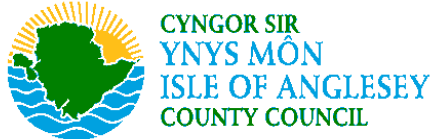


SYLWADAU NMC198 COMMENTS

GWRTHWYNEBU / OBJECT



Defnydd swyddfa yn unig/ Office use only

Rhif Cyn./Rep No.:

Derbyniwyd/Received:

Cydnabod/Acknowledged

**Cynllun Datblygu Lleol ar y Cyd Ynys Môn a Gwynedd 2011-2026
FFURFLEN SYLWADAU I NEWIDIADAU MATERION SY'N CODI/
Anglesey and Gwynedd Joint Local Development Plan 2011-2026
MATTERS ARISING CHANGES COMMENTS FORM
26/1/17.**

Mae'r Cynghorau yn ymgynghori ar nifer o Newidiadau Materion sy'n Codi o ganlyniad i Sesiynau Gwrandawriad o Archwiliad Cynllun Datblygu Lleol ar y Cyd Gwynedd a Môn. Mae'r newidiadau hyn wedi eu rhoi yn y ddogfen ymgynghori: 'Cofrestr Newidiadau Materion sy'n Codi' (Ionawr 2017).

Sylwer bod RHAID i sylwadau ymwneud â'r Newidiadau Materion sy'n Codi yn unig, ac nid am agweddau eraill o'r Cynllun Datblygu Lleol ar y Cyd. Mae'r sylwadau a wnaethpwyd yn ystod y cyfnod Adnau, ynghyd â'r Newidiadau â Ffocws, eisoes wedi cael eu cyflwyno i'r Arolygydd ac felly dim ond ar gyfer gwneud sylwadau am y Newidiadau Materion sy'n Codi dylid defnyddio'r ffurflen hon. Bydd pob sylw arall yn cael eu hanwybyddu.

Dylid defnyddio'r ffurflen hon ar gyfer yr holl sylwadau (h.y. sylwadau neu wrthwynebiadau). Mae fersiynau electronig ar gael ar www.gwynedd.llyw.cymru/cdll neu www.ynysmon.gov.uk/cdll. Os ydych yn cyflwyno copi papur, dylech atodi tudalennau ychwanegol lle bod angen, gan nodi rhif y dudalen yn glir. **Dylech lenwi ffurflenni ar wahân ar gyfer pob sylw** yr hoffech ei wneud.

Mae'n rhaid derbyn eich sylwadau ddim hwyrach na hanner nos ar y 9 Mawrth 2017. NI FYDD SYLWADAU A DDERBYNNIR AR ÔL Y DYDDIAD YMA YN CAEL EU HYSTYRIED

Dychwelwch y ffurflenni i: **Uned Polisi Cynllunio ar y Cyd, Llawr 1af Swyddfa Cyngor Dinas Bangor, Ffordd Gwynedd, Bangor, Gwynedd, LL57 1DT** neu polisicynllunio@gwynedd.llyw.cymru

Diogelu Data - Bydd yr holl sylwadau ar gael i'w harchwilio gan y cyhoedd ac ni ellir eu hystyried yn gyfrinachol. Serch hynny, i sicrhau diogelwch data bydd manylion personol yn cael eu tynnu allan o'r dogfennau fydd ar gael yn gyhoeddus.

Mae'n bosib derbyn ffurflenni sylwadau ychwanegol gan yr Uned Polisi Cynllunio ar y Cyd drwy ffonio 01286 685003/ 679668 neu gellir eu llawr lwytho o wefan y Cyngor yn: www.gwynedd.llyw.cymru/cdll neu www.ynysmon.gov.uk/cdll neu gallwch lungopio'r ffurflen hon.

The Councils are consulting on a number of Matters Arising Changes as a result of the Hearing Sessions from the Examination of the Anglesey and Gwynedd Joint Local Development Plan. These changes are set out in the consultation document: 'Schedule of Matters Arising Changes (January 2017).

Please note that representations MUST relate only to the Matters Arising Changes, and not to other aspects of the Joint Local Development Plan. All comments made at the Deposit stage, together with the Focus Changes, have already been submitted to the Inspector, therefore this form can only be used to comment on the Matters Arising Changes. All other representations will be disregarded.

This form should be used for all representations (i.e. comments or objections). Electronic versions are available at www.gwynedd.llyw.cymru/ldp or www.anglesey.gov.uk/ldp. If you are submitting a paper copy, attach additional sheets as necessary, clearly numbering each consecutive sheet. **Separate forms should be completed for each comment** that you wish to make.

Your representations must be received by no later than midnight on the 9 March 2017. REPRESENTATIONS RECEIVED AFTER THIS TIME WILL NOT BE CONSIDERED

Please return forms to: **Joint Planning Policy Unit, 1st Floor Bangor City Council Offices, Ffordd Gwynedd, Bangor, Gwynedd, LL57 1DT** or planningpolicy@gwynedd.llyw.cymru

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RHAN 1/PART 1: Manylion cyswllt : Contact details:		
	Eich manylion neu manylion eich cleient Your details or your client's details	Manylion yr Asiant (os yn berthnasol) Agent's details (If relevant)
Enw Name	S. V. Owen	S. V. Owen
Sefydliad (os yn berthnasol) Organisation (If relevant)	S. V. Owen	S. V. Owen
Cyfeiriad Address	[REDACTED]	[REDACTED]
Côd Post Postcode	[REDACTED]	
Ffôn Tel:	[REDACTED]	
E-bost Email:		
Llofnodwyd Signed	S. V. Owen	
Dyddiad Date	09/03/2017	

Rhowch eich sylwadau yn Rhan 2 y ffurflen hon. Defnyddiwch dudalennau ychwanegol os oes angen, gan nodi rhif y dudalen yn glir.


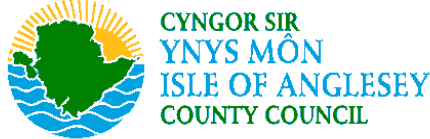
Please set out your comments in Part 2 of this form. Use additional sheets of paper where necessary, clearly numbering each consecutive sheet.

Dylech lenwi ffurflenni ar wahân ar gyfer pob sylw yr hoffech ei wneud.

