

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

Data Protection

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

We would prefer that you submit your representations directly online. Alternatively, an electronic version of this form can be completed online at www.gwynedd.gov.uk/ldp or www.anglesey.gov.uk/ldp Separate forms should be completed for each comment that you wish to make.

Additional representation forms can be obtained from the Joint Planning Policy Unit on 01286 685003 or may be downloaded from the Council's web site at: www.gwynedd.gov.uk/ldp or www.anglesey.gov.uk/ldp or you may photocopy this form. When making comments please use additional sheets as required clearly numbering each consecutive sheet.

PART 1: Contact details

	Your details/ Your client's details	Agent's details (if relevant)
Name	Cllr Mike Stevens	
Address	<div style="background-color: black; width: 100px; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 40px; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 60px; height: 15px; margin-bottom: 5px;"></div>	
<div style="background-color: black; width: 60px; height: 15px;"></div>	<div style="background-color: black; width: 60px; height: 15px;"></div>	
<div style="background-color: black; width: 140px; height: 15px;"></div>	<div style="background-color: black; width: 140px; height: 15px;"></div>	
<div style="background-color: black; width: 100px; height: 15px;"></div>	<div style="background-color: black; width: 100px; height: 15px;"></div>	

Guidance Note.

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

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

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

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

Further information about this matter can be obtained from the Joint Planning Policy Unit on **01286 685003** or on the Council's web site at: www.gwynedd.gov.uk/ldp or www.anglesey.gov.uk/ldp in the leaflet 'Guidance about alternative sites'.

Where proposed changes to a development plan have significant sustainability effects, you will need to provide the relevant Sustainability Appraisal information. This information must be consistent with the scope and level of detail of the Sustainability Appraisal conducted by the Authority. It should also refer to the same baseline information in identifying the likely significant effects of the revised policy or new site.

You should include all your comments on the Deposit Plan and set out your full case on the official form, using accompanying documents where necessary. If you seek more than one change and consider that the Deposit Plan fails to meet more than one test of soundness **separate forms should be completed for each representation**. Similarly, if your representation is in support of the Deposit Plan or individual elements of the Deposit Plan it would be helpful if separate representations were made. Please indicate if you are submitting other material to support your comments.

You will only be able to submit further information to the Examination if the Inspector invites you to address matters that he or she may raise. Please note that the Inspector will not have access to comments you have made in response to previous consultations. If you do not consider the Deposit Plan to be sound and that it should be changed, please explain clearly why you think the changes are needed. If you think a change is needed for the Deposit Plan to meet one or more of the tests of soundness, please tell us which one(s).

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

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

2a. Which part of the Deposit Plan are you commenting on?

Policy number (please specify)	1
Paragraph number (please specify)	1.26
Proposals/ Inset Map (please specify ref no.)	
Constraints Map	
Appendices (please specify)	

2b. Are you objecting or supporting the Deposit Plan?

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

The plan designates Tywyn as a Local Service Centre when all the evidence confirms Tywyn should be designated as an Urban Service Centre. The scoring matrix in Topic Paper 5 under-scores Tywyn in both Table A and B in relation to the designated Urban Centres of Porthmadog, Pwllheli, and Blaenau Ffestiniog in the areas below.

TABLE A	Doctors	Dentist	Employment	Total
Blaenau Ffestiniog	6			53
Porthmadog	6	6	10	56
Pwllheli		6	10	54
Tywyn	3	3	5	46
(Tywyn potential (score when adjusted)	6	6	10	57)

TABLE B	Public Houses	Petrol Stations	Places of Worship	Cinema Theatre	Total
Blaenau Ffestiniog	3		3		31
Porthmadog	3	2	2	1	29
Pwllheli	3	2	3	1	37
Tywyn	2	0	2	0	28
(Tywyn potential (score when adjusted)	3	2	3	1	33)

In Table B Tywyn scores 0 for Petrol Stations when the town has two. It scores 0 for Cinema/Theatre when it has the one of the most up to date digital Cinemas in Wales which receives live streaming from the National Theatre. Porthmadog scores 1 for Cinema/Theatre when sadly their Cinema is closed. Tywyn has equal Public Houses to the three above Urban Centres with a new one currently being built, and probably more Places of Worship. The potential adjusted score clearly shows the town is exceeds or even allowing for further down-scoring is equal to the current Urban Centres.

