

Sylwadau Dros y We / Representations via the Internet

Rhif Sylw / Rep Id: **447**

Enw / Name: **WYG/Alliance Planning (Mr Mark Walton) [2905]**

Rhan: **POLISI STRATEGOL PS13**

Section: **STRATEGIC POLICY PS13**

Math / Type: **Gwrthwynebu / Object**

Crynodeb o'r Sylw:

Nid yw'r lwfans llithro 10% mewn twf tai yn ddigon i roi ystyriaeth lawn i rwystrau posib rhag gwireddu safle tai yn yr Ardal y mae'r awdurdodau'n gweithio ar y cyd, un ai trwy ddatblygwyr yn dod â safleoedd ymlaen neu ddarpar brynwyr yn sicrhau cyllid. Dylid darparu yn y Cynllun Datblygu Lleol fwy o hyblygrwydd o ran lleoliad a dewis o safleoedd tai sydd ar gael (dyraniadau).

Representation Summary:

The proposed 10% slippage allowance in housing growth is insufficient to take full account of potential barriers to the delivery of housing site in the Joint Authorities Area either by developers bringing sites forward or potential buyers securing funding. More flexibility in terms of the location and choice of available housing sites (allocations) should be provided in the LDP.

Sylw Llawn / Full Representation:

The proposed 10% slippage allowance in housing growth is insufficient to take full account of potential barriers to the delivery of housing site in the Joint Authorities Area either by developers bringing sites forward or potential buyers securing funding. More flexibility in terms of the location and choice of available housing sites (allocations) should be provided in the LDP.

Newid(iadau) i'r Cynllun

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Change(s) to the Plan

The slippage allowance should be increase to at least 15% preferably 20% to provide greater flexibility and choice of housing sites.

Profion Cadernid / Soundness Tests: x

	 CYNGOR SIR YNYS MON ISLE OF ANGLESEY COUNTY COUNCIL	For office use only: Representor No. Date received: Date acknowledged:
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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	Admiral Taverns	
Address	c/o WYG/Alliance Planning	WYG/Alliance Planning
Postcode		
Telephone Number		
Email address		

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)	Policy CP13 (Object), Policy TAI16 (Object); Policy CP15 (Support)
Paragraph number (please specify)	Paragraph No 4.7 and 5.8 (Support)
Proposals/ Inset Map (please specify ref no.)	Inset 35
Constraints Map	N/A
Appendices (please specify)	N/A

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

2c. Please provide details of your representation on the Deposit Plan.

See attached letter dated 31st March 2015

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

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

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

See attached letter dated 31st March 2015

2dd. Is the Deposit Plan sound?

Yes ☐ No ☒

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

Procedural				Consistency								Coherence & Effectiveness							
P1	☐	P2	☐	C1	☐	C2	☐	C3	☐	C4	☐	CE 1	☒	CE 2	☒	CE 3	☐	CE 4	☒

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. ☒

I want to speak at a hearing session. ☐

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.

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

Submission of documents and evidence to the examination

☒

Publish Inspector's report

☒

Plan's adoption

☒

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

Letter dated 31st March 2015

Madryn Arms Land Ownership Plan

SA Matrix for Land to the rear of Madryn Arms

Signed:

Dated: 31st March 2015

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.

H. M. LAND REGISTRY

TITLE NUMBER

WA891199

ORDNANCE
SURVEY
PLAN REFERENCE

SH 4338

Scale : 1/2500

ADMINISTRATIVE AREA:
GWYNEDD

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Sustainability Appraisal Matrix

Site Name: Land to the Rear of Madryn Arms, Chwillog		
Site Area: 1Ha (approx.) or part of		
SA Objective	Assessment	Summary
1. Maintain and enhance biodiversity interests and connectivity (<i>SEA Topics: biodiversity, fauna, flora, soil</i>)		The land represents a greenfield Site comprising semi-improved grassland with no isolated tree species. The land is defined by a ditch and Clawdd Wall to the west and a copse of tree to the south. The Clawdd Wall is an acknowledged habitat and will be maintained, following discussions with NRW, by the provision of a minimum 7 metre buffer between the wall and the edge of any development. The land is not designated as an important area for nature conservation. The land has been the subject of recent ecological assessment confirming the absence of protected species or features of biodiversity interest (except the Clawdd Wall). The proposals will maintain the existing green corridors on the boundary of the land and thus the development of the Site would result in a neutral effect on this sustainability objective.
2. Promote community viability, cohesion, health and well being (<i>SEA Topics: human health, population</i>)		The Site represents open land to the rear of the Madryn Arms and is located centrally within the village of Chwillog. In terms of existing services and facilities, the village benefits from having a Primary School, Village Hall, Church, Public House and good public transport links. All of the above are within walking distance of the site. The owners of the Madryn Arms are keen to see this important local community facility thrive and believe that sustainable housing growth in the village can contribute on-going viability of the Public House. It is acknowledged that economic opportunities and service choices are limited in Chwillog and it is therefore important to protect the existing facilities.
	+	The provision of a range of housing will also have positive effects to promote social inclusion and community cohesion. Improving the provision of new housing stock should also be beneficial to the health of local residents. There are no conflicting land uses or significant issues that are likely to affect human health. Based on the above, the development of the Site would result in a neutral to slight positive effect on this sustainability objective.
3. Manage and reduce the impacts of climate change by promoting and supporting mitigation and adaptation		There is the potential for increased levels of traffic; however, given the size of the sites it is unlikely that any increase would be significant. However, while traffic is not considered likely to increase significantly, there is the potential to increase greenhouse gas emissions with a minor negative effect on climate change in the

measures (SEA Topics: climatic factors, air)		short term. In the longer-term it is likely that greenhouse gas emissions from general activities including vehicles usage will reduce as a result of stringent emissions controls on new vehicles via Euro standards. However, at this stage this is uncertain. Based on the above, the development of the Site would result in a neutral effect on this sustainability objective.
4. Conserve, promote and enhance the Welsh language (SEA Topic: cultural heritage)		The provision of a range of housing will have a positive indirect effect on social inclusion and community cohesion. Improving the provision of new affordable housing stock should also be beneficial to the health of local residents and the social and cultural importance of the Welsh Language. Based on the above, the development of the Site would result in a neutral effect on this sustainability objective.
5. Conserve, promote and enhance cultural resources and historic heritage assets (SEA Topic: cultural heritage)		There are no designated heritage assets within or adjacent to the Site. The Site has been the subject of recent archaeological assessment confirming the absence of features of cultural heritage. Based on the above, the development of the Site would result in a neutral effect on this sustainability objective.
6. Support economic growth and facilitate a vibrant, diversified economy providing local employment opportunities (SEA Topic: Population)	+	Development would not lead to the loss of any existing employment and there are no significant differences in terms of access to existing employment opportunities in the village. However, the development of the Site for residential uses will have an indirect positive effect on the viability of the existing employment opportunities in the village, namely the Public House and PO/Village Shop. Based on the above, the development of the Site would result in a minor positive effect on this sustainability objective.
7. Provide good quality housing, including affordable housing that meets local needs (SEA Topic: population, human health)		The provision of a range of housing will have a positive effect on social inclusion and community cohesion. Improving the provision of new affordable housing stock should also be beneficial to the health of local residents. Based on the above, the development of the Site would result in a major positive effect on this sustainability objective.
8. Value, conserve and enhance the plan area's rural landscapes and urban townscapes (SEA Topics: landscape)		The site is not protected by a landscape designation or is identified as having high visual importance. Development of the site has the potential for the loss of greenfield land and therefore a minor long-term negative effect against this SA Objective through the development of a previously undeveloped area.

Alternative Sites Guidance

9. Use land and mineral assets efficiently and promote mechanisms for waste minimisation, re-use and recycling (SEA Topic: material assets, soil)	-	The loss of greenfield land also has the potential for a minor long-term negative effect against SA Objective but it should be noted that the site does not contain best and most versatile agricultural land.
10. Promote and enhance good transport links to support the community and the economy (SEA Topic: population, human health)		The site is within 400m of a bus stop; however, given the lack of existing facilities/services available and relative isolation of Chwolog, it is considered that development will not reduce the need to travel. Residents will still need to travel to the larger settlements to access a greater range of facilities/services and employment opportunities. Based on the above, the development of the Site would result in a neutral effect on this sustainability objective.
11. Safeguard water quality, manage water resources sustainability and minimise flood risk (SEA Topic: water, biodiversity)		The Site is not within a flood risk area or other water protection designation. Any proposals will include integrated SuDs measures. Based on the above, the development of the Site would result in a neutral effect on this sustainability objective.

Summary

The land to the rear of Madryn Arms has been assessed against each of the SA objectives. Overall the development of the Site for residential uses will result in an overall neutral to positive effect on the sustainability objectives of the Deposit Joint Local Development Plan. The land represent a viable and sustainable replace Site to Allocation T63.

AS/2015/04

AlliancePlanning



part of the WYG
group of companies

Our Ref: AP5656

Your Ref:

31st March 2015

Joint Planning Policy Unit
1st Floor
Bangor City Council Offices
Ffordd Gwynedd
Bangor
Gwynedd
LL57 1DT



Dear Sirs

ANGLESEY AND GWYNEDD DEPOSIT JOINT LOCAL DEVELOPMENT PLAN 2011-2026

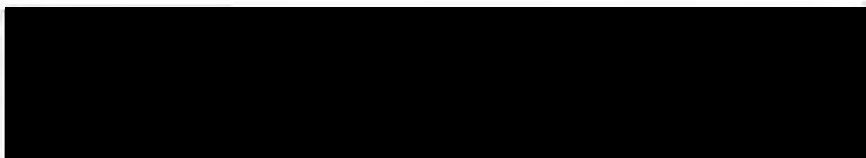
REPRESENTATIONS ON BEHALF OF ADMIRAL TAVERNS – LAND TO THE REAR OF MADRYN ARMS, CHWILOG, GWYNEDD

Alliance Planning/WYG has been retained by Admiral Taverns to make representations on the Anglesey and Gwynedd Deposit Joint Local Development Plan (LDP) 2011-2016. Our representations seek to promote land to the rear of Madryn Arms, Chwilog for alternative land uses, namely residential. Admiral Taverns are the owners of the Madryn Arms Public House and associated land. The extent of their land ownership is shown outlined in red on the attached plan.

The Site

The Site represents open land to the rear of the Madryn Arms and is located centrally within the village of Chwilog. The Madryn Arms Public House is a Grade II listed building. In terms of existing services and facilities, the village benefits from having a Primary School, Village Hall, Church, Public House and good public transport links. All of the above are within walking distance of the site.

Chwilog is defined in the Gwynedd Council adopted Unitary Development Plan as a sustainable village in terms of shops and services where new housing growth is directed. This designation has been carried forward into the Deposit Joint LDP as a 'Service Village' and a preferred location to deliver up to 25% the identified housing growth for the Joint Authorities area (Draft Policy PS15).



creative minds sale lands

Formal Representations

Support Key Issue 6 and Strategic Objective SO14 and SO15

Our Client supports the premise that the Deposit Joint LDP must deliver a sufficient and appropriate range and mix of deliverable housing sites in sustainable locations to meet the housing requirements of all sections of the population, support the social and cultural fabric of the area and contribute to the delivery of the economic objectives of the Plan.