Separate forms should be completed for each comment that you wish to make.

Os yw grŵp yn rhannu barn gyffredin ynghylch Newid Materion sy'n Codi, bydd y Cynghorau'n derbyn deiseb wedi'i llofnodi. Wrth gyflwyno ffurflen sylwadau ar ran grŵp, dylai'r ffurflen sylwadau gynnwys manylion cyswllt unigolyn arweiniol yn Rhan 1 a dylid nodi'r sylwadau'n glir ar y ffurflen sylwadau. Dylai'r ddeiseb sydd wedi'i llofnodi nodi'n glir faint o bobl sy'n cael eu cynrychioli a sut mae'r sylwadau wedi'u hawdurdodi. Nid yw llofnodi deiseb yn atal neb rhag cyflwyno ffurflenni unigol.

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

		Defnydd swyddfa yn unig/ Office use only Rhif Cyn./Rep No.: Derbyniwyd/Received: Cydnabod/Acknowledged
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Cynllun Datblygu Lleol ar y Cyd Ynys Môn a Gwynedd 2011-2026
FFURFLEN SYLWADAU NEWIDIADAU MATERION SY’N CODI /
Anglesey and Gwynedd Joint Local Development Plan 2011-2026
MATTERS ARISING CHANGES COMMENTS FORM
26/1/17.

RHAN 2: Eich Sylwadau a Newidiadau a Awgrymir PART 2: Your Comments and Suggested Changes	
Eich enw/Sefydliad: Your name/Organisation:	S. V. Owen

1. Ar ba un o’r Newidiadau Materion sy’n Codi yr ydych chi’n gwneud sylwadau? (Cofiwch ddefnyddio un ffurflen ar gyfer pob sylw)

1. Which of the Matters Arising Changes are you commenting on? (Remember to use one form for each representation)

Rhif y Newid Materion sy’n Codi (NMC) <i>Matters Arising Change Number (NMC)</i>	<input type="text" value="198"/>	Cefnogi/ <i>Support</i>	<input type="checkbox"/>	Gwrthwynebu/ <i>Object</i>	<input checked="" type="checkbox"/>
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2. Cyn i chi esbonio eich sylwadau’n fanwl, byddai’n dda gwybod os ydych yn credu fod y Cynllun yn gadarn ai pheidio, o ganlyniad i’r Newidiadau Materion sy’n Codi, neu a ydych o’r farn bod rhannau ohono neu bob rhan ohono ddim yn gadarn a bod angen ei newid.

I gael rhagor o wybodaeth am gadernid a gofynion gweithdrefnol, gweler y nodiadau cyfarwyddyd. Os ydych yn ansicr, gadewch y rhan yma yn wag.

2. Before you set out your comments in detail, it would be helpful to know whether you think that, as a result of the Matters Arising Changes, the Plan is sound or that all or parts of it are unsound.

For more information on soundness and procedural requirements, see the guidance notes. If you are unsure, leave this section blank.

Cadarn/Sound	<input type="checkbox"/>	Dim yn gadarn a dylid ei newid <i>/Unsound and should be changed</i>	<input checked="" type="checkbox"/>
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3. Rhowch eich sylwadau isod gan ddefnyddio tudalennau ychwanegol fel bo angen. Dylech roi eich sylwadau chi’n llawn. Bydd hynny’n helpu’r Awdurdod a’r Arolygydd i ddeall y materion y byddwch yn eu codi. Ni fyddwch chi’n cael cyflwyno rhagor o wybodaeth gerbron yr Archwiliad oni fydd yr Arolygydd yn eich gwahodd chi i egluro unrhyw faterion y bydd yn godi.

Rhowch wybod os ydych chi’n cyflwyno deunyddiau eraill i ategu eich sylwadau.

3. Please set out your comments below using additional sheets as necessary. Your comments should be set out in full. This will help the Authority and the Inspector to understand the issues you raise. You will only be able to submit further information to the Examination if the Inspector invites you to address matters that he may raise. Please indicate if you are submitting other material to support your comments.

It is noted that site T32 has been identified for housing allocation in Beaumaris under NMC 198. Given the inclusion of housing allocation in Beaumaris within policy TAI 5 it is considered that land within other settlements such as Trearddur Bay should be identified for housing allocation. The site at the Old Cricket Ground in Trearddur Bay (Deposit Plan Rep ID: 1042), has planning consent for the erection of 17 dwellings, all issues in terms of flood risk have now been resolved and therefore the site as identified in representations at the Deposit stage is deliverable and should be identified as a specific housing allocation within Policy TAI 5.

Defnyddiwch dudalennau ychwanegol os bydd angen.
Nodwch faint o dudalennau ychwanegol rydych wedi'u defnyddio.....
Please use additional sheet if necessary.
Please state how many additional sheets have been used.....

- 4. Os yw eich sylw yn 3 yn fwy na 100 o eiriau, darparwch grynodeb os gwelwch yn dda (dim mwy na 100 o eiriau).**
4. If your response to 3 above exceeds 100 words, please provide a summary (no more than 100 words).

RHAN 3: Beth sy'n digwydd nesaf**PART 3: What happens next?**

Bydd pob un o'r sylwadau a dderbyniwyd o fewn y cyfnod ymgynghori yn cael eu hanfon ymlaen yn syth i'r Arolygydd. Rhag ofn bydd yr Arolygydd yn penderfynu dylid cynnal sesiynau gwrandawriad pellach mae angen i chi nodi isod os ydych yn dymuno ymddangos gerbron yr Arolygydd a siarad mewn 'sesiwn gwrandawriad'. Serch hynny, mae'n bwysig nodi y bydd yr Arolygydd yn rhoi'r un pwysau i'r sylwadau ysgrifenedig yr ydych chi wedi eu cyflwyno ar y ffurflen hon â'r rheiny a wneir ar lafar mewn sesiwn gwrandawriad.

All comments received by the closing date will be forwarded directly to the Inspector for consideration. Just in case the Inspector decides that further hearing sessions are necessary please indicate whether you would want to speak at a session. It is important to note that written comments will be given the same weight by the Inspector as those made verbally at a hearing session.