*Please use additional sheet if necessary.
Please state how many additional sheets have been used...1.....*

Tywyn is designated as a Local Centre which the deposit plan defines on page 269 as having, "very good links with either an Urban Service Centre or the Sub Regional Centre, whichever is nearest". The nearest Centre to Tywyn is Porthmadog which is 44 miles away by road with the journey taking around 1 hour 20 to 40 minutes making a round trip of 88 miles in a time of 2 hours 40 minutes to 3 hours 20 minutes for those who have their own transport. Trying to make the journey in a single day by public transport such as bus would be almost impossible as the links do not exist. To complete the journey by bus would require an over night stay in Porthmadog. It is possible to take the journey by train with a minimum one way journey taking 1 hour 32 minutes resulting in a round trip well over 3 hours. This cannot be described as a "very good link" in light of the travel difficulties.

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

For long the long term development and sustainability of Gwynedd it cannot be beneficial that all the Urban Service Centres are in the north of the county. Tywyn is regarded as the "Mother Town" South Meirionydd servicing six large villages of Abergynolwyn, Brynchrug, Llanegryn, Rhoslafain, Llwyngwrl and Aberdyfi who look to Tywyn for their major services. The town's hospital has a new fifteen bed wing and new X-ray department currently under construction. Also currently being built is a new Police and Fire Station. Health authorities and major service authorities now recognise the geographical importance of the Tywyn at the southern end of the County. The JLDP also needs to recognise this by re-designating Tywyn as an Urban Centre which will allow the town the growth in housing and jobs it requires to encourage commercial investment, retain local people and stop our young people moving away.

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

Designate Tywyn an Urban Centre equal to the current four in Gwynedd.

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2dd. Is the Deposit Plan sound?

Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
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2e. If you think that the Deposit Plan is unsound which test of soundness do you think that it fails? (Please tick below). *More details are provided at the back of this form.*

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

Part 3: What Happens Next?

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

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

I do not want to speak at a hearing session and am happy for my written comments to be considered by the Inspector.	<input type="checkbox"/>
I want to speak at a hearing session.	<input checked="" type="checkbox"/>

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


To press the case for Tywyn to be designated an Urban Centre

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

Submission of documents and evidence to the examination	x
Publish Inspector's report	x
Plan's adoption	x

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

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Signed: 	Dated: 28 March 2015
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THANK YOU FOR YOUR COMMENTS ON THE DEPOSIT PLAN

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

Completed representation forms should be returned to the Joint Planning Policy Unit at:

ONLINE – By completing the electronic form at www.gwynedd.gov.uk/ldp or www.anglesey.gov.uk/ldp

BY EMAIL – planningpolicy@gwynedd.gov.uk

BY POST – By sending to: Joint Planning Policy Unit, 1st Floor, Bangor City Council Offices, Ffordd Gwynedd, Bangor, Gwynedd LL57 1DT

REPRESENTATION FORMS SHOULD BE RETURNED BY NO LATER THAN 5.00pm on the 31st March 2015
REPRESENTATIONS RECEIVED AFTER THIS TIME WILL NOT BE CONSIDERED

Test of Soundness

Test	Procedural Tests
P1	It has not been prepared in accordance with the Delivery Agreement including the Community Involvement Scheme.
P2	The plan and its policies have not been subjected to Sustainability Appraisal including Strategic Environmental Assessment.
	Consistency Tests
C1	It is a land use plan which does not have regard to other relevant plans, policies and strategies relating to the area or to adjoining areas.
C2	It does not have regard to national policy.
C3	It does not have regard to the Wales Spatial Plan.
C4	It does not have regard to the relevant community strategy.
	Coherence and Effectiveness Tests
CE1	The plan does not set out a coherent strategy from which its policies and allocations logically flow and/or, where cross boundary issues are relevant, it is not compatible with the development plans prepared by neighbouring authorities.
CE2	The strategy, policies and allocations are not realistic and appropriate having considered the relevant alternatives and/or are not founded on a robust and credible evidence base.
CE3	There are no clear mechanisms for implementation and monitoring.
CE4	It is not reasonably flexible to enable it to deal with changing circumstances.

The Planning and Compulsory Purchase Act 2004 states that the purpose of the examination of a Local Development Plan (the Plan) is to consider whether it is “sound”. This means that anyone who wants to comment on or object to the Deposit Plan should seek to say how it is unsound and what is needed to make it sound. Sound may be considered in this context within its ordinary meaning of “*showing good judgement*” and “*able to be trusted*”. To assess the Deposit Plan we use 10 tests as set out above. The Deposit Plan will be examined by an independent Inspector appointed by the Welsh Government and it will be the Inspector’s job to consider whether the Plan is sound.

