In order to distribute the growth level of the Plan, a growth estimate must be given for the Clusters tier, which is 2 units in each Cluster.

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
				<p>The section of land in question is not agricultural land. In the past, it was part of the garden of an adjacent house, namely Burnside. The land has a wide, clear and convenient access. The land is surrounded by trees and it is not intended to fell these trees. The location of the land and the trees around it would not disturb other views in the area, should it be developed. There is currently a garage and a caravan on the land with facilities such as electricity, water, sewerage and a phone line.</p>	<p>In preparing the distribution strategy within the Plan, the Council considered the dispersed nature of the area against national policies for reducing the need to travel and to locate the largest growth in sustainable locations.</p> <p>It is felt that distribution in the Deposit Plan has created a suitable balance between national policy and the local situation. Whilst a high growth level of growth in some locations can help somewhat with some local services, having a relaxed development boundary and a higher growth level would possibly lead to other problems within some communities e.g. impact on the Welsh language etc. The objector has not submitted valid reasons or clear evidence to be able to justify supporting an application to change Star's status in the settlement tree.</p> <p>No specific sites are identified within Clusters rather it is a criteria based policy that deems whether a site can be considered as suitable if the land is adjacent to a property coloured in red on the inset map.</p> <p>Recommendation</p> <p>No Change</p>
1538	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 211 - Pontllyfni	Support	* Pontllyfni Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed growth figure allocated for this catchment area.	Note the Support
1539	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 212 - Rhiw	Support	* Rhiw Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed growth figure	Note the Support

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
				allocated for this catchment area.	
1540	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 213 - Rhos Isaf	Object	* Rhos Isaf is served by Llanfaglan Wastewater Treatment Works (WwTW). The proposed growth being promoted for this catchment area would require improvements at the treatment works which would need to be funded through our Asset Management Plan or potentially earlier through developer contributions.	<p>Comments Noted The Councils will continue to engage with DCWW at the planning application stage.</p> <p>Recommendation No change is required to address the matters raised.</p> <p>No Change</p>
1541	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 214 - Rhoslan	Support	* Rhoslan Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed growth figure allocated for this catchment area.	Note the Support
1542	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 215 - Rhydyclafdy	Support	* Rhydyclafdy Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed growth figure allocated for this catchment area.	Note the Support
1543	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 216 - Sarn (Llanwnda)	Object	* Sarn is served by Llanfaglan Wastewater Treatment Works (WwTW). The proposed growth being promoted for this catchment area would require improvements at the treatment works which would need to be funded through our Asset Management Plan or potentially earlier through developer contributions.	<p>Comments Noted The Councils will continue to engage with DCWW at the planning application stage.</p> <p>Recommendation No change is required to address the matters raised.</p> <p>No Change</p>
1544	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 217 - Sling	Support	* Sling is served by Tregarth Wastewater Treatment Works (WwTW) which can accommodate the foul flows from the proposed growth figure allocated for this catchment area.	Note the Support
1545	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 218 - Swan	Support	* Swan is served by Pontllyfni Wastewater Treatment Works (WwTW)	Note the Support

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
	Griffiths) [2680]			which can accommodate the foul flows from the proposed growth figure allocated for this catchment area.	Recommendation No Change
1546	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 219 - Tai'n Lon	Support	* Tai Lon Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed growth figure allocated for this catchment area.	Note the Support Recommendation No Change
1547	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 220 - Talwaenydd	Support	* Talwaenydd Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed growth figure allocated for this catchment area	Note the Support Recommendation No Change
1548	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 221 - Talybont	Support	* Talybont Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed growth figure allocated for this catchment area.	Note the Support Recommendation No Change
1549	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 222 - Tan y Coed	Support	* Tan y Coed is served by Llanrug Wastewater Treatment Works (WwTW) which can accommodate the foul flows from the proposed growth figure allocated for this catchment area.	Note the Support Recommendation No Change
1550	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	Map 224 - Ty'n Lon	Object	* Ty'n-Lon is served by Llanfaglan Wastewater Treatment Works (WwTW). The proposed growth being promoted for this catchment area would require improvements at the treatment works which would need to be funded through our Asset Management Plan or potentially earlier through developer contributions.	Comments Noted The Councils will continue to engage with DCWW at the planning application stage. Recommendation No change is required to address the matters raised. No Change
1551	Dwr Cymru Welsh Water (Mr Dewi	Map 225 - Ty'n y Lon, Treborth (Bangor)	Object	* Ty'n y Lon is served by Treborth Wastewater Treatment Works (WwTW).	Comments Noted The Councils will continue to engage with

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and Recommendations
	Griffiths) [2680]			The proposed growth being promoted for this catchment area would require improvements at the treatment works which would need to be funded through our Asset Management Plan or potentially earlier through developer contributions	DCWW at the planning application stage. Recommendation No change is required to address the matters raised. No Change
1398	MR Taliesyn Roberts [2711]	Map 226 - Waun (Penisarwaun)	Object	Waun (Penisarwaun) consists of a tight cluster of 21 houses around Tai Arthur as well as the more scattered development of 10 houses shown on map 226. In accordance with paragraph 7.4.129 "Inset Plans are provided to identify the cohesive nature of each cluster with relevant buildings coloured to allow the assessment against the second criteria within the policy", the cluster centred around Tai Arthur, Waun should be shown as inset Map 226.	Accepted Following a review of the group of houses suggested by the objector the Unit are satisfied that these are appropriate to be included as an additional group to form part of Waun (Penisarwaun). Recommendation That the Plan be amended through the identification of this group as a second cohesive group that forms part of Waun (Penisarwaun) in policy TAI 18 Clusters. This is to ensure consistency within the Plan. Focussed Change NF?