5. A ydych am i'ch sylwadau gael eu hystyried fel 'sylwadau ysgrifenedig' neu a hoffech siarad mewn sesiwn gwrandawriad yn yr Archwiliad Cyhoeddus? (Ticiwch un o'r isod)

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

Nid wyf am siarad mewn sesiwn gwrandawriad ac rwyf yn fodlon i'm sylwadau ysgrifenedig gael eu hystyried gan yr Arolygydd.

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

Hoffwn siarad mewn sesiwn gwrandawriad.

I want to speak at a hearing session.



6. Os hoffech siarad, cadarnhewch pam rydych yn ystyried ei bod hi'n angenrheidiol i chi siarad yn y Gwrandawriad.

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

7. Os ydych am siarad, byddai'n ddefnyddiol pe gallech nodi ym mha iaith hoffech chi gael eich clywed? (Ticiwch un o'r isod)

7. If you wish to speak, it would be helpful if you could indicate in which language you would like to be heard. (Please tick one of the following boxes)

Hoffwn i gael fy nghlywed yn Gymraeg

I wish to be heard in Welsh

Hoffwn i gael fy nghlywed yn Saesneg

I wish to be heard in English

DIOLCH AM EICH SYLWADAU / THANK YOU FOR YOUR COMMENTS

Nodiadau cyfarwyddyd	Guidance notes
<p>Mae Cynllun Datblygu Lleol ar y Cyd Gwynedd a Môn yn cael ei archwilio ar hyn o bryd gan Arolygwyr annibynnol a benodwyd gan Lywodraeth Cymru. Gwaith yr Arolygwyr yw ystyried a yw'r Cynllun yn bodloni gofynion gweithdrefnol ac a yw'n gadarn.</p> <p>Gellir ystyried 'Cadarn' yn y cyd-destun hwn o fewn ei ystyr arferol o 'dangos barnu da' a 'gellir ymddiried ynddo'. Y cwestiynau neu'r 'profion' y bydd yr Arolygydd yn eu hystyried wrth benderfynu a yw'r Cynllun yn gadarn yw:</p> <ol style="list-style-type: none"> 1. A yw'r cynllun yn ffitio? (h.y. a yw'n gyson â chynlluniau eraill?) 2. A yw'r cynllun yn briodol? (h.y. a yw'n briodol ar gyfer yr ardal yng ngoleuni'r dystiolaeth?) 3. A fydd y cynllun yn cyflawni? (h.y. a yw'n debygol o fod yn effeithiol?) <p>Darperir rhagor o wybodaeth am y profion cadernid a'r gofynion gweithdrefnol yn Arweiniad Gweithdrefnol ar Archwiliadau Cynllun Datblygu Lleol yr Arolygiaeth Gynllunio.</p> <p>Os ydych yn gwrthwynebu Newid Materion sy'n Codi, dylech ddweud pam nad yw'n gwneud y Cynllun yn gadarn a nodi pa newid y dylid ei wneud er mwyn sicrhau fod y Cynllun yn gadarn.</p> <p>Lle rydych yn cynnig diwygiad i'r Newidiadau Materion sy'n Codi byddai'n ddefnyddiol egluro pa brawf (profion) cadernid rydych yn credu ei fod yn methu. Fydd methu adnabod prawf ddim yn golygu na chaiff eich sylw ystyriaeth, cyn belled â'i fod yn ymwneud a'r Newid Materion sy'n Codi. Dylech gynnwys eich holl sylwadau ar y ffurflen, gan ddefnyddio dogfennau ychwanegol a thystiolaeth ategol lle bod angen.</p>	<p><i>The Joint Anglesey and Gwynedd Local Development Plan (LDP) is being examined by an independent Inspector appointed by the Welsh Government. It is the Inspector's job to consider whether the Plan meets procedural requirements and whether it is sound.</i></p> <p><i>'Sound' may be considered in this context within its ordinary meaning of 'showing good judgement' and 'able to be trusted'. The questions or 'tests' which the Inspector will consider in deciding whether the Plan is sound are:</i></p> <ol style="list-style-type: none"> <i>1. Does the plan fit? (i.e. is it consistent with other plans?)</i> <i>2. Is the plan appropriate? (i.e. is it appropriate for the area in the light of the evidence?)</i> <i>3. Will the plan deliver? (i.e. is it likely to be effective?)</i> <p><i>More information on the soundness tests and procedural requirements is provided in the Planning Inspectorate's Local Development Plan Examinations Procedural Guidance.</i></p> <p><i>If you are objecting to a Matters Arising Changes, you should say why you think it makes the Plan unsound, and which change should be made to make the Plan sound.</i></p> <p><i>Where you propose an amendment to a Matters Arising Changes it would be helpful to make clear which test(s) of soundness you believe it fails. Failing to identify a test will not mean that your comment will not be considered, providing it relates to the Matters Arising Changes. You should include all your comments on the form, using accompanying documents and supporting evidence where necessary.</i></p>
<p>Dychwelwch y ffurflen i: Uned Polisi Cynllunio ar y Cyd, Llawr 1af Swyddfa Cyngor Dinas Bangor, Ffordd Gwynedd, Bangor, Gwynedd, LL57 1DT neu polisicynllunio@gwynedd.llyw.cymru erbyn hanner nos ar 9/3/17</p>	<p>Please return the form to: Joint Planning Policy Unit, 1st Floor Bangor City Council Offices, Ffordd Gwynedd, Bangor, Gwynedd, LL57 1DT or planningpolicy@gwynedd.llyw.cymru by midnight on 9/3/17</p>



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Rhif Cyn./Rep No.:

Derbyniwyd/Received:

Cydnabod/Acknowledged

**Cynllun Datblygu Lleol ar y Cyd Ynys Môn a Gwynedd 2011-2026
FFURFLEN SYLWADAU I NEWIDIADAU MATERION SY'N CODI/
Anglesey and Gwynedd Joint Local Development Plan 2011-2026
MATTERS ARISING CHANGES COMMENTS FORM
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Dylid defnyddio'r ffurflen hon ar gyfer yr holl sylwadau (h.y. sylwadau neu wrthwynebiadau). Mae fersiynau electronig ar gael ar www.gwynedd.llyw.cymru/cdll neu www.ynysmon.gov.uk/cdll. Os ydych yn cyflwyno copi papur, dylech atodi tudalennau ychwanegol lle bod angen, gan nodi rhif y dudalen yn glir. **Dylech lenwi ffurflenni ar wahân ar gyfer pob sylw** yr hoffech ei wneud.