Where you propose a change to the Deposit Plan you should therefore make clear which test(s) of soundness you believe the Deposit Plan fails. The tests are in 3 groups - ‘Procedural’ (2 tests); ‘Conformity’ (4 tests); and ‘Coherence and Effectiveness’ (4 tests). If you wish to comment on the way in which the Councils have prepared the Deposit Plan, it is likely that your comments or objections would fall under one of the procedural tests. If you wish to comment on or object to the content of the Deposit Plan, it may help to look at the ‘consistency’ and the ‘coherence and effectiveness’ tests.

Sylwadau Dros y We / Representations via the Internet

Rhif Sylw / Rep Id: **287**

Enw / Name: **Mr John Hughes [2676]**

Rhan: **1.26**

Section: **1.26**

Math / Type: **Gwrthwynebu / Object**

Crynodeb o'r Sylw:

Clystyrau. Mae Llanengan wedi'i ailddosbarthu'n glwstwr tra bo Sarn Bach a Llangian yn bentrefi gwledig. Pam? Llanengan yw enw'r ardal (Plwy Llanengan) ac mae'n fwy na'r ddau bentref arall gyda mwy yn mynd ymlaen yno, canolfan gymunedol, ysgol feithrin, snwcer, Eglwys a Thafarn (Hyb). Pentref Cymreig a Chymraeg iawn.

Representation Summary:

Clusters. Llanengan has been recateraised as a clustre, while Sarn Bach and Llangian as rural villages. Why?

Llanengan is the District name (Plwy Llanenga) larger and more active than both other, community center, ysgol feithrin, snooker, Church and a Pub (Hub). A very Welsh living village.

Sylw Llawn / Full Representation:

1.28 Table 1

Clusters. Llanengan has been recateraised as a clustre, while Sarn Bach and Llangian as rural villages. Why?

Llanengan is the District name (Plwy Llanenga) larger and more active than both other, comunity center, ysgol feithrin, snooker, Church and a Pub (Hub). A very Welsh living village.

Newid(iadau) i'r Cynllun

Llangian a Sarn yn glwstwr, Llangian yn Bentref Gwasanaethol.

Change(s) to the Plan

Llangian and Sarn bach to cluster, Llangian into a Sevice Village.

Profion Cadernid / Soundness Tests: None

Sylwadau Dros y We / Representations via the Internet

Rhif Sylw / Rep Id: **393**

Enw / Name: **Cyngor Tref Ffestiniog (Mrs Ann Coxon) [2940]**

Rhan: **1.26**

Section: **1.26**

Math / Type: **Cefnogi / Support**

Crynodeb o'r Sylw:

Mae Cyngor Tref Ffestiniog yn cefnogi cadw Blaenau Ffestiniog fel Canolfan Gwasanaethau Trefol. Mae hyn yn bwysig o ran trafndiaeth gyhoeddus, gwasanaethau lleol a llawer mwy.

Representation Summary:

Ffestiniog Town Council is keeping Blaenau Ffestiniog as a Town Service Centre. This is important in terms of public transport, local services and much more.

Sylw Llawn / Full Representation:

Mae Cyngor Tref Ffestiniog yn cefnogi cadw Blaenau Ffestiniog fel Canolfan Gwasanaethau Trefol. Mae hyn yn bwysig o ran trafndiaeth gyhoeddus, gwasanaethau lleol a llawer mwy.

Newid(iadau) i'r Cynllun

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Change(s) to the Plan

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Profion Cadernid / Soundness Tests: None

Sylwadau Dros y We / Representations via the Internet

Rhif Sylw / Rep Id: **114**

Enw / Name: **CPERA (Cynghorydd Elin Walker Jones) [2760]**

Rhan: **1.26**

Section: **1.26**

Math / Type: **Cefnogi / Support**

Crynodeb o'r Sylw:

angen cydweithio a chynllunio manwl ar anghneion pobl Bangorsefydlu pwyllgor I edrych ar anghenion tai pobl Bangoredrych ar adleoli ffiniau'r ddinas?angen am dai fforddadwy, is-adeiledd gadarn.Tir llwyd! - nid tir gwyrddystyried effaith ar yr iaith

Representation Summary:

Need to collaborate and carefully plan on the needs of the people of Bangor, establish a committee to look at the housing needs of the people of Bangor, look at relocating the city's boundaries? Need for affordable housing, robust infrastructure. Brownfield! - not greenfield, consider impact on the Welsh language

Sylw Llawn / Full Representation:

Cynhaliwyd gwaith ymchwil ar lefel gymunedol yn sawl ardal yng Ngwynedd, yn dilyn caniatad gan y Cyngor i wneud hynny. Ond ni ddigwyddodd hynny ym Mangor. Mae anghenion Bangor ychydig yn wahanol i weddill y Sir; mae'n ganolfan ranbarthol sy'n cael ei chydabod fel hynny gan Lywodraeth Cymru, ac felly, er mwyn cynnal y fath waith ymchwil ym Mnagor, mi fyddai angen cydlynu'r gwaith yn ofalus, ac hefyd cynnwys Penrhosgarnedd, sydd ar hyn o bryd yn ran o ward Pentir. Mae angen edrych eto ar ba rannau o Wynedd sy'n dod o fewn ffiniau dinas Bangor yn fy marn i.