Object to Policy CP13 – Housing Provision

The proposed 10% slippage allowance in housing growth is insufficient to take full account of potential barriers to the delivery of housing site in the Joint Authorities Area by potential developers bringing sites forward. More flexibility in terms of the location and choice of available housing sites (allocations) should be provided in the LDP. The policy is, therefore, unsound as it is unable to respond quickly to changing circumstances.

Proposed amendments to the Deposit Joint LDP – Policy CP13

The slippage allowance should be increase to at least 15% preferably 20% to provide greater flexibility and choice of housing sites.

Object to allocation (T63) and Policy TAI16 and propose amendments - land to the rear of the Madryn Arms PH, Chwilog

Site Allocation T63 was previously identified in the Gwynedd UDP and the Llyn Development Brief (2009) for residential development. Outline Planning Permission (Ref: C14/0061/41/AM) for 15 units including 5 affordable housing units was granted on the Site in March 2015 and therefore this allocation should be deleted as it will no longer comprises an allocation, but a committed Site, within the village.

Similarly Site Allocation T64 is the subject of a separate application for outline planning application (Ref C14/01134/41/AM) for 17 houses which is currently the subject of discussions regarding the provisions of a Section 106 agreement. It is highly likely that this application will also be granted during 2015. The status of both of these sites should be reviewed and updated prior to the publication of the Submission version of the Joint LPD.

Policy TAI16 (i) envisages that both allocations (T63 and T64) will deliver 38 units with a further windfall property in the village proposed under criterion (ii). The current permission and application for these sites will bring forward only 32 units leaving a shortfall on the Councils current predictions of 7 units. The Service Village

has limited previously developed land opportunities available within the proposed development boundary and thus any shortfall will need to be accommodated on suitable land adjacent to the development boundary.

The Deposit Plan envisages a significant increase in the population and number of households in Gwynedd over the next 20 years and Draft Policy PS13 seeks to escalate housing growth between the period 2018 and 2026 in accordance with the delivery of the wider economic strategy for the area. Given that the two allocations in Chwilog will have, in all probability, been consented in 2015 the Deposit Plan is unrealistic in assuming that this important Service Village will not deliver any further housing, and associated economic, growth for the remainder of the plan period. The plan is, therefore, unable to respond quickly to changing circumstances in the Chwilog area.

Moreover, based on the envisaged economic and housing growth for the Joint Authorities area post 2018 as set out elsewhere in the Deposit Joint LDP, including Draft Policy CP13, the proposed housing distribution scenario will mean that existing community facilities (Primary School, Post office/shop, Public House) based in Chwilog may become less viable in the longer term.

For the reasons set out above, it is concluded that the Deposit Joint LDP is unsound on the basis of Tests CE1, CE2 and CE4.

Proposed amendments to the Deposit Joint LDP

It is proposed that the Development Boundary of Chwilog should be amended and a further allocation of land for residential uses identified to bring forward residential units during the plan period.

Our client owns a further parcel of land (approx. 1.1ha) to the south of allocation T63 that can be safely accessed via the consented enhanced junction onto Madryn Terrace (B5234). The land comprises generally flat, semi-improved grassland that is defined by a ditch and Clawdd Wall to the west and a copse of tree to the south. Existing residential and other buildings define the eastern boundary of the Site. The Site represents a logical and definable boundary to the Village.

The Site is not the subject of flooding, landscape or other designations and has been the subject of recent ecological and archaeological assessment confirming the absence of features of biodiversity or cultural heritage. An updated Sustainability Appraisal matrix has been prepared for the Site that shows the land accords with the sustainability scoring as Allocation T63 and therefore comprises a suitable and sustainable replacement.

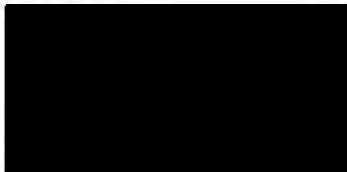
It is acknowledged that the Site, if allocated in its entirety, would represent a large extension to the village of Chwillog bringing forward, potentially, 30 units albeit 10 would be affordable housing units in an area where there is currently an inadequate provision of such houses. Our Client, therefore, considers that the majority of the Site could be released in a phased manner during the latter part of the plan period (post 2018) and beyond but with an initial phase, say 10 units (3 of which are affordable), to address the immediate shortfall identified above. The Client is happy to provide draft layout drawings of the how the proposed Site could be developed in a phased manner if this would be helpful.

Conclusion

The Deposit Joint LDP is currently unsound in the distribution of housing development in the Chwillog Service Village and should allocate all or part of the land to the rear of the Madryn Arms, Chwillog for residential use. Accordingly, please find attached a plan showing the extent of our client's land ownership, a completed Representation Form and associated updated Sustainability Matrix.

We would be grateful if you could consider the above site as part of the preparation of the Submission Deposit Joint LDP. In the meantime, should you wish to discuss any aspect of this letter, please contact us on 0121 456 7444.

Yours faithfully



Mark Walton

Associate Director

Enc.

	 CYNGOR SIR YNYS MÔN ISLE OF ANGLESEY COUNTY COUNCIL	Defnydd swyddfa yn unig: Rhif Cynrychiolydd: Dyddiad derbyn: Dyddiad cydnabod:
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Cynllun Datblygu Lleol ar y Cyd Adnau Ynys Môn a Gwynedd 2011-2026
Ffurflen Sylwadau

Diogelu Data - Y modd y bydd eich sylwadau a'r wybodaeth a roddwch i ni yn cael eu defnyddio. Bydd yr holl wybodaeth a gyflwynir yn cael ei gweld yn llawn gan staff yr Uned Polisi Cynllunio ar y Cyd sy'n ymdrin â'r Cynllun Datblygu Lleol ar y Cyd (CDLI ar y Cyd). Bydd eich enw a'ch sylwadau fel y maent wedi'u nodi yn eich ffurflen sylwadau yn cael eu cyhoeddi, ynghyd ag ymateb y Cyngor. Bydd hyn yn gymorth i ddangos fod yr ymgynghoriad wedi'i wneud yn iawn. Nodwch hefyd y gall y ffurflen hon gael ei rhoi i unrhyw Ymchwiliad Cyhoeddus ar y CDLI ar y Cyd.

Byddai'n well gennym pe baech yn cyflwyno'ch sylwadau'n uniongyrchol ar-lein. Fel arall, gellir llenwi fersiwn electronig o'r ffurflen hon ar-lein yn www.gwynedd.gov.uk/cdll neu www.ynysmon.gov.uk/cdll. Dylech lenwi ffurflenni ar wahân ar gyfer pob sylw yr hoffech ei wneud. Cewch ffurflenni sylwadau ychwanegol gan yr Uned Polisi Cynllunio ar y Cyd drwy ffonio 01286 685003 neu gellir eu llawr lwytho o wefan y Cyngor yn: www.gwynedd.gov.uk/cdll neu www.ynysmon.gov.uk/cdll neu gallwch lungopio'r ffurflen hon. Wrth wneud sylwadau, defnyddiwch dudalennau ychwanegol os oes angen, gan nodi rhif y dudalen yn glir.

RHAN 1: Manylion cyswllt

	Eich manylion/ Manylion eich cleient	Manylion yr Asiant (os yw hynny'n berthnasol)
Enw	Grŵp Ffocws Cynllun Datblygu Lleol	Iwan Edgar
Cyfeiriad		
Cod Post		
Rhif Ffôn		
Cyfeiriad e-bost		

Nodiadau Canllaw

Rhowch eich sylwadau yn Rhan 2 y ffurflen hon. Defnyddiwch dudalennau ychwanegol os oes angen.
Dylech lenwi ffurflenni ar wahân ar gyfer pob sylw yr hoffech ei wneud.

Mae **Cwestiwn 2dd a 2e** yn gofyn am eich barn ar gadernid y Cynllun Adnau. Rhoddir manylion am y profion cadernid a gwybodaeth ychwanegol ar sut cânt eu defnyddio ar dudalen olaf y ffurflen hon.

Os hoffech i newidiadau gael eu gwneud i'r Cynllun Adnau, gofynnwn i chi fod mor benodol â phosib. Er enghraifft, os hoffech i destun newydd gael ei ychwanegu, nodwch y testun newydd ac esboniwch ymhle yr hoffech ei weld yn y Cynllun Adnau a pham. Hefyd, os hoffech ychwanegu polisi neu baragraff newydd neu eu haddasu, nodwch yn glir beth yw'r testun newydd ac esboniwch ymhle yr ydych chi'n meddwl y dylai fynd yn y Cynllun Adnau a pham.

Os hoffech gael gwared o safle neu gynnig addasiadau i safle sydd wedi'i ddynodi yn y Cynllun Adnau neu os hoffech gynnig safle newydd, gofynnwn i chi atodi cynllun graddfa 1:1250 neu 1:2500 sy'n nodi'n glir ffiniau'r safle. Os ydych yn cynnig safle newydd (un nad yw wedi'i gynnwys yn y Cynllun Adnau) rhaid i chi gynnwys asesiad safle manwl gyda'r ffurflen sylwadau yn unol â methodoleg asesu Safle Arfaethedig y Cyngor a'r fframwaith Arfarnu Cynaliadwyedd. Cewch hyd i'r fethodoleg asesu Safle Arfaethedig a'r fframwaith Arfarnu Cynaliadwyedd ar wefan y Cyngor yn: www.gwynedd.gov.uk/cdll neu www.ynysmon.gov.uk/cdll.

Cewch wybodaeth bellach ar y mater hwn gan yr Uned Polisi Cynllunio ar y Cyd ar **01286 685003** neu ar wefan y Cyngor yn: www.gwynedd.gov.uk/cdll neu www.ynysmon.gov.uk/cdll yn y llyfryn 'Canllawiau Safleoedd Amgen'.

Os yw newidiadau arfaethedig i gynllun datblygu yn cael effeithiau sylweddol ar gynaliadwyedd, bydd gofyn i chi ddarparu'r wybodaeth Arfarnu Cynaliadwyedd berthnasol. Rhaid i'r wybodaeth hon fod yn gyson ag ystod a lefel manylder yr Arfarniad Cynaliadwyedd a gynhelir gan y Cyngorau. Dylai hefyd gyfeirio at yr un wybodaeth waelodlin wrth adnabod effeithiau sylweddol tebygol y polisi diwygiedig neu'r safle newydd.