Mae'n rhaid derbyn eich sylwadau ddim hwyrach na hanner nos ar y 9 Mawrth 2017. NI FYDD SYLWADAU A DDERBYNNIR AR ÔL Y DYDDIAD YMA YN CAEL EU HYSTYRIED

Dychwelwch y ffurflenni i: **Uned Polisi Cynllunio ar y Cyd, Llawr 1af Swyddfa Cyngor Dinas Bangor, Ffordd Gwynedd, Bangor, Gwynedd, LL57 1DT** neu polisicynllunio@gwynedd.llyw.cymru

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	Eich manylion neu manylion eich cleient <i>Your details or your client's details</i>	Manylion yr Asiant (os yn berthnasol) <i>Agent's details (If relevant)</i>
Enw <i>Name</i>	Cadnant Planning Ltd	Cadnant Planning Ltd
Sefydliad (os yn berthnasol) <i>Organisation (If relevant)</i>	Cadnant Planning Ltd	Cadnant Planning Ltd
Cyfeiriad <i>Address</i>	[REDACTED]	[REDACTED]
Côd Post <i>Postcode</i>	[REDACTED]	
Ffôn <i>Tel:</i>	[REDACTED]	
E-bost <i>Email:</i>	[REDACTED]	
Llofnodwyd <i>Signed</i>		
Dyddiad <i>Date</i>	09/03/2017	

Rhowch eich sylwadau yn Rhan 2 y ffurflen hon. Defnyddiwch dudalennau ychwanegol os oes angen, gan nodi rhif y dudalen yn glir.


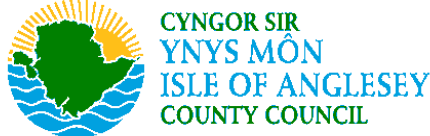
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		Defnydd swyddfa yn unig/ Office use only Rhif Cyn./Rep No.: Derbyniwyd/Received: Cydnabod/Acknowledged
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Cynllun Datblygu Lleol ar y Cyd Ynys Môn a Gwynedd 2011-2026
FFURFLEN SYLWADAU NEWIDIADAU MATERION SY’N CODI /
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MATTERS ARISING CHANGES COMMENTS FORM
26/1/17.

RHAN 2: Eich Sylwadau a Newidiadau a Awgrymir PART 2: Your Comments and Suggested Changes	
Eich enw/Sefydliad: Your name/Organisation:	

1. Ar ba un o’r Newidiadau Materion sy’n Codi yr ydych chi’n gwneud sylwadau? (Cofiwch ddefnyddio un ffurflen ar gyfer pob sylw)

1. Which of the Matters Arising Changes are you commenting on? (Remember to use one form for each representation)

Rhif y Newid Materion sy’n Codi (NMC) <i>Matters Arising Change Number (NMC)</i>	<input type="text" value="198, 199"/>	Cefnogi/ <i>Support</i>	<input type="checkbox"/>	Gwrthwynebu/ <i>Object</i>	<input checked="" type="checkbox"/>
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2. Cyn i chi esbonio eich sylwadau’n fanwl, byddai’n dda gwybod os ydych yn credu fod y Cynllun yn gadarn ai pheidio, o ganlyniad i’r Newidiadau Materion sy’n Codi, neu a ydych o’r farn bod rhannau ohono neu bob rhan ohono ddim yn gadarn a bod angen ei newid.

I gael rhagor o wybodaeth am gadernid a gofynion gweithdrefnol, gweler y nodiadau cyfarwyddyd. Os ydych yn ansicr, gadewch y rhan yma yn wag.

2. Before you set out your comments in detail, it would be helpful to know whether you think that, as a result of the Matters Arising Changes, the Plan is sound or that all or parts of it are unsound.

For more information on soundness and procedural requirements, see the guidance notes. If you are unsure, leave this section blank.

Cadarn/Sound	<input type="checkbox"/>	Dim yn gadarn a dylid ei newid <i>/Unsound and should be changed</i>	<input checked="" type="checkbox"/>
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3. Rhowch eich sylwadau isod gan ddefnyddio tudalennau ychwanegol fel bo angen. Dylech roi eich sylwadau chi’n llawn. Bydd hynny’n helpu’r Awdurdod a’r Arolygydd i ddeall y materion y byddwch yn eu codi. Ni fyddwch chi’n cael cyflwyno rhagor o wybodaeth gerbron yr Archwiliad oni fydd yr Arolygydd yn eich gwahodd chi i egluro unrhyw faterion y bydd yn godi.

Rhowch wybod os ydych chi’n cyflwyno deunyddiau eraill i ategu eich sylwadau.

3. Please set out your comments below using additional sheets as necessary. Your comments should be set out in full. This will help the Authority and the Inspector to understand the issues you raise. You will only be able to submit further information to the Examination if the Inspector invites you to address matters that he may raise. Please indicate if you are submitting other material to support your comments.

Please refer to the attached statement

Defnyddiwch dudalennau ychwanegol os bydd angen.
Nodwch faint o dudalennau ychwanegol rydych wedi'u defnyddio.....
Please use additional sheet if necessary.
Please state how many additional sheets have been used.....

4. Os yw eich sylw yn 3 yn fwy na 100 o eiriau, darparwch grynodeb os gwelwch yn dda (dim mwy na 100 o eiriau.

4. If your response to 3 above exceeds 100 words, please provide a summary (no more than 100 words).

It is considered that only allowing local market housing and affordable housing within settlements will weaken communities both socially and economically resulting in an increase in deprivation. It is identified within national planning policy that there is a requirement to provide a mix of affordable and market housing within settlements in order to create and maintain sustainable communities. Restricting housing development to local market housing will result in the social imbalance of settlements and therefore contrary to national planning policy.

The strategy of only allowing local need or affordable housing within settlements such as Beaumaris, Moelfre and Trearddur is also likely to lead to the plan strategy as a whole failing to deliver the required level of housing. The delivery of local need and affordable housing can only be achieved through a balanced and viable development which incorporates a mix of open market and affordable housing.