Yn sicr, mae angen am dai o fewn cyffiniau cymunedol y ddinas. Tai fforddadwy sydd angen; tai rhent a thai all gael eu prynu. Tai sy'n cael eu rheoli gan Gymdeithasau Tai os oes angen. Tai ar gyfer teuluoedd efo tair llofft, tai neu fflatiau ar gyfer unigolion neu gyplau neu deuluoedd bach; tai /fflatiau fforddadwy efo un, dwy neu dair llofft. Tai efo gerddi bach addas ar gyfer plant. Dylai plant allu chwarae yn ddiogel o fewn eu gerddi yn hytrach nag ar diroedd gwyrdd mawr heb ffens wrth ffyrnt y tai. Mae gwaith eisoes wedi ei gwblhau yn dangos yr angen am dai fforddadwy o fewn ein sir (CG, 2013).

Dylid defnyddio'r Stryd Fawr a chanol y ddinas hefyd ar gyfer anheddau, yn ogystal â masnach ac adloniant. Ni ddylid adeiladu yn uwch na thri llawr wrth adeiladu fflatiau neu neuaddau myfyrwyr mewn safleoedd nad ydynt ar gampws.

Mae angen sicrhau fod is-adeiledd Bangor yn medru ymdopi efo'r anheddau ychwanegol. Nid yw'r heolydd, ysgolion, meddygfeydd, system ddŵr, system garthffosiaeth, gwasanaethau heddlu, ysbyty, heb sôn am y mwynderau cyffredinol yn addas ar gyfer y boblogaeth sydd ym Mangor yn barod heb sôn am ychwanegu mwy atynt. Ni ddylid adeiladu dim os nad oes gan y trigolion fynediad rhwydd i is-adeiledd addas gan gynnwys ysgolion, meddygon, siopau, mwynderau cymunedol.

Mae angen cydweithio efo'r Brifysgol er mwyn cynllunio ar gyfer anghenion tai Bangor. Caniatwyd beth wmbreth o anheddau myfyrwyr dros y blynnydoed diwethaf ac o ganlyniad, mae fflatiau myfyrwyr ymhob man a thai ar rent o gwmpas y ddinas yn wag. Nid yw'r tai rhent yma yn fforddadwy ar gyfer y sector gymdeithasol oherwydd fod y rhent wedi ei bennu ar gyfer myfyrwyr. Felly ar hyn o bryd maent yn wag. Felly, dylid ystyried y tai sy'n wag ar hyn o bryd cyn adeiladu mwy o dai.

Argymhellir edrych ar sut i aildefnyddio safleoedd tir llwyd cyn adeiladu o'r newydd ar safleoedd tir gwyrdd, gan gynnwys dymchwel tai os nad ydynt yn ffit i bwrpas. Dylid gwneud gwell defnydd o safleoedd tir llwyd er mwyn gwarchod safleoedd tir gwyrdd a chaeau. Er enghraifft, mae ardal gyfagos i gylchfan Parc siopa Dewi Sant sy'n ddiffaith oherwydd dymchwel tai; Hendrewen; safle cornel gyferbyn ag Ysbyty Gwynedd. Mae'n bosib y gallai'r safle wrth ymyl Parc siopa Dewi Sant gymeryd fflatiau dros ben llawr parcio er mwyn osgoi problemau llifogydd - syniadau creadigol yw rhain, nid syniadau proffesiynol wrth reswm!

Argymhellir sefydlu pwyllgor o randdeiliaid i edrych ar anghenion 21 ganrif dinas Bangor fel un endid, i sicrhau fod gennym anheddau, is-adeiledd, cyfloedd am waith ac addysg, canolfan siopa, amgylchedd glan a mwynderau addas ar gyfer trigolion a holl ddefnyddwyr y ddinas. Bydd angen i'r pwyllgor gynnwys cynrychiolaeth o gynghorwyr dinas a sir, trigolion, y Brifysgol, ffederasiwn busnes, ayb.