Dylech gynnwys eich holl sylwadau ar y Cynllun Adnau gan nodi eich achos llawn ar y ffurflen swyddogol, gan ddefnyddio dogfennau ychwanegol os oes angen. Os ydych am weld mwy nag un newid ac yn ystyried nad yw'r Cynllun Adnau yn bodloni mwy nag un prawf cadernid, **dylech lenwi ffurflenni ar wahân ar gyfer pob sylw**. Yn yr un modd, os ydych am wneud sylwadau i gefnogi'r Cynllun Adnau neu elfennau unigol o'r Cynllun Adnau byddai'n ddefnyddiol pe baech yn gwneud y sylwadau hyn ar wahân. Nodwch os ydych yn cyflwyno deunydd arall i gefnogi'ch sylwadau.

Yr unig adeg y bydd gennych gyfle i gyflwyno gwybodaeth bellach i'r Ymchwiliad yw os yw'r Arolygwr yn eich gwahodd i ymateb i faterion y mae ef neu hi wedi'u codi. Nodwch na fydd gan yr Arolygwr sylwadau yr ydych wedi'u gwneud mewn ymateb i ymgynghoriadau blaenorol. Os nad ydych yn ystyried bod y Cynllun Adnau yn gadarn ac y dylid ei newid, esboniwch yn glir pam ydych chi'n meddwl bod angen y newidiadau. Os ydych yn meddwl bod angen gwneud newidiadau er mwyn i'r Cynllun Adnau fodloni un neu fwy o'r profion cadernid, dywedwch wrthym pa un / pa rai.

Os yw grŵp yn rhannu barn gyffredin ynghylch sut mae'n dymuno i'r Cynllun Adnau gael ei newid, bydd y Cyngorau'n derbyn deiseb wedi'i llofnodi. Wrth gyflwyno ffurflen sylwadau ar ran grŵp, dylai'r ffurflen sylwadau gynnwys manylion cyswllt unigolyn arweiniol yn Adran 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.

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

2a. Ar ba ran o'r Cynllun Adnau yr ydych chi'n gwneud sylwadau?

Polisi rhif (nodwch)	1.27 (tâblen 6) PS13
Paragraff rhif (nodwch)	
Cynigion/ Map Mewniod (nodwch y rhif cyfeirnod)	
Map Cyfyngiadau	
Atodiadau (nodwch)	

2b. A ydych yn gwrthwynebu neu gefnogi?

Gwrthwynebu	☒	Cefnogi	☐
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2c. Rhewch fanylion eich sylwadau ar y Cynllun Adnau.

Dangosod y cyfrifiadau (2001 a 2011) gwymf yn sefyllfa'r iaith yng Nhwyned a Môn. (Gweler atodiad. Hanfod (2) sy'n cael ei amgáu yma fel dystiolaeth)

Mae'r nifer o anidiau y mae'r polisi hwn yn ei cymhell yn hysluso a hyrnyddio meuniadau pellach gan ddefnyddio tref poblogaeth 2001-2011 fel rhan o'r cyfiannhad. Ond poblogaeth Ydi-Gymraeg oedd yn gyfrifol am y cymydat.

Dylid dilyn sylw fod TAN 20 yn cydaru bod y dylai'r iaith fod yn ffactor cynllunio. Hefyd rhaid bod yn gyson a'r cynllun Adnau sy'n cefnogi'r iaith: 5.6, 5.8, 6.23, 6.24, 6.25, 7.1.2, 7.1.3, Polisi Strategol PS1, 7.1.4

y mae cymhell corndd o bari methu prauw cadernid C4 a C#2 o ran cydlynio ac effeithiolrwydd. Nid yw'n gwan a pholisi Hunaniaith (rhann o'r cynw) yn ceisio cynyddu siaradwyr Gymraeg o 5% erbyn 2021.

Defnyddiwch dudalenau ychwanegol os bydd angen.
Nodwch faint o dudalenau 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).

Mae nifer anedau a geir yn ormodol ar gyfer angen Sêl ac yn debygol o beri mewnlifiad a allai fod yn andwyol i'r Cynullid yn ei chatharnle

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

Llehan nifer y Tai a gymballu yn y 2 sir.

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

Cydlynid ac Effeithiolrwydd

P1	☐	P2	☐	C1	☐	C2	☐	C3	☐	C4	☒	CE 1	☐	CE 2	☒	CE 3	☐	CE 4	☐
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Rhan 3: Beth sy'n digwydd nesaf?

Ar y cam hwn o broses y CDLI ar y Cyd, dim ond sylwadau ar bapur y gallwch eu gwneud (a elwir yn 'sylwadau ysgrifenedig'). Fodd bynnag, gall yr Arolygwr alw ar y rheini sydd am newid y Cynllun i ymddangos a siarad â'r Arolygwr mewn 'sesiwn gwrandawriad' yn ystod yr Ymchwiliad Cyhoeddus. Dylech gofio y bydd yr Arolygwr yn rhoi'r un pwys i'ch sylwadau ysgrifenedig ag i'r rheini a wnewch ar lafar yn y sesiwn gwrandawriad.

3a. A ydych am i'ch sylwadau gael eu hystyried fel 'sylwadau ysgrifenedig' neu a hoffech siarad mewn sesiwn gwrandawriad yn yr Ymchwiliad Cyhoeddus? (Ticiwch un o'r isod)

Nid wyf am siarad mewn sesiwn gwrandawriad ac rwy'n fodlon i'm sylwadau ysgrifenedig gael eu hystyried gan yr Arolygwr.



Hoffwn siarad mewn sesiwn gwrandawriad.



3b. Os hoffech siarad, cadarnhewch pam rydych yn ystyried ei bod hi'n angenrheidiol i chi siarad yn y Gwrandawriad.

*Dim digon o le yma i gyfiarhau na mynogi
safbwrn*

3c. A fydddech yn hoffi cael gwybod am y canlynol (Ticiwch y blychau perthnasol)

Cyflwyno'r dogfennau a'r dystiolaeth i'r archwiliad



Cyhoeddi adroddiad yr Arolygydd



Mabwysiadu'r Cynllun



Os ydych wedi darparu dogfennau ychwanegol i gefnogi'ch sylwadau, rhestrwch hwy isod:

*Adroddiad y cyfeirir ato yn 2c: Hanfod (2)
(Cysyllter â'r hysbysu gopi electronig)*

Llofnod:



dyddiedig:

23/3/15

DIOLCH AM EICH SYLWADAU AR Y CYNLLUN ADNAU

Cofiwch gynnwys unrhyw ddogfennau perthnasol (e.e. Arfarniad Cynaliadwyedd) gyda'r ffurflen hon.

Dylech ddychwelyd ffurflenni sylwadau wedi'u llenwi i'r Uned Polisi Cynllunio ar y Cyd:

AR-LEIN – drwy lenwi'r ffurflen electronig yn www.gwynedd.gov.uk/cdli neu www.ynysmon.gov.uk/cdli

DRWY E-BOST – polisicynllunio@gwynedd.gov.uk

DRWY'R POST – ei hanfon i: Uned Polisi Cynllunio ar y Cyd, Llawr Cyntaf, Swyddfeydd Cyngor Dinas Bangor, Ffordd Gwynedd, Bangor, Gwynedd LL57 1DT

**DYLECH DDYCHWELYD Y FFURFLENNI SYLWADAU DDIM HWYRACH NA 5.00yh ar 31 Mawrth 2015
NI FYDD SYLWADAU A DDERBYNNIR WEDI'R AMSER A'R DYDDIAD YMA YN CAEL EU HYSTYRIED**

Profion Cadernid

Prawf	Profion Gweithdrefnol
P1	Nid yw wedi'i baratoi yn unol â'r Cytundeb Cyflawni yn cynnwys y Cynllun Cyswllt Cymunedol.
P2	Nid yw'r cynllun a'i bolisiâu wedi bod drwy Arfarniad Cynaliadwyedd yn cynnwys Asesiad Amgylcheddol Strategol.
	Profion Cysondeb
C1	Mae'n gynllun defnydd tir nad yw'n rhoi ystyriaeth i gynlluniau, polisiâu a strategaethau perthnasol eraill sy'n ymwneud â'r ardal neu ardaloedd cyfagos.
C2	Nid yw'n rhoi ystyriaeth i bolisi cenedlaethol.
C3	Nid yw'n rhoi ystyriaeth i Gynllun Gofodol Cymru.
C4	Nid yw'n rhoi ystyriaeth i'r strategaeth gymunedol berthnasol.
	Profion Cydlynad ac Effeithiolrwydd
CE1	Nid yw'r cynllun yn gosod strategaeth gydlynol ble mae ei bolisiâu a'i ddynodiadau yn llifo'n rhesymegol ohono a/neu pan fo materion trawsffiniol yn berthnasol, nid yw'n gydnaws â'r cynlluniau datblygu a ddarparwyd gan awdurdodau cyfagos.
CE2	Nid yw'r strategaethau, y polisiâu na'r dynodiadau'n realistig nac yn briodol o ystyried y dewisiadau amgen a/neu nid ydynt wedi'u seilio ar sail tystiolaeth gredadwy.
CE3	Nid oes mecanwaith clir ar gyfer gweithredu a monitro.
CE4	Nid yw'n rhesymol hyblyg i alluogi iddo ymdrin ag amgylchiadau sy'n newid.

Noda Deddf Cynllunio a Phrynu Gorfodol 2004 mai pwrpas ymchwiliad i Gynllun Datblygu Lleol (y Cynllun) yw ystyried a yw'n "gadarn". Golyga hyn y dylai unrhyw un sydd am roi sylwadau ar y Cynllun Adnau neu wrthwynebu iddo geisio dweud pam nad yw'n gadarn a beth sydd ei angen er mwyn ei wneud yn gadarn. Yn y cyd-destun hwn, gellir ystyried cadarn i olygu ei ystyr gwreiddiol o "*dangos barn dda*" a "*y gellir ymddiried ynddo*". Er mwyn asesu'r Cynllun Adnau, rydym yn defnyddio'r 10 prawf uchod. Bydd y Cynllun Adnau yn cael ei archwilio gan Arolygwr annibynnol a benodir gan Lywodraeth Cymru a thasg yr Arolygwr fydd ystyried a yw'r Cynllun yn gadarn.

Os ydych yn cynnig newid i'r Cynllun Adnau, fe ddylech nodi'n glir pa brawf/broffion cadernid y credwch y mae'r Cynllun Adnau yn ei fethu/eu methu. Mae'r profion mewn tri grŵp – 'Gweithdrefnol' (dau brawf); 'Cysondeb' (pedwar prawf) a 'Cydlynad ac Effeithiolrwydd' (pedwar prawf). Os hoffech wneud sylwadau ar y ffordd y mae'r Cynghorau wedi paratoi'r Cynllun Adnau, mae'n debygol y byddai'ch sylwadau neu'ch gwrthwynebiadau yn disgyn o dan un o'r profion gweithdrefnol. Os hoffech wneud sylwadau neu wrthwynebu i gynnwys y Cynllun Adnau, gallai fod yn gymorth i chi edrych ar y profion 'cysondeb' a 'cydlynad ac effeithiolrwydd'.