The 'local needs' housing in effect duplicates the affordable housing provision and is not necessary or deliverable.

No evidence by the Local Authority was presented in the hearing sessions held in September 2016 to show that local market housing would tackle rural deprivation. Therefore, it is considered that the requirements for local market housing in settlements such as Beaumaris, Moelfre and Trearddur should be deleted.

We also object to the housing allocation of site T32, Casita, Beaumaris. The site has benefited from a 10 year historic consent but has not been deliverable, therefore an alternative allocation should be considered.

RHAN 3: Beth sy'n digwydd nesaf**PART 3: What happens next?**

Bydd pob un o'r sylwadau a dderbyniwyd o fewn y cyfnod ymgynghori yn cael eu hanfon ymlaen yn syth i'r Arolygydd. Rhag ofn bydd yr Arolygydd yn penderfynu dylid cynnal sesiynau gwrandawriad pellach mae angen i chi nodi isod os ydych yn dymuno ymddangos gerbron yr Arolygydd a siarad mewn 'sesiwn gwrandawriad'. Serch hynny, mae'n bwysig nodi y bydd yr Arolygydd yn rhoi'r un pwysau i'r sylwadau ysgrifenedig yr ydych chi wedi eu cyflwyno ar y ffurflen hon â'r rheiny a wneir ar lafar mewn sesiwn gwrandawriad.

All comments received by the closing date will be forwarded directly to the Inspector for consideration. Just in case the Inspector decides that further hearing sessions are necessary please indicate whether you would want to speak at a session. It is important to note that written comments will be given the same weight by the Inspector as those made verbally at a hearing session.

5. A ydych am i'ch sylwadau gael eu hystyried fel 'sylwadau ysgrifenedig' neu a hoffech siarad mewn sesiwn gwrandawriad yn yr Archwiliad Cyhoeddus? (Ticiwch un o'r isod)

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

Nid wyf am siarad mewn sesiwn gwrandawriad ac rwyf yn fodlon i'm sylwadau ysgrifenedig gael eu hystyried gan yr Arolygydd.

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

Hoffwn siarad mewn sesiwn gwrandawriad.

I want to speak at a hearing session.

6. Os hoffech siarad, cadarnhewch pam rydych yn ystyried ei bod hi'n angenrheidiol i chi siarad yn y Gwrandawriad.

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

We wish to test the Council's reasoning for the requirements of Policy TAI 5 through discussion and clarification at the hearing.

7. Os ydych am siarad, byddai'n ddefnyddiol pe gallech nodi ym mha iaith hoffech chi gael eich clywed? (Ticiwch un o'r isod)

7. If you wish to speak, it would be helpful if you could indicate in which language you would like to be heard. (Please tick one of the following boxes)

Hoffwn i gael fy nghlywed yn Gymraeg

I wish to be heard in Welsh

Hoffwn i gael fy nghlywed yn Saesneg

I wish to be heard in English

DIOLCH AM EICH SYLWADAU / THANK YOU FOR YOUR COMMENTS

Nodiadau cyfarwyddyd	Guidance notes
<p>Mae Cynllun Datblygu Lleol ar y Cyd Gwynedd a Môn yn cael ei archwilio ar hyn o bryd gan Arolygwyr annibynnol a benodwyd gan Lywodraeth Cymru. Gwaith yr Arolygwyr yw ystyried a yw'r Cynllun yn bodloni gofynion gweithdrefnol ac a yw'n gadarn.</p> <p>Gellir ystyried 'Cadarn' yn y cyd-destun hwn o fewn ei ystyr arferol o 'dangos barnu da' a 'gellir ymddiried ynddo'. Y cwestiynau neu'r 'profion' y bydd yr Arolygydd yn eu hystyried wrth benderfynu a yw'r Cynllun yn gadarn yw:</p> <ol style="list-style-type: none"> 1. A yw'r cynllun yn ffitio? (h.y. a yw'n gyson â chynlluniau eraill?) 2. A yw'r cynllun yn briodol? (h.y. a yw'n briodol ar gyfer yr ardal yng ngoleuni'r dystiolaeth?) 3. A fydd y cynllun yn cyflawni? (h.y. a yw'n debygol o fod yn effeithiol?) <p>Darperir rhagor o wybodaeth am y profion cadernid a'r gofynion gweithdrefnol yn Arweiniad Gweithdrefnol ar Archwiliadau Cynllun Datblygu Lleol yr Arolygiaeth Gynllunio.</p> <p>Os ydych yn gwrthwynebu Newid Materion sy'n Codi, dylech ddweud pam nad yw'n gwneud y Cynllun yn gadarn a nodi pa newid y dylid ei wneud er mwyn sicrhau fod y Cynllun yn gadarn.</p> <p>Lle rydych yn cynnig diwygiad i'r Newidiadau Materion sy'n Codi byddai'n ddefnyddiol egluro pa brawf (profion) cadernid rydych yn credu ei fod yn methu. Fydd methu adnabod prawf ddim yn golygu na chaiff eich sylw ystyriaeth, cyn belled â'i fod yn ymwneud a'r Newid Materion sy'n Codi. Dylech gynnwys eich holl sylwadau ar y ffurflen, gan ddefnyddio dogfennau ychwanegol a thystiolaeth ategol lle bod angen.</p>	<p><i>The Joint Anglesey and Gwynedd Local Development Plan (LDP) is being examined by an independent Inspector appointed by the Welsh Government. It is the Inspector's job to consider whether the Plan meets procedural requirements and whether it is sound.</i></p> <p><i>'Sound' may be considered in this context within its ordinary meaning of 'showing good judgement' and 'able to be trusted'. The questions or 'tests' which the Inspector will consider in deciding whether the Plan is sound are:</i></p> <ol style="list-style-type: none"> 1. <i>Does the plan fit? (i.e. is it consistent with other plans?)</i> 2. <i>Is the plan appropriate? (i.e. is it appropriate for the area in the light of the evidence?)</i> 3. <i>Will the plan deliver? (i.e. is it likely to be effective?)</i> <p><i>More information on the soundness tests and procedural requirements is provided in the Planning Inspectorate's Local Development Plan Examinations Procedural Guidance.</i></p> <p><i>If you are objecting to a Matters Arising Changes, you should say why you think it makes the Plan unsound, and which change should be made to make the Plan sound.</i></p> <p><i>Where you propose an amendment to a Matters Arising Changes it would be helpful to make clear which test(s) of soundness you believe it fails. Failing to identify a test will not mean that your comment will not be considered, providing it relates to the Matters Arising Changes. You should include all your comments on the form, using accompanying documents and supporting evidence where necessary.</i></p>
<p>Dychwelwch y ffurflen i: Uned Polisi Cynllunio ar y Cyd, Llawr 1af Swyddfa Cyngor Dinas Bangor, Ffordd Gwynedd, Bangor, Gwynedd, LL57 1DT neu polisicynllunio@gwynedd.llyw.cymru erbyn hanner nos ar 9/3/17</p>	<p>Please return the form to: Joint Planning Policy Unit, 1st Floor Bangor City Council Offices, Ffordd Gwynedd, Bangor, Gwynedd, LL57 1DT or planningpolicy@gwynedd.llyw.cymru by midnight on 9/3/17</p>