Sylwadau Dros y We / Representations via the Internet

dykid hefyd ystyried yr effaith ar yr iaith

Newid(iadau) i'r Cynllun

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Change(s) to the Plan

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Profion Cadernid / Soundness Tests: None

Sylwadau Dros y We / Representations via the Internet

Rhif Sylw / Rep Id: **417**

Enw / Name: **Cyngor Tref Ffestiniog (Mrs Ann Coxon) [2940]**

Rhan: **1.26**

Section: **1.26**

Math / Type: **Cefnogi / Support**

Crynodeb o'r Sylw:

Mae Cyngor Tref Ffestiniog yn cefnogi cadw Blaenau Ffestiniog fel Canolfan Gwasanaethau Trefol. Mae hyn yn bwysig o ran trafnidiaeth gyhoeddus, gwasanaethau lleol a llawer mwy.

Representation Summary:

Ffestiniog Town Council supports Blaenau Ffestiniog remaining as a Town Service Centre. This is important in terms of public transport, local services and much more.

Sylw Llawn / Full Representation:

Mae Cyngor Tref Ffestiniog yn cefnogi cadw Blaenau Ffestiniog fel Canolfan Gwasanaethau Trefol. Mae hyn yn bwysig o ran trafnidiaeth gyhoeddus, gwasanaethau lleol a llawer mwy.

Newid(iadau) i'r Cynllun

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Change(s) to the Plan

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Profion Cadernid / Soundness Tests: None

Sylwadau Dros y We / Representations via the Internet

Rhif Sylw / Rep Id: **418**

Enw / Name: **Cyngor Tref Ffestiniog (Mrs Ann Coxon) [2940]**

Rhan: **1.26**

Section: **1.26**

Math / Type: **Cefnogi / Support**

Crynodeb o'r Sylw:

Dylid gwneud yn siŵr fod elfennau o'r cynllun ym Mlaenau Ffestiniog weddi efo'r Cynllun Lleol fydd yn cael ei greu ar gyfer Parc Cenedlaethol Eryri. Pa gyd-weithrediad sydd yna rhwng Adrannau Cynllunio Cyngor Gwynedd a'r Parc Cenedlaethol?

Representation Summary:

It should be ensured that elements of the plan in Blaenau Ffestiniog correspond with the Local Plan that will be created for Snowdonia National Park. What cooperation exists between Gwynedd Council's Planning Departments and the National Park?

Sylw Llawn / Full Representation:

Dylid gwneud yn siŵr fod elfennau o'r cynllun ym Mlaenau Ffestiniog weddi efo'r Cynllun Lleol fydd yn cael ei greu ar gyfer Parc Cenedlaethol Eryri. Pa gyd-weithrediad sydd yna rhwng Adrannau Cynllunio Cyngor Gwynedd a'r Parc Cenedlaethol?

Newid(iadau) i'r Cynllun

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Change(s) to the Plan

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Profion Cadernid / Soundness Tests: None

Sylwadau Dros y We / Representations via the Internet

Rhif Sylw / Rep Id: **419**

Enw / Name: **Cyngor Tref Ffestiniog (Mrs Ann Coxon) [2940]**

Rhan: **1.26**

Section: **1.26**

Math / Type: **Cefnogi / Support**

Crynodeb o'r Sylw:

Sylw ychwanegol - Lle mae tai yn cael eu gwerthu'n araf deg, dylai'r Cynllun Lleol annog pobl i un greu un tŷ annedd allan o ddau dy wrth ochr ei gilydd.

Representation Summary:

Additional comment - Where houses are slowly sold, the Local Plan should encourage people to create one dwelling out of two houses next door to eachother.

Sylw Llawn / Full Representation:

Sylw ychwanegol

Lle mae tai yn cael eu gwerthu'n araf deg, dylai'r Cynllun Lleol annog pobl i un greu un tŷ annedd allan o ddau dy wrth ochr ei gilydd.

Newid(iadau) i'r Cynllun

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Change(s) to the Plan

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Profion Cadernid / Soundness Tests: None

Sylwadau Dros y We / Representations via the Internet

Rhif Sylw / Rep Id: **421**

Enw / Name: **Cyngor Tref Ffestiniog (Mrs Ann Coxon) [2940]**

Rhan: **1.26**

Section: **1.26**

Math / Type: **Cefnogi / Support**

Crynodeb o'r Sylw:

Mae Cyngor Tref Ffestiniog yn cefnogi cadw Blaenau Ffestiniog fel Canolfan Gwasanaethau Trefol. Mae hyn yn bwysig o ran trafnidiaeth gyhoeddus, gwasanaethau lleol a llawer mwy.

Representation Summary:

Ffestiniog Town Council supports Blaenau Ffestiniog remaining a Town Service Centre. This is important in terms of public transport, local services and much more.