Asesiad o sefyllfa'r Gymraeg yng Ngwynedd ar sail cyfrifiadau 2001 a 2011

Roedd union 77,000 o drigolion Gwynedd yn gallu siarad Cymraeg yn ôl Cyfrifiad 2011. Mae hyn yn cymharu â 77,841 yn 2001, sy'n golygu gostyngiad bach o ran niferoedd, ond gan fod poblogaeth y sir wedi cynyddu 5,000, mae'n golygu cwmp mwy sylweddol yn y ganran - o 69% i 65.4% mewn 10 mlynedd.

Cyn gwneud unrhyw ddadansoddiad pellach, y peth cyntaf i'w nodi yw nad yw'r sir yn unffurf yn ieithyddol nac o ran y newid sydd wedi digwydd rhwng 2001 a 2011. Fel anheddiad mwyaf y sir, mae'r ganran isel sy'n siarad Cymraeg ym Mangor yn dylanwadu'n ormodol ar ffigurau gweddill y sir, ac mae ffigurau Bangor eu hunain wedi cael eu hystumio'n sylweddol gan y niferoedd o fyfyrwyr yno. O'r cynnydd o 5,000 ym mhoblogaeth Gwynedd, roedd 2,500 ohono'n gynydd yn niferoedd pobl ifanc rhwng 16-24 oed ym Mangor yn unig - sy'n awgrymu cynnydd sylweddol iawn yn niferoedd y myfyrwyr rhwng 2001 a 2011. Nid oes ryfedd felly mai Bangor a welodd y gostyngiad mwyaf yn y ganran o siaradwyr Cymraeg drwy'r sir. Trefi a phentrefi glan-môr de Meirionnydd yw'r ardaloedd mwyaf Seisnig eraill yn y sir.

Er mwyn cael darlun cyflawn o sefyllfa'r Gymraeg yn y sir mae angen edrych ar wahanol ardaloedd yn unigol:



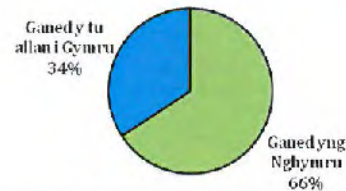
Bangor, lle disgynnodd y gyfran sy'n siarad Cymraeg o 46.6% yn 2001 i 36.4% yn 2011. Er bod hyn i'w briodoli'n bennaf i'r cynnydd o dros 2,500 ym mhoblogaeth y dref, gwelwyd lleihad o 396 yn y niferoedd sy'n siarad Cymraeg hefyd, a hynny'n bennaf ymysg oedolion hŷn.

- Gweddill Arfon, lle mae 77% yn siarad Cymraeg. Cafwyd cynnydd o 676 yn y niferoedd sy'n siarad Cymraeg yma rhwng 2001 a 2011, ond gan fod y boblogaeth gyffredinol wedi cynyddu 1456, cafwyd lleihad bychan yn y ganran - roedd 78.2% yn siarad Cymraeg yma yn 2001.
- Llyn ac Elfionydd, lle mae 71.2% yn siarad Cymraeg o gymharu â 73.3% yn 2001. Cafwyd gostyngiad o 370 yn y niferoedd sy'n siarad Cymraeg yma.
- Gogledd Meirionnydd, lle mae 76.3% yn siarad Cymraeg o gymharu â 78.6% yn 2001. Cafwyd cwmp o 103 yn y niferoedd sy'n siarad Cymraeg yn ystod y 10 mlynedd.
- De Meirionnydd, ardal gymharol fach lle disgynnodd y ganran sy'n siarad Cymraeg o 67.1% yn 2001 i 62.1% yn 2011. Collwyd 130 o siaradwyr Cymraeg, tra bod y boblogaeth gyffredinol wedi cynyddu 203.
- Arfordir Meirionnydd - dyma ardal fwyaf Seisnig y sir, ar ôl Bangor. Aeth y ganran sy'n siarad Cymraeg yma i lawr o 46.6% i 43.0% yn 2011, ac aeth y niferoedd i lawr o 6557 i 6139 - colled o 418.

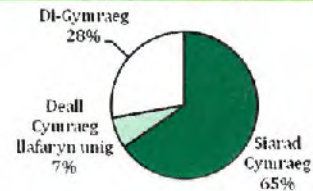
	2001			2011		
Ardal	Cyfanswm poblogaeth	Nifer siaradwyr Cymraeg	% siaradwyr Cymraeg	Cyfanswm poblogaeth	Nifer siaradwyr Cymraeg	% siaradwyr Cymraeg
Bangor Gweddill Arfon	13298	6197	46.6	15928	5801	36.4
Llyn ac Elfionydd	41997	32879	78.2	43453	33455	77.0
Gogledd Meirionnydd	25626	18796	73.3	25879	18426	71.2
De Meirionnydd	12682	9972	78.6	12937	9869	76.3
Arfordir Meirionnydd	5123	3440	67.1	5326	3310	62.1
	14053	6557	46.6	14266	6139	43.0

Y peth arall amlwg a holl bwysig i'w nodi mewn unrhyw asesiad ieithyddol o Wynedd yw cymaint cryfach yw'r Gymraeg yma nag unrhyw un arall o siroedd Cymru. Mae'r pedwar graff ar y dudalen nesaf yn dangos y ganran o boblogaeth Gwynedd sy'n siarad Cymraeg, y ganran o'r boblogaeth a aned yng Nghymru, y ganran o'r rhai a aned yng Nghymru sy'n siarad Cymraeg, ac yn olaf y ganran o'r rhai a aned y tu allan i Gymru sy'n siarad Cymraeg.

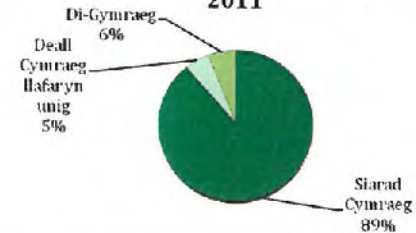
Gwynedd gyfan: Y ganran o'r boblogaeth a aned yng Nghymru, 2011



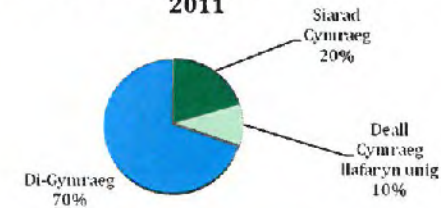
Gwynedd gyfan: Siaradwyr Cymraeg a rhai sy'n deall Cymraeg llafar yn unig fel canran o'r boblogaeth, 2011



Y gallu i siarad neu ddeall Cymraeg ymysg y bobl a aned yng Nghymru, 2011



Y gallu i siarad neu ddeall Cymraeg ymysg y bobl a aned y tu allan i Gymru, 2011

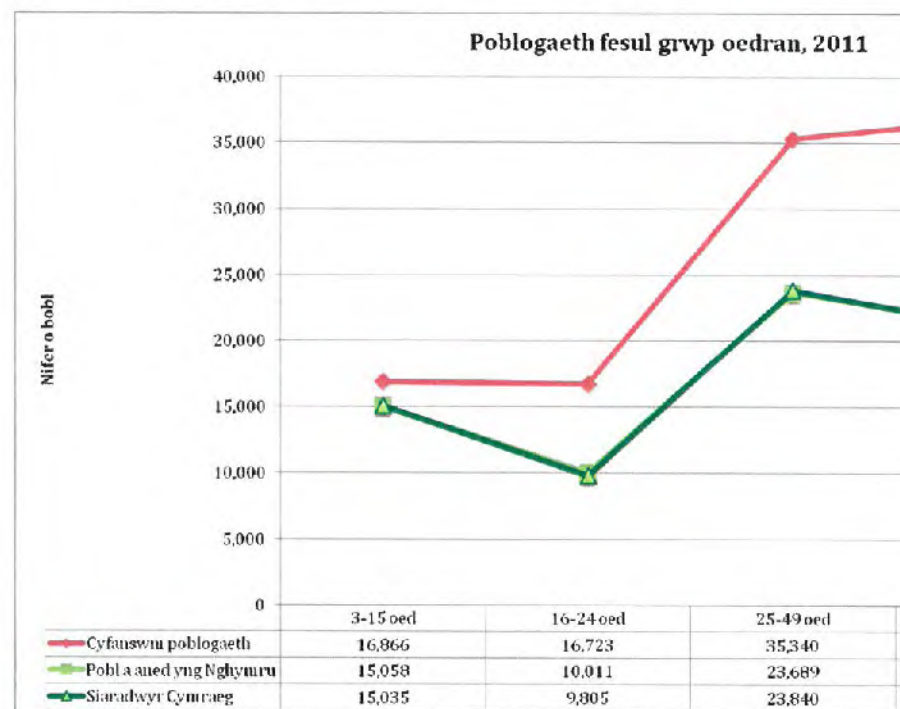


Gwelwn fod traean o boblogaeth y sir wedi eu geni'r tu allan i Gymru a bod mwyafrif llethol y rheini a aned yng Nghymru'n siarad Cymraeg. Mae'r ganran hon yn codi i tua 95% yn ardaloedd Cymreiciaf y sir. O gofio na fydd pawb o'r rheini a aned yng Nghymru o angenrheidrwydd wedi eu geni'n lleol, gellir tybio bod y ganran o'r boblogaeth frodorol sy'n siarad Cymraeg yn uwch fyth. Yr unig ardal lle nad yw'r mwyafrif llethol o'r boblogaeth Gymreig yn siarad Cymraeg yw Bangor.

Er mai dim ond 20% o'r rheini a aned y tu allan i Gymru sy'n gallu siarad Cymraeg, mae'n werth nodi bod y gyfran hon hefyd yn sylweddol uwch na'r ganran gyfatebol mewn mannau eraill yng Nghymru.

Mae'r ystadegau hyn sy'n dangos y berthynas rhwng mannau geni a'r gallu i siarad Cymraeg yn neilltuo o arwyddocaol gan eu bod yn awgrymu i ba raddau y mae'r boblogaeth leol yn dal gafael ar yr iaith, ac i ba raddau hefyd y mae mewnfudwyr yn cael eu cymhathu. Mae'r ganran o 89% o'r boblogaeth a aned yng Nghymru sy'n siarad Cymraeg yn arbennig o uchel o'i gymharu â'r hyn yw mewn siroedd eraill – y ganran gyfatebol yn sir Gaerfyrddin yw 54%.