Policy TAI 5: Local Market Housing

- 1.1 The proposed changes to the wording of Policy TAI 5: Local Market Housing does not address one of the main challenges which faces rural communities – deprivation. It is considered that only allowing local market housing and affordable housing within settlements will weaken communities both socially and economically resulting in an increase in deprivation. It is identified within national planning policy that there is a requirement to provide a mix of affordable and market housing within settlements in order to create and maintain sustainable communities.
- 1.2 It is vital that rural communities' vitality and attractiveness is sustained and enhanced. Restricting development to local market housing and affordable housing will have a detrimental effect by deprivation of the communities of these settlements and on the economy of Anglesey and Gwynedd. It is emphasised within The Wales Spatial Plan that there is a need to maintain a mix of tenure and size of housing to ensure communities are adequately balanced. Also paragraph 9.1 of Planning Policy Wales emphasises that the Welsh Government seeks to ensure that there is a mix of affordable and market housing within villages. Restricting housing development to local market housing will result in the social imbalance of settlements and therefore contrary to national planning policy.
- 1.3 Housing development in Anglesey and Gwynedd is vital in sustaining rural economy. Developers experience difficulty in funding developments for 100% affordable homes as they are unviable. Restricting housing development to local market housing will result in deprivation as any new housing development would have to provide 100% affordable housing. This will have a direct detrimental impact on the economy of Anglesey and Gwynedd as housing developers are important economic drivers within the rural economy as they generate growth and jobs by providing work to help people out of poverty.
- 1.4 The strategy of only allowing local need or affordable housing within settlements such as Beaumaris, Moelfre and Trearddur is also likely to lead to the plan strategy as a whole failing to deliver the required level of housing. The delivery of local need and affordable housing can only be achieved through balanced and viable development which incorporates a mix of open market and affordable housing.
- 1.5 The “local needs” housing in effect duplicates the affordable housing provision and is not necessary or deliverable.

- 1.6 No evidence by the Local Authority was presented in the hearing sessions held in September 2016 to show that local market housing would tackle rural deprivation. Therefore, it is considered that the requirements for local market housing in settlements such as Beaumaris, Moelfre and Trearddur should be deleted.
- 1.7 We also object to the housing allocation of site T32, Casita, Beaumaris. The site has benefited from a 10 year historic consent but has not been deliverable, therefore an alternative allocation should be considered.

	 <p>CYNGOR SIR YNYS MÔN ISLE OF ANGLESEY COUNTY COUNCIL</p>	<p>Defnydd swyddfa yn unig/ Office use only</p> <p>Rhif Cyn./Rep No.:</p> <p>Derbyniwyd/Received:</p> <p>Cydnabod/Acknowledged</p>
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Cynllun Datblygu Lleol ar y Cyd Ynys Môn a Gwynedd 2011-2026
FFURFLEN SYLWADAU NEWIDIADAU MATERION SY'N CODI /
Anglesey and Gwynedd Joint Local Development Plan 2011-2026
MATTERS ARISING CHANGES COMMENTS FORM
26/1/17.

PART 2: Your Comments and Suggested Changes

Your name/Organisation: [REDACTED] Home Builders Federation

1. Which of the Matters Arising Changes are you commenting on? (Remember to use one form for each representation)

Rhif y Newid Materion sy'n Codi (NMC) <i>Matters Arising Change Number (NMC)</i>	198	Cefnogi/ <i>Support</i>	<input type="checkbox"/>	Gwrthwynebu/ <i>Object</i>	<input checked="" type="checkbox"/>
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2. Before you set out your comments in detail, it would be helpful to know whether you think that, as a result of the Matters Arising Changes, the Plan is sound or that all or parts of it are unsound. For more information on soundness and procedural requirements, see the guidance notes. If you are unsure, leave this section blank.

Cadarn/ <i>Sound</i>	<input type="checkbox"/>	Dim yn gadarn a dylid ei newid <i>/Unsound and should be changed</i>	<input type="checkbox"/>
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3. Please set out your comments below using additional sheets as necessary. Your comments should be set out in full. This will help the Authority and the Inspector to understand the issues you raise. You will only be able to submit further information to the Examination if the Inspector invites you to address matters that he may raise. Please indicate if you are submitting other material to support your comments.

We consider that it's not clear whether or not the identified allocation in Beaumaris which has planning consent is subject to this policy or not, this needs to be clarified.

Please use additional sheet if necessary.
Please state how many additional sheets have been used.....

4. If your response to 3 above exceeds 100 words, please provide a summary (no more than 100 words).

PART 3: What happens next?

All comments received by the closing date will be forwarded directly to the Inspector for consideration. Just in case the Inspector decides that further hearing sessions are necessary please indicate whether you would want to speak at a session. It is important to note that written comments will be given the same weight by the Inspector as those made verbally at a hearing session.

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

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

I want to speak at a hearing session.