Sylw Llawn / Full Representation:

Mae Cyngor Tref Ffestiniog yn cefnogi cadw Blaenau Ffestiniog fel Canolfan Gwasanaethau Trefol. Mae hyn yn bwysig o ran trafnidiaeth gyhoeddus, gwasanaethau lleol a llawer mwy.

Newid(iadau) i'r Cynllun

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Change(s) to the Plan

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Profion Cadernid / Soundness Tests: None

Sylwadau Dros y We / Representations via the Internet

Rhif Sylw / Rep Id: **217**

Enw / Name: **Home Builders Federation Ltd (Mr Mark Harris) [1470]**

Rhan: **1.27**

Section: **1.27**

Math / Type: **Gwrthwynebu / Object**

Crynodeb o'r Sylw:

Egluro pam fod y ffigur tai wedi'i ostwng o ffigur y strategaeth a ffefrir. Pryder ynghylch gorddibyniaeth ar ganiatadau cynllunio hanesyddol ac a fydd y rhain yn wirioneddol gyflenwi tai ai peidio. Diwygio'r ffigur tai i 7665. Sicrhau fod safleoedd sydd â chaniatâd blaenorol wedi cael ei asesu ar gyfer ei gallu i ildio'r datblygiad.

Representation Summary:

Explain why the housing figure has been reduced from the preferred strategy figure. Concern on over reliance on existing historical planning consents and whether or not these will really deliver houses.

Amend housing figure number to 7665. Ensure sites which have previous consents have been properly assess for deliver-ability.

Sylw Llawn / Full Representation:

The HBF request further explanation on why the housing figure has been reduced from the preferred strategy level of 7665. HBF are concerned about the heavy reliance on site which already have planning permission and would ask if these have been properly assessed as to whether or not they will deliver residential units, we are aware from JHLAS that a number of sites keep renewing consents or apply for certificates to prove a material start has been made which then keeps the consent alive without the need to reapply, we are not convinced that this shows a real intent to develop. Often these consents are just used by land owners to borrow money against.

Newid(iadau) i'r Cynllun

Diwygio'r ffigur tai i 7665. Sicrhau fod safleoedd sydd â chaniatâd blaenorol wedi cael ei asesu ar gyfer ei g

Change(s) to the Plan

Amend housing figure number to 7665. Ensure sites which have previous consents have been properly assess for deliver-ability.

Profion Cadernid / Soundness Tests: None

Sylwadau Dros y We / Representations via the Internet

Rhif Sylw / Rep Id: **218**

Enw / Name: **Home Builders Federation Ltd (Mr Mark Harris) [1470]**

Rhan: **1.27**

Section: **1.27**

Math / Type: **Gwrthwynebu / Object**

Crynodeb o'r Sylw:

Ymddengys nad yw'r ffigwr tai yn caniatáu ar gyfer graddfa gwacter o 4% sydd ei angen i ganiatáu i'r farchnad dai weithredu. Codwyd pryder ynghylch y ddibyniaeth ar hawliau cynllunio cyfredol nad ydynt wedi gwireddu dim hyd yn hyn. Diwygio'r ffigwr tai i 7471.

Representation Summary:

The housing figure does not appear to allow for a 4% vacancy rate which is required to allow the housing market to operate. Concern raised at the reliance on existing planning consents which have not delivered to date. Amend housing figure to 7471.

Sylw Llawn / Full Representation:

The housing figure does not appear to allow for a 4% vacancy rate which is required to allow the housing market to operate. Concern raised at the reliance on existing planning consents which have not delivered to date.

Newid(iadau) i'r Cynllun

Amend housing figure to 7471.

Change(s) to the Plan

Amend housing figure to 7471.

Profion Cadernid / Soundness Tests: None

1550/142

RHAN 2: Eich Sylwadau a Newidiadau a Awgrymir. (Defnyddiwch un adran Rhan 2 ar gyfer pob sylw yr hoffech ei wneud)

1550-142-1.27

2a. Ar ba ran o'r Cynllun Adnau yr ydych chi'n gwneud sylwadau?	
Polisi rhif (nodwch)	
Paragraff rhif (nodwch)	1.27
Cynigion/ Map Mewnsood (nodwch y rhif cyfeirnod)	
Map Cyfyngiadau	
Atodiadau (nodwch)	

2b. A ydych yn gwrthwynebu neu gefnogi?			
Gwrthwynebu	<input checked="" type="checkbox"/>	Cefnogi	<input type="checkbox"/>

2c. Rhowch fanylion eich sylwadau ar y Cynllun Adnau.