Mae'r graff canlynol yn edrych ar y berthynas rhwng iaith a grwpiau oedran, lle mae'r bwlch rhwng y llinell goch a'r llinell wyrdd tywyll yn cynrychioli'r boblogaeth ddi-Gymraeg, a'r bwlch rhwng y llinell goch a'r llinell wyrdd golau yn cynrychioli'r boblogaeth a aned y tu allan i Gymru:



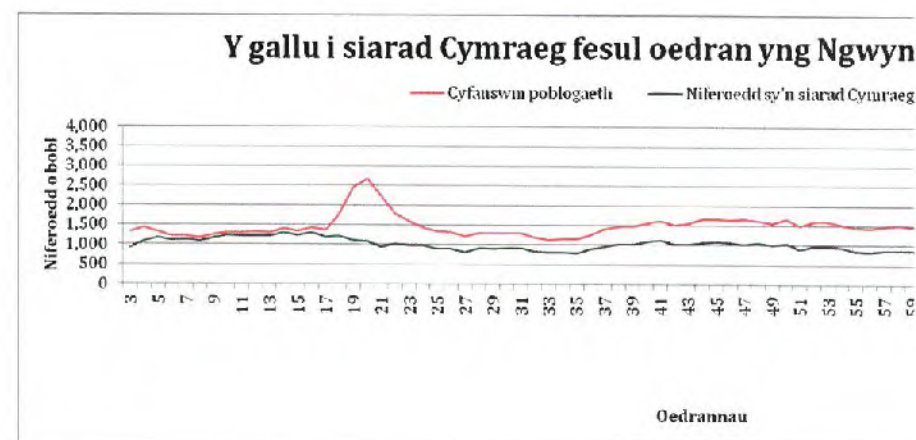
Gwelwn oddi wrth y ddwy linell werdd mor agos yw'r niferoedd a aned yng Nghymru a'r niferoedd sy'n siarad Cymraeg. Mae'n bwysig nodi fodd bynnag yr ymdrinir â mannau geni ac iaith fel dau fater cwbl ar wahân yn y graff uchod – oherwydd mae'r niferoedd a aned yng Nghymru'n cynnwys rhai pobl ddi-Gymraeg, ac mae'r niferoedd sy'n siarad Cymraeg yn cynnwys pobl a aned y tu allan i Gymru.

Mae'r graff nesaf yn dangos dadansoddiad fesul oedranau manwl – a dim ond am y sir gyfan y mae'r ffigurau hyn ar gael. Unwaith eto, mae'r bwlch rhwng y llinell goch a'r llinell wyrdd yn cynrychioli'r boblogaeth ddi-Gymraeg.

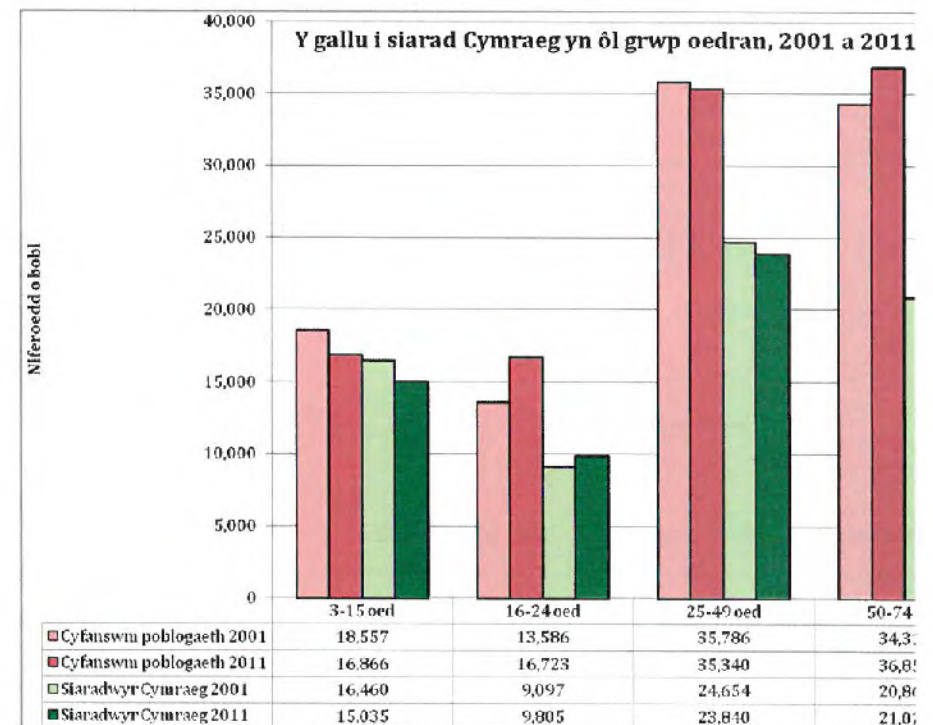
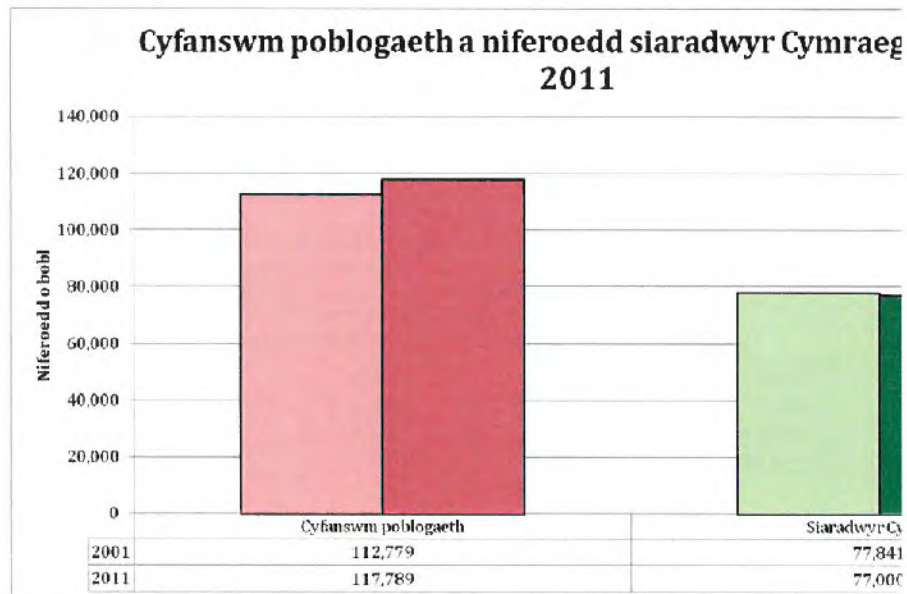
Yr oedran ieuengaf a ddefnyddir wrth fesur y gallu i siarad Cymraeg yw 3 oed, ac mae 69.2% o blant 3 oed y sir yn siarad Cymraeg. Gan nad yw cymaint o blant sydd o gartrefi di-Gymraeg wedi dysgu'r iaith yn yr oedran yma, mae'n sylweddol is na'r hyn yw am iaith plant oedran ysgol, ac yn rhoi rhyw awgrym o faint o blant sy'n clywed y Gymraeg ar yr aelwyd. Unwaith eto, mae Gwynedd yn sefyll allan gyda chyfran llawer uwch nag

mewn siroedd eraill ymhlith y gyfran o'r plant ieuengaf sy'n gallu'r Gymraeg. Y canrannau cyfatebol am rai o'r siroedd Cymreiciaf eraill yw: Ceredigion – 51%; Sir Fôn – 49%; Sir Gaerfyrddin – 39%; Conwy – 25% a Sir Ddinbych – 22%.

Gwelwn fod canrannau uchel iawn o blant oedran ysgol yn gallu siarad Cymraeg, ac mae'r cynnydd anferth yn y bobl ifanc ddi-Gymraeg rhwng tua 18 a 23 oed yn dangos effaith niferoedd myfyrwyr ar y ffigurau. Mae'r ddwy linell yn dod yn nes at ei gilydd wedyn ymysg oedolion iau ond yn dechrau dechrau lledu ymysg oedolion hŷn, o tua 57 oed ymlaen. Y rheswm fod y ddwy linell yn dringo ar y diwedd yw ei bod yn dymodi pawb dros 85 oed.



Mae'r graffiau nesaf yn dangos y newidiadau rhwng 2001 a 2011. Gwelwn fod y cynnydd yn y boblogaeth i'w briodoli i dri grŵp oedran, sef pobl ifanc 16-24 oed, oedolion 50 i 74 oed, ac i raddau llai, oedolion dros 75 oed. Mae gostyngiad gweddol sylweddol ar y llaw arall yn niferoedd y plant, a gostyngiad bach hefyd ymysg oedolion rhwng 25 a 49 oed. Mae'r ganran o blant sy'n siarad Cymraeg wedi mwy na dal ei ei thir, ond tra cafwyd cynnydd o 2,533 yn y boblogaeth gyffredinol rhwng 50 a 74 oed, cynnydd o 162 yn unig a gafwyd yn y niferoedd sy'n siarad Cymraeg.



Cyn troi i fanylu ar yr ardaloedd unigol, mae angen pwysleisio unwaith eto pa mor gwbl allweddol a chreiddiol yw Gwynedd i ddyfodol y Gymraeg fel iaith sy'n cael ei siarad yn naturiol yn y gymdeithas. Nodwyd eisoes mor gryf yw gafael y Gymraeg ymysg trigolion brodorol, a hefyd o ran y gyfran o blant 3 oed sy'n siarad Cymraeg.

Ar ben hyn, y darn o dir sy'n cynnwys y cyfan o Arfon heblaw Bangor, Llŷn ac Eifionydd a gogledd Meirionnydd yw'r talp mwyaf o ddigon o brif ardal graidd y Gymraeg yn y gogledd-orllewin.

Mae mymryn dros 75% o'r 82,000 o drigolion y rhan hon o Wynedd yn siarad Cymraeg, a'r unig ardaloedd eraill lle ceir canrannau tebyg yw canolbarth sir Fôn mewn ardal sy'n canolï'n bennaf o amgylch tref Llangefni, ac ardal wledig a thenau ei phoblogaeth yn ne-orllewin sir Conwy sy'n ffinio â hi. O'r bobl a aned yng Nghymru, mae rhwng 92% a 94% o bob grŵp oedran yn siarad Cymraeg. Mae 27% o'r rhai a aned y tu allan i Gymru'n siarad Cymraeg, a'r gyfran yn codi i 75% ymhlith plant 3-15 oed a 48% ymhlith pobl ifanc 16-24 oed.

Mae'r adrannau nesaf yn ymdrin â'r gwahanol ardaloedd unigol yn eu tro, gan ddechrau gyda Bangor.

Bangor

Mae'r graffiau a'r tablau canlynol yn ymwneud ag wyth ward y ddinas – Menai, Deiniol, Garth, Dewi, Hendre, Marchog, Glyder a Hirael.

Yr hyn sy'n amlwg yw cymaint y mae niferoedd myfyrwyr yn effeithio ar y ffigurau; ac mae hyn yn amlycach fyth wrth edrych ar rai wardiau ar wahân.

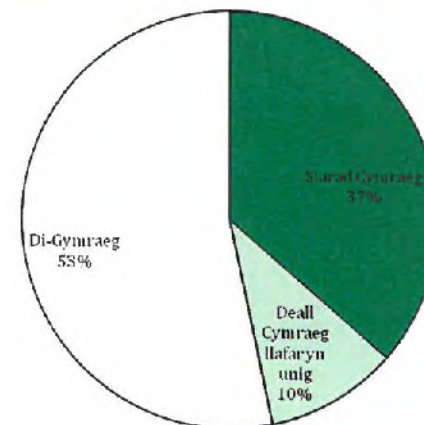
Ar yr un pryd mae yma arwyddion o ddirywiad cynhenid hefyd, gyda chanrannau uwch o'r bobl hŷn sydd wedi eu geni yng Nghymru yn siarad Cymraeg o gymharu â grwpiau cyfatebol o oedolion iau.