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

7. If you wish to speak, it would be helpful if you could indicate in which language you would like to be heard. (Please tick one of the following boxes)

Hoffwn i gael fy nghlywed yn Gymraeg
I wish to be heard in Welsh

Hoffwn i gael fy nghlywed yn Saesneg
I wish to be heard in English

DIOLCH AM EICH SYLWADAU / THANK YOU FOR YOUR COMMENTS



Llywodraeth Cymru
Welsh Government

Department for Natural Resources
Adran Adnoddau Naturiol

Nia Davies
Yr Uned Polisi Cynllunio ar y Cyd
Gwynedd a Môn
Neuadd y Dref
Bangor
Gwynedd
LL57 1DT

Our ref:
Your ref:

20^{fed} Chwefror 2017

Annwyl Nia,

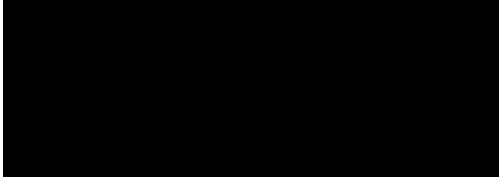
Cynllun Datblygu Lleol ar y Cyd Gwynedd ac Ynys Môn – Ymgynghoriad ar yr Amserlen o Newidiadau Materion sy'n Codi (NMCau)

Diolch am eich gohebiaeth ynghylch yr ymgynghoriad ar y NMCau arfaethedig. Rydym yn cydnabod ymrwymiad eich Awdurdod i sicrhau Cynllun Datblygu Lleol cadarn a'r gwaith sydd wedi'i wneud gan y tîm cynllunio ymlaen llaw er mwyn cyrraedd y cam hwn.

Mae'r Newidiadau i'r Materion sy'n Codi arfaethedig ar gyfer nifer y tai sydd ar gael, y cyfiawnhad drostynt a pha mor eglur yw'r sefyllfa, i'w croesawu. Mae bellach yn amlwg pa elfennau sy'n sylfaen i'r ddarpariaeth dai a sut y maent yn berthnasol i'r hierarchiaeth setliadau. Mae'r gwaith hwn bellach wedi roi ar ffurf tablau trywydd tai a chyflenwad tir sydd bellach wedi'u cynnwys yn y cynllun. Mae'r Newidiadau i'r Materion sy'n codi o ran yr angen am dai fforddiadwy a'u deiliadaeth, a tharged diwygiedig tair ffordd yn seiliedig ar gefnogi gwaith hyfywedd wedi'i ddiweddarau. Mae'r diffiniadau diwygiedig o ran y farchnad, y farchnad leol a thai fforddiadwy yn rhoi'r eglurder sydd ei angen i fframwaith y polisi. Hefyd, mae Llywodraeth Cymru yn cefnogi'r NMCau ar gyfer Sipsiwn a Theithwyr ac nid oes unrhyw wrthwynebiadau yn weddill o ran hyn. Ystyriwch bod **y NMCau arfaethedig, ar y cyfan, wedi mynd i'r afael â mwyafrif ein pryderon o ran strategaeth, tai, tai fforddiadwy a'r ddarpariaeth ar gyfer Sipsiwn a Theithwyr.**

Yr Arolygydd/Arolygwyr sydd wedi'u penodi sydd i benderfynu a yw cynllun yn cael ei ystyried yn gynllun 'cadarn'. Er ein bod yn credu bod y Cyngor wedi mynd i'r afael â mwyafrif y pryderon a nodir yn ein sylwadau ac mewn datganiadau mewn gwrandawiadau i ddilyn, rydym yn **ystyried bod rhai materion pwysig sy'n parhau heb eu datrys wedi eu nodi yn yr Atodiad.**

Yn gywir,



Atodiad

Atodiad i lythyr Llywodraeth Cymru (20 Chwefror 2017) i ymateb i'r Amserlen Newidiadau i'r Materion sy'n Codi arfaethedig Gwynedd ac Ynys Môn

Rhif NMC	Sylw Llywodraeth Cymru
Strategaeth	
NMC 83	<u>Polisi Newydd – Ffiniau Datblygu</u>
Gwrthwynebiad Rhannol	Mae Llywodraeth Cymru yn cefnogi'r eglurhad ychwanegol sy'n cael ei gynnig gan y polisi newydd hwn a'r cyfiawnhad rhesymegol y mae'n ceisio ei sicrhau, fodd bynnag; nid yw'n glir beth yw ystyr "cefnogaeth benodol o fewn iddynt"? Ni ystyrir y byddai hwn yn rheswm dilys ar gyfer cynllunio wrth ystyried ceisiadau cynllunio.
Tai	
NMC 198	<u>Polisi TAI 5: Tai y Farchnad Leol</u>
Gwrthwynebiad	<p>Mae'r polisi wedi gwella llawer ac mae'r diffiniad o'r farchnad dai leol o fewn y rhestr termau o gymorth mawr (NMC 351). Fodd bynnag, mae Llywodraeth Cymru yn parhau i fod yn ansicr pa fath o dai fforddiadwy fydd yn cael eu sicrhau drwy'r polisi hwn, a sut y byddai'n berthnasol i'r trothwyon a'r targedau o dan Polisi TAI 9: Trothwy a Dosbarthiad Tai Fforddiadwy. Mae'r cymal 'fodd bynnag' yn y polisi hwn yn ychwanegu at y dryswch. Mae Llywodraeth Cymru yn ystyried bod angen eglurhad o'r pwyntiau canlynol.</p> <ul style="list-style-type: none"> • A yw'r trothwyon o fewn y Polisi TAI 9 yn berthnasol i'r polisi hwn? • O dan y trothwyon penodedig yn TAI 9, ai dim ond tai y farchnad leol fyddai'n cael eu caniatáu? • Er enghraifft byddai disgwyl i gynllun 10 uned ym Miwmares ddarparu 30% o dai fforddiadwy (3 uned fforddiadwy). Pa fath o dai fforddiadwy fyddai'n cael eu darparu yma? I gydymffurfio â TAN 2? Neu tai lleol fforddiadwy? Pa fath o farchnad dai fyddai hon? Y farchnad agored neu cartrefi y farchnad leol? <p>Mae'n hanfodol bod y polisi hwn yn cael ei fonitro yn effeithiol o ystyried yr heriau hyfywedd a'r cyllid sy'n cael ei godi yn natganiadau ein gwrandawriadu. Pam y mae'r trothwy yn y fframwaith wedi ei osod ar 10? Mae angen i'r fframwaith monitro fod yn fwy cadarn er mwyn monitro llwyddiant y polisi yn fwy effeithiol. Byddai cyfeiriad at fonitro cytundebau S016 sydd wedi eu gwrthdroi wrth apelio helpu gyda hyn er mwyn profi llwyddiant y meini prawf cyfyngu ar ddeiliadaeth.</p>
NMC 262	<u>Polisi TAI 17: Tai mewn Pentrefi Lleol Gwledig ac Arfordirol</u>
Gwrthwynebiad	<p>Mae'r diffiniad o Dai Fforddiadwy ar gyfer Anghenion Lleol (NMC 346) o gymorth. Fodd bynnag, mae gan Lywodraeth Cymru bryderon tebyg i'r rhai a restrwyd uchod o ran Polisi TAI5. Byddai o gymorth i gael eglurhad o'r canlynol:</p> <ul style="list-style-type: none"> • A yw'r trothwyon o fewn Polisi TAI 9 yn berthnasol i'r polisi hwn? • O dan drothwyon penodol TAI 9, ai dim ond tai y farchnad gyffredinol fyddai'n cael eu caniatáu? • Ai bwriad y polisi hwn yw cynllun 10 uned yn Y Fron, y mae disgwyl iddo ddarparu 10% o dai fforddiadwy (1 uned fforddiadwy). A fyddai 9 uned ar gyfer y farchnad agored, ac a fyddai'r 1 uned fforddiadwy at anghenion lleol yn unig?