Mae'r ffigurau'n y paragraff hwn yn daryllodrus.
Dywedir '... i hyspuro darparu 7,184 o gartrefi
newydd',
Pan ychwanegir 10% o lithriad, mae'r ffigur
yn 7,902. Dywedir bod tua 50% wedi'u
hadeileddu neu gyda chaniatâd 'sy'n
golygu y byddai angen darparu 3,907 o
gartrefi newydd'.
Mae 50% o 7,902 yn 3,951, sy'n cyfateb
i stâd ychwanegol yn rhywle.

Defnyddiwch dudalennau ychwanegol os bydd angen.
Nodwch faint o dudalennau ychwanegol rydych wedi'u defnyddio.....

2ch. Os yw eich sylw yn 2c yn fwy na 100 o eiriau, darparwch grynodedb os gwelwch yn dda (dim mwy na 100 o eiriau).

2d Rhowch fanylion y newidiadau yr hoffech eu gweld i'r Cynllun Adnau

Cysoni'r niferoedd tai a nodir.

2dd. Ydi'r Cynllun yn gadarn?

Ydi



Nac ydi



2e. Os ydych chi'n meddwl nad yw'r Cynllun Adnau yn gadarn, pa brawf cadernid ydych chi'n meddwl y mae'n ei fethu? (Ticiwch isod os gwelwch yn dda) Rhoddir mwy o fanylion am y profion cadernid ar gefn y ffurflen hon

Gweithdrefnol

Cysondeb

Cydlyniaid ac Effeithiolrwydd

P1



P2



C1



C2



C3



C4



CE



CE



CE



CE



1

2

3

4

Sylwadau Dros y We / Representations via the Internet

Rhif Sylw / Rep Id: **346**

Enw / Name: **Mr Gareth Dobson [2917]**

Rhan: **1.27**

Section: **1.27**

Math / Type: **Gwrthwynebu / Object**

Crynodeb o'r Sylw:

Does dim tystiolaeth o'r angen am y nifer o dai a nodir o fewn y cynllun. Yn wir gellid dadlau fod y nifer o dai a ddyranwyd eisioes o fewn cynllun datblygu lleol Gwynedd yn ddigonol. Mae Cyngorau Sir Gwynedd ac Ynys Môn yn gymunedau Cymraeg eu hiaith ac fe fyddai datblygiadau ar y graddfeydd hyn yn sicr o effeithio yn negyddol ar Gymreictod y cymunedau hyn yn enwedig felly y rhai o fewn y canolfannau gwasanaethau lleol fel y'i disgrifir.

Representation Summary:

There is no evidence of the need for the number of housing noted within the plan. Indeed, it is arguable that the number of housing that has already been allocated within Gwynedd's local development plan is sufficient. Gwynedd and Anglesey County Councils are Welsh language communities and development of this scale would surely negatively impact the Welshness of these communities, especially in the local service centres as they have been described.

Sylw Llawn / Full Representation:

Does dim tystiolaeth o'r angen am y nifer o dai a nodir o fewn y cynllun. Yn wir gellid dadlau fod y nifer o dai a ddyranwyd eisioes o fewn cynllun datblygu lleol Gwynedd yn ddigonol. Mae Cyngorau Sir Gwynedd ac Ynys Môn yn gymunedau Cymraeg eu hiaith ac fe fyddai datblygiadau ar y graddfeydd hyn yn sicr o effeithio yn negyddol ar Gymreictod y cymunedau hyn yn enwedig felly y rhai o fewn y canolfannau gwasanaethau lleol fel y'i disgrifir.

Newid(iadau) i'r Cynllun

Dylid seilio ffigyrau twf ar angen yn unig a'r angen hynny i ddeilio o'r cymunedau nid o ffigyrau damcaniaeth

Change(s) to the Plan

Growth figures should be based on need only, and that need should derive from the communities and not from theoretical figures that are not evidence-based.

Profion Cadernid / Soundness Tests: i, x, iii, vi, viii

Sylwadau Dros y We / Representations via the Internet

Rhif Sylw / Rep Id: **394**

Enw / Name: **Cyngor Tref Ffestiniog (Mrs Ann Coxon) [2940]**

Rhan: **1.27**

Section: **1.27**

Math / Type: **Cefnogi / Support**

Crynodeb o'r Sylw:

Dynodi Y Ddôl, hen safle'r Clwb Rygbi ar gyfer tai. Mae'n bwysig iawn i nodi fod y safle hwn ar y gorlifdir. Mae'r mapiau a wnaeth hen Asiantaeth yr Amgylchedd am peryglon llifogydd yn cadarnhau hyn. Os caiff tai eu codi ar y safle, fe fydd rhaid eu dylunio'n arbennig, hwyrach eu codi nhw ar stilts. Os caiff tai eu codi yma, wedi cynllunio i wrthsefyll llifogydd, dylai bod yna gymysgedd o dai fforddiadwy a thai i'w gwerthu, er mwyn sicrhau cymuned cytbwys.