Y ffigur mwyaf trawiadol yma, ac efallai'r un mwyaf arwyddocaol, yw mai dim ond 20.1% o'r boblogaeth rhwng 16 a 24 oed sy'n siarad Cymraeg, ffigur y gellir yn sicr ei briodoli i fyfyrwyr, yn enwedig o weld nifer mor anghyffredin o uchel o bobl yn yr oedran yma sydd yn y ddinas. Mae 4776 allan o'r 6664 (dros 70%) o'r bobl ifanc hyn wedi eu geni'r tu allan i Gymru.

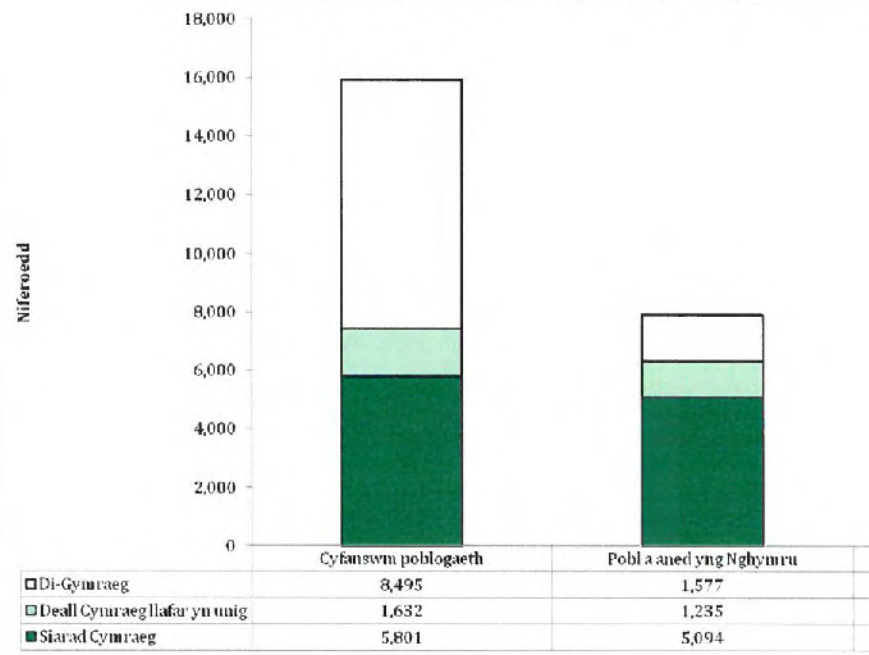
Ar y llaw arall, mae'r gyfran o'r bobl a aned yng Nghymru sy'n siarad Cymraeg yn llawer iawn is nag yng ngweddill Gwynedd – 64.4%. Fe welwn hefyd ei fod yn uwch ymhlith y bobl dros 65 oed, yn enwedig ymysg y rhai sydd wedi eu geni yng Nghymru.

Ar ben hyn, mae nifer y siaradwyr Cymraeg yn gyffredinol yn 400 yn is na'r hyn oeddent 10 mlynedd ynghynt. Mae hyn yn cynnwys lleihad o dros 300 yn y grwp oedran 50-74 a thros 50 yn y grwp dros 75.

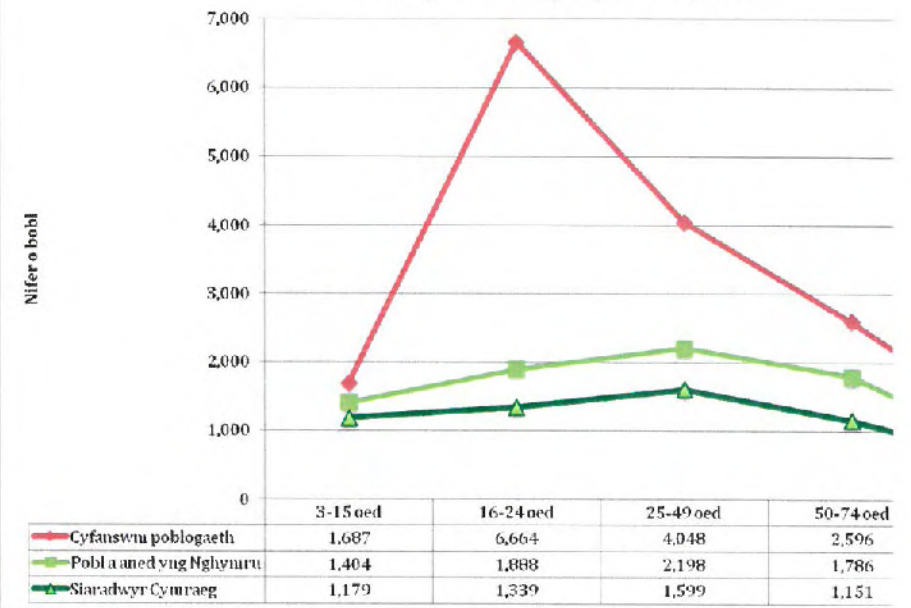
Siaradwyr Cymraeg a rhai sy'n deall Cymraeg llafar yn unig fel canran o'r boblogaeth, 2011

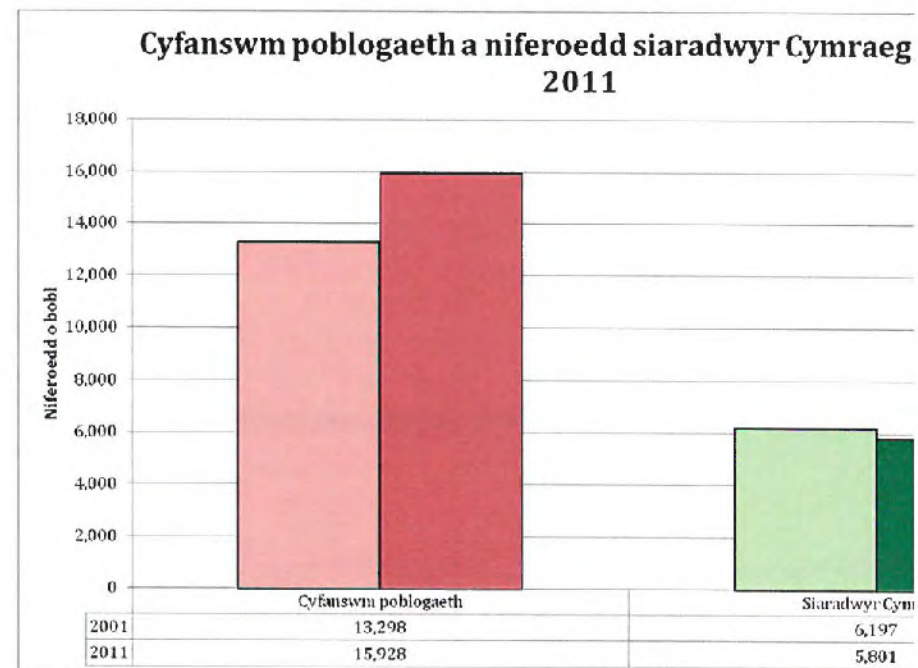
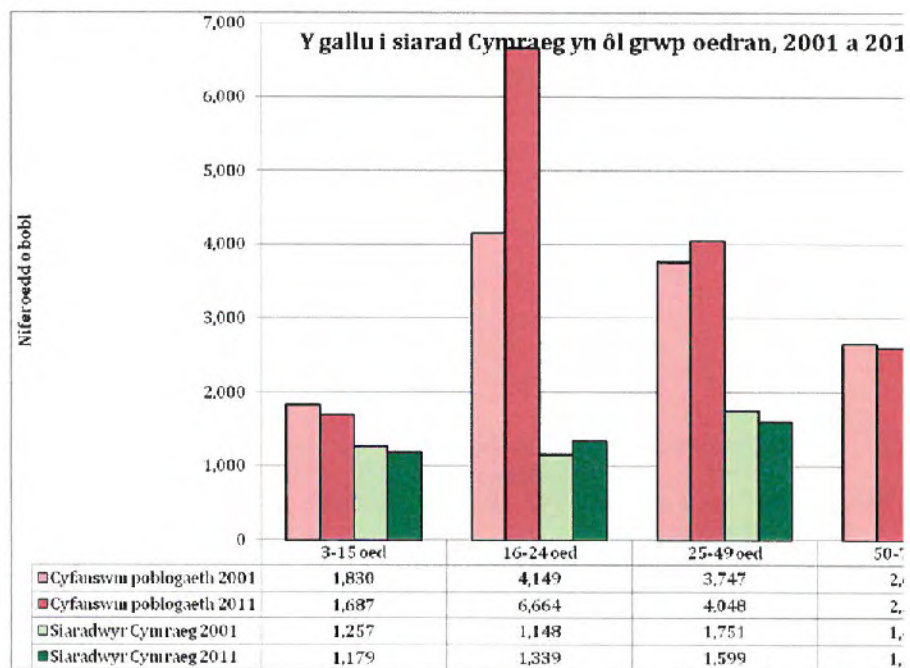


Y gallu i siarad Cymraeg, a deall Cymraeg llafar yn unig, yn ôl manni:



Poblogaeth fesul grwp oedran, 2011



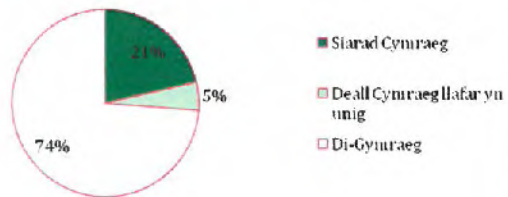


Wardiau Menai, Garth a Deiniol

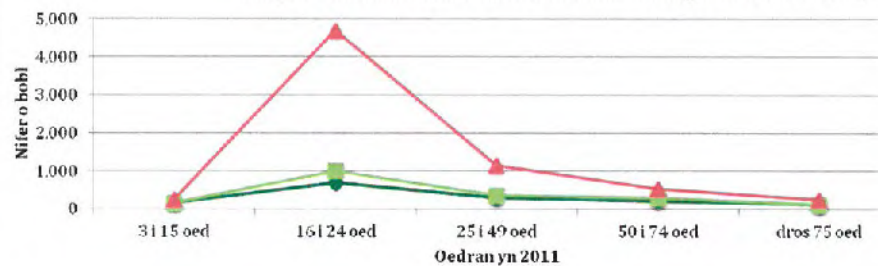
Mae dylanwad myfyrwyr i'w weld yn gliriach fyth os edrychwn ar rannau o'r ddinas ar wahân, lle gwelwn fod 2,055 yn fwy o bobl ifanc 16-24 yn wardiau Menai, Garth a Deiniol yn 2011 nag oedd yn 2001.