Department for Natural Resources
Adran Adnoddau Naturiol



Llywodraeth Cymru
Welsh Government

Nia Davies
Yr Uned Polisi Cynllunio ar y Cyd
Gwynedd a Mon
Neuadd y Dref
Bangor
Gwynedd
LL57 1DT

Our ref:
Your ref:

20th February 2017

Dear Nia,

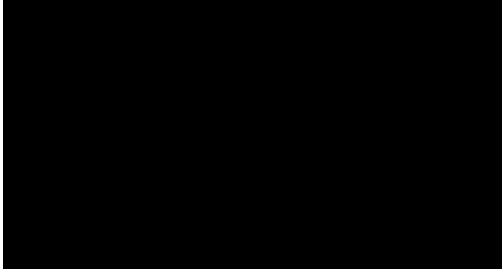
Gwynedd and Ynys Mon's Joint Local Development Plan (JLDP) – Consultation on the Schedule of Matters Arising Changes (MACs)

Thank you for your correspondence in relation to the consultation on the proposed MACs. We recognise your Authority's commitment to achieving a sound LDP and the amount of work undertaken by the forward planning team in reaching this stage.

The proposed MACs in respect of the level, justification and clarity of housing provision are welcome. It is now clear what components underpin the housing provision and how they relate to the settlement hierarchy. This work has been translated into a housing trajectory and land supply tables that are now embedded within the plan. The MACs in respect of affordable housing need and tenure, and a revised three way target based on updated viability work is supported. The revised definitions in respect of market, local market and affordable housing provide the necessary clarity in the policy framework. In addition, the Welsh Government supports the MACs in respect of Gypsy and Travellers and has no outstanding objections in this respect. It is considered that **the proposed MACs have in broad terms addressed the majority of our concerns in respect of strategy, housing, affordable housing and Gypsy and Traveller provision.**

The matter of whether a plan is considered 'sound' will be for the appointed Planning Inspector(s) to determine. Whilst we consider that the Council has addressed the majority of the concerns set out in our representations and subsequent hearing statements, we **consider there are some important matters that remain unresolved which are set out in the supporting Annex.**

Yours sincerely,



Annex to Welsh Government’s letter (20 February 2017) in response to Gwynedd and Ynys Mon’s proposed Schedule of Matters Arising Changes (MAC)

MAC No.	Welsh Government Comment
Strategy	
<p>NMC 83</p> <p>Partial Objection</p>	<p><u>New Policy – Development Boundaries</u></p> <p>The Welsh Government supports the additional clarity that this new policy and its reasoned justification is it trying to achieve, however; it is not clear what is meant by the phrase “specific support within them”? It is not considered that this would represent a valid planning reason when considering planning applications.</p>
Housing	
<p>NMC 198</p> <p>Objection</p>	<p><u>Policy TAI 5: Local Market Housing</u></p> <p>The policy is much improved and the definition of local market housing within the glossary of terms is helpful (NMC 351). However, Welsh Government is still unclear what type of affordable housing will be secured through this policy, and how it would relate to the thresholds and targets under Policy TAI 9: Affordable Housing Threshold and Distribution. The phrase ‘except’ in this policy adds confusion. The Welsh Government considers that the following points require clarification.</p> <ul style="list-style-type: none"> • Do the thresholds within Policy TAI 9 relate to this policy? • Under the specified thresholds in TAI 9, would only local market housing be permitted? • For example a 10 unit scheme in Beaumaris would be expected to provide 30% affordable housing (3 affordable units). What type of affordable homes would be provided here? TAN 2 compliant? Or local affordable homes? What type of market housing would this be? Open market or local market homes? <p>It is essential that the delivery of this policy is monitored effectively given the challenges in terms of viability and finance raised in our hearing statements. Why is the threshold set at 10 in the framework? The monitoring framework needs to be more robust in order to effectively monitor the success of the policy. A reference to the monitoring of overturned S016 agreements at appeal could aid in this respect in order to test the success of the occupancy restriction criteria.</p>
<p>NMC 262</p> <p>Objection</p>	<p><u>Policy TAI 17: Housing in Local Rural and Coastal Villages</u></p> <p>The definition of Affordable Housing for Local Need (NMC 346) is helpful. However, Welsh Government has similar concerns to those listed above in respect of Policy TAI5. Clarification on the following would be helpful:</p> <ul style="list-style-type: none"> • Do the thresholds within Policy TAI 9 relate to this policy? • Under the specified thresholds in TAI 9, would only general market housing be permitted? • Is the intention of this policy that a 10 unit scheme in Y Fron, expected to provide 10% affordable housing (1 affordable unit). Would the 9 units be open market, and would the 1 affordable unit be for local need only?