Representation Summary:

To designate Y Ddôl, the old site of the Rugby Club for housing. It is very important to note that this site lies on flood plain. The maps made by the old Environmental Agency about flood risks confirm this. If houses are built on the site, they would have to be specially designed, maybe even lifting them on stilts. If houses are built here, planned to withstand floods, there should be a mixture of affordable housing and houses for sale, in order to ensure a balanced community.

Sylw Llawn / Full Representation:

Dynodi Y Ddôl, hen safle'r Clwb Rygbi ar gyfer tai. Mae'n bwysig iawn i nodi fod y safle hwn ar y gorlifdir. Mae'r mapiau a wnaeth hen Asiantaeth yr Amgylchedd am peryglon llifogydd yn cadarnhau hyn. Os caiff tai eu codi ar y safle, fe fydd rhaid eu dylunio'n arbennig, hwyrach eu codi nhw ar stilts. Os caiff tai eu codi yma, wedi cynllunio i wrthsefyll llifogydd, dylai bod yna gymysgedd o dai fforddiadwy a thai i'w gwerthu, er mwyn sicrhau cymuned cytbwys.

Newid(iadau) i'r Cynllun

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Change(s) to the Plan

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Profion Cadernid / Soundness Tests: None

Sylwadau Dros y We / Representations via the Internet

Rhif Sylw / Rep Id: **153**

Enw / Name: **Mr Aled Evans [2646]**

Rhan: **1.28**

Section: **1.28**

Math / Type: **Gwrthwynebu / Object**

Crynodeb o'r Sylw:

Yr Hierarchiaeth - Ei newid fel bod canran uwch yn y clystyrau a'r cefn gwlad. Bydd cefn gwlad farw ar ei thread fel hyn. Mae sawl un yng nhefn gwlad eisiau codi ei dy ei hun ond mae'r drefn yma yn canoli yn ormodol.

Representation Summary:

The Hierarchy - Change it so that there is a higher percentage in the clusters and in the countryside. The countryside will perish like this. Several people in the countryside want to build their own houses but this procedure is overly centralised.

Sylw Llawn / Full Representation:

Yr Hierarchiaeth

Newid(iadau) i'r Cynllun

Ei newid fel bod canran uwch yn y clystyrau a'r cefn gwlad. Bydd cefn gwlad farw ar ei thread fel hyn. Mae s

Change(s) to the Plan

Change it so that there is a higher percentage in the clusters and in the countryside. The countryside will perish like this. Several people in the countryside want to build their own houses but this procedure is overly centralised.

Profion Cadernid / Soundness Tests: vi

Sylwadau Dros y We / Representations via the Internet

Rhif Sylw / Rep Id: **337**

Enw / Name: **Sally Baxter (Ms Sally Baxter) [2883]**

Rhan: **1.28**

Section: **1.28**

Math / Type: **Cefnogi / Support**

Crynodeb o'r Sylw:

Mae'r Bwrdd Iechyd yn cydnabod bod angen datblygu tai priodol i sicrhau cymunedau cynhwysol ac iach ar gyfer anghenion y boblogaeth a ddisgwylir. Nid oes gennym wrthwynebiadau penodol i'r cynigion datblygu. Er hynny, dymunem fod yn rhan o asesiad pellach ar effaith cynigion ar iechyd y boblogaeth a hefyd yr effaith ar ddarparu gofal iechyd, o gofio'r heriau i recriwtio, yn enwedig felly mewn ardaloedd gwledig, ac yn cynnwys darparu gwasanaeth trwy gyfrwng y Gymraeg.

Representation Summary:

The Health Board recognises the need for development of appropriate housing to ensure inclusive, healthy communities for the anticipated population needs. We do not have specific objections to the development proposals. We would however wish to be involved in further impact assessment on population health of proposals and also the impact on healthcare provision, given challenges to recruitment, especially in the rural areas, and including Welsh language service provision.

Sylw Llawn / Full Representation:

The Health Board recognises the need for development of appropriate housing to ensure inclusive, healthy communities for the anticipated population needs. We do not have specific objections to the development proposals. We would however wish to be involved in further impact assessment on population health of proposals and also the impact on healthcare provision, given challenges to recruitment, especially in the rural areas, and including Welsh language service provision.

Newid(iadau) i'r Cynllun

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Change(s) to the Plan

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Profion Cadernid / Soundness Tests: None