Dyma'r ffigurau am y wardiau hyn:

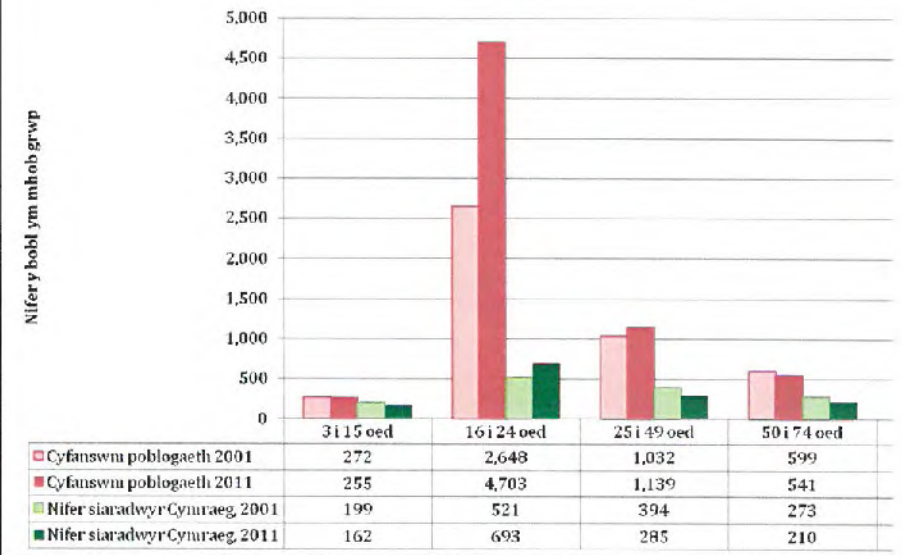
Bangor - wardiau Menai, Garth a Deiniol: Siaradwyr Cymraeg a rhai sy'n deall Cymraeg llafar yn unig, fel canran o'r boblogaeth, 2011



Bangor - wardiau Menai, Garth a Deiniol: Poblogaeth fesul oedran, 2

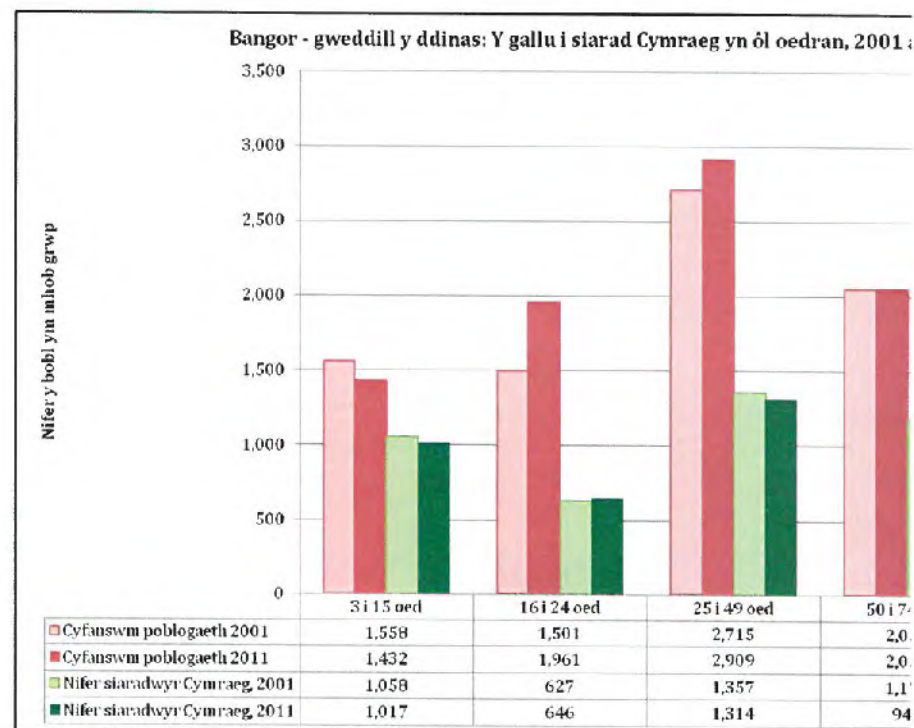
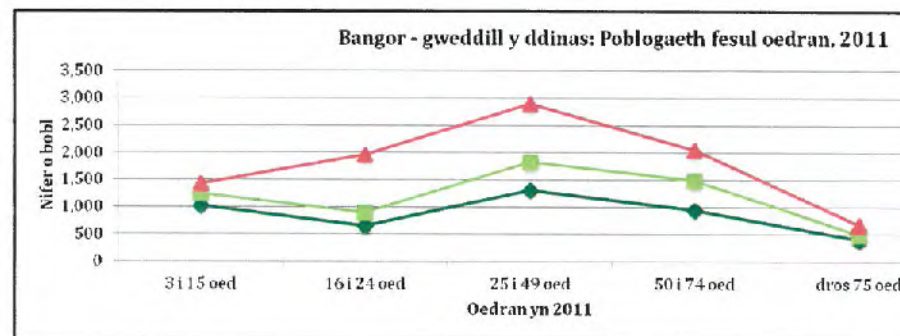
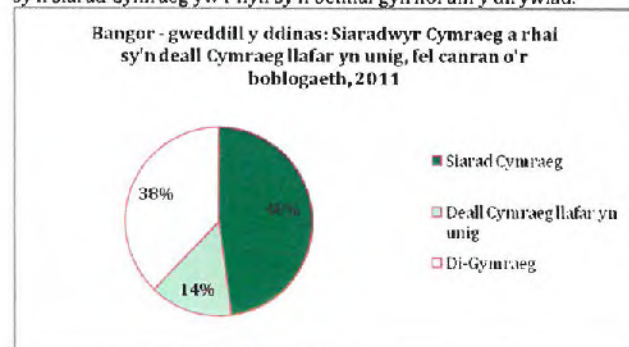


Bangor - wardiau Menai, Garth a Deiniol: Y gallu i siarad Cymraeg yn ôl oedran, 2011



Bangor: Gweddill y ddinas (wardiau Marchog, Glyder, Dewi, Hirael, Hendre)

Mae dylanwad myfyrwyr yn llawer llai amlwg yma, a chwymp yn niferoedd y bobl hŷn sy'n siarad Cymraeg yw'r hyn sy'n bennaf gyfrifol am y dirywiad.



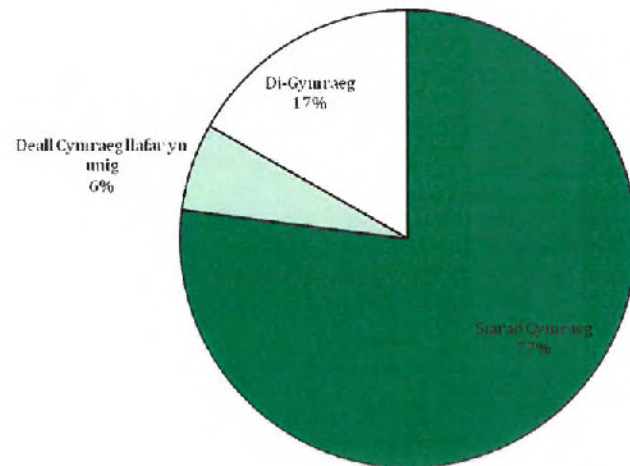
Arfon (heblaw Bangor)

Pe bai rhywun yn edrych ar Arfon gyfan fel un rhanbarth, byddai'r gyfran sy'n siarad Cymraeg yno - 66% - yn ddigon tebyg i gyfartaledd Gwynedd. Mae'r ffigur hwn yn gymharol ddiystyr fodd bynnag gan fod y gyfran isel ym Mangor yn effeithio'n ormodol ar y gyfran gyffredinol gan roi darlun camarweiniol.

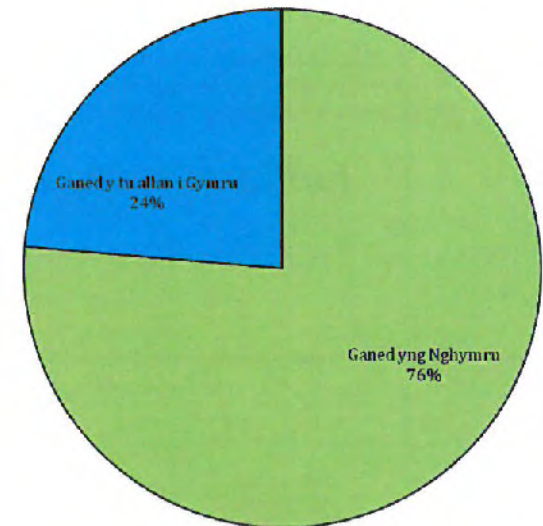
Os tynnwn ni ddinas Bangor allan ac edrych ar weddill Arfon gyda'i gilydd, cawn ardal lle mae 77% o'r trigolion yn siarad Cymraeg. Mae patrwm daearyddol pendant o fewn yr ardal, gyda'r canrannau uchaf o ddigon i'w gweld yn nhref Caernarfon a'r canolfannau lled-drefol cyfagos lle mae dros 80% yn siarad Cymraeg. Mae dros 77% yn siarad Cymraeg ym Methesda hefyd. Mae'r canrannau'n tueddu i ostwng yn nes at tua

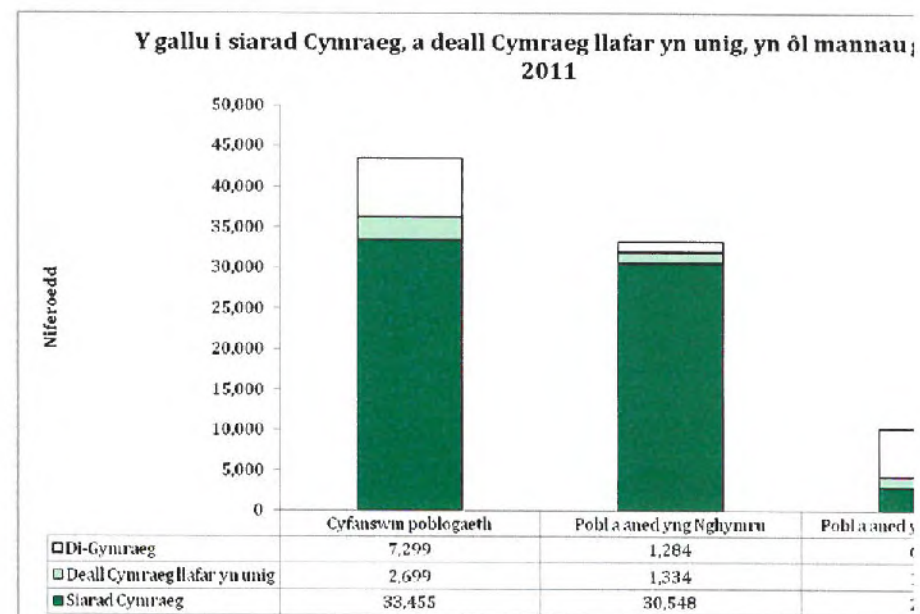
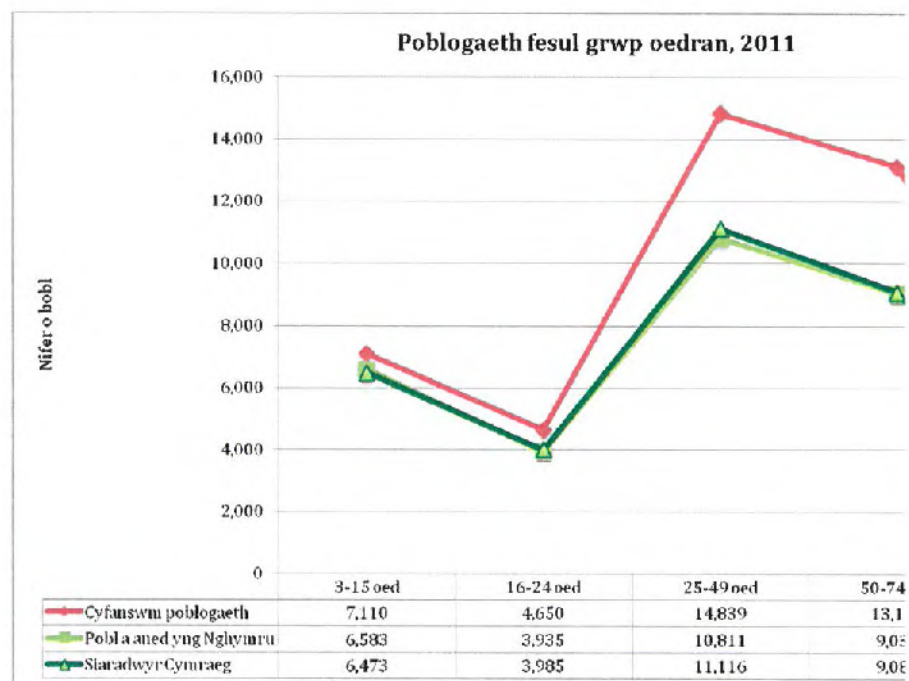
70% yn y pentrefi mwy ucheldirol. Yr ardal lle mae'r Gymraeg wanaf a'r unig leoedd lle mae'r canrannau'n gostwng o dan 70% yw'r pedair ward ar gyrion Bangor: Y Felinheli, Arllechwedd, Tregarth a Pentir.

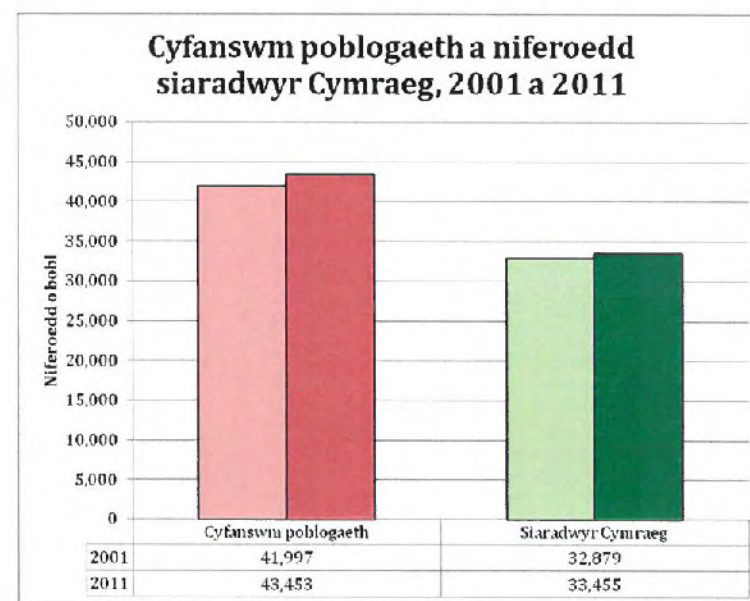
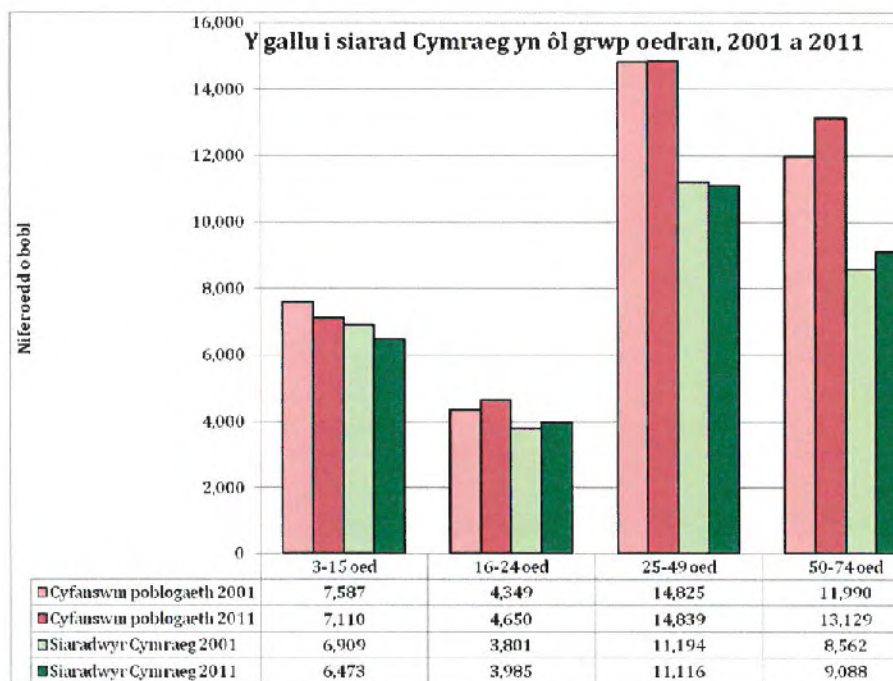
Siaradwyr Cymraeg a rhai sy'n deall Cymraeg llafar yn unig fel canran o boblogaeth, 2011



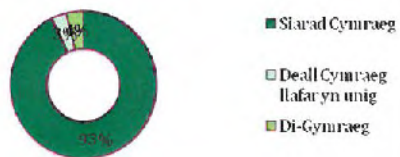
Y ganran o'r boblogaeth a aned yng Nghymru, 201



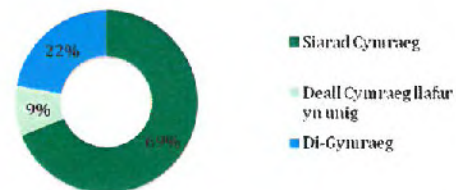




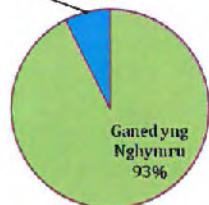
**Y gallu i siarad neu ddeall Cymraeg
ymysg plant 3-15 oed a aned yng
Nghymru, 2011**



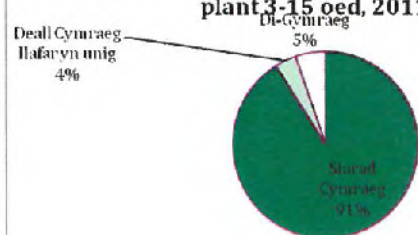
**Y gallu i siarad neu ddeall Cymraeg
ymysg plant 3-15 oed a aned y tu
allan i Gymru, 2011**



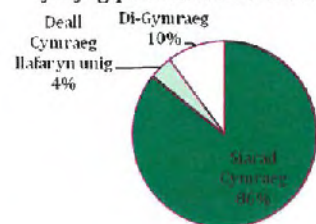
**Y ganran o blant 3-15 oed a aned yng
Nghymru, 2011**



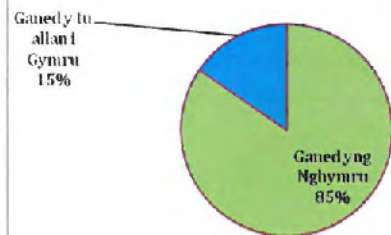
**Y gallu i siarad neu ddeall Cymraeg ymysg
plant 3-15 oed, 2011**



Y gallu i siarad neu ddeall Cymraeg ymysg pobl ifanc 16-24 oed, 2011



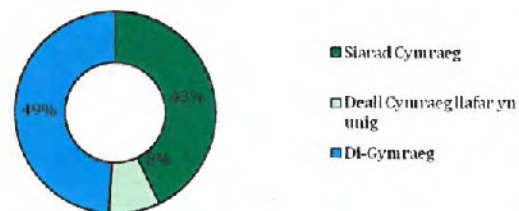
Y ganran o bobl ifanc 16-24 oed a aned yng Nghymru, 2011



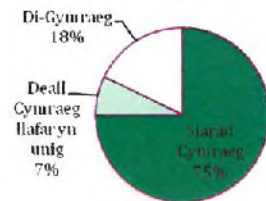
Y gallu i siarad neu ddeall Cymraeg ymysg pobl ifanc 16-24 oed a aned yng Nghymru, 2011



Y gallu i siarad neu ddeall Cymraeg ymysg pobl ifanc 16-24 oed a aned y tu allan i Gymru, 2011



**Y gallu i siarad Cymraeg neu ddeall
Cymraeg ymysg oedolion 25-49 oed,
2011**



**Y ganran o oedolion 25-49 oed a aned
yng Nghymru, 2011**



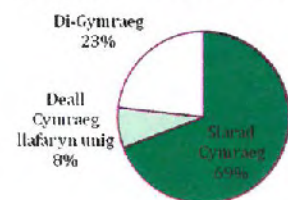
**Y gallu i siarad neu ddeall Cymraeg
ymysg oedolion 25-49 oed a aned yng
Nghymru, 2011**



**Y gallu i siarad neu ddeall Cymraeg
ymysg oedolion 25-49 oed a aned y tu
allan i Gymru, 2011**



**Y gallu i siarad neu ddeall Cymraeg
ymysg oedolion 50-74 oed, 2011**



**Y ganran o oedolion 50-74 oed a aned
yng Nghymru, 2011**



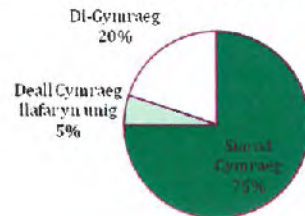
**Y gallu i siarad neu ddeall Cymraeg
ymysg oedolion 50-74 oed a aned yng
Nghymru, 2011**



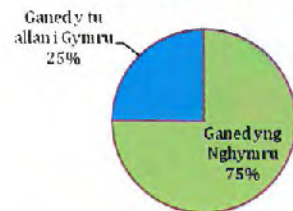
**Y gallu i siarad neu ddeall Cymraeg
ymysg oedolion 50-74 oed a aned y tu
allan i Gymru, 2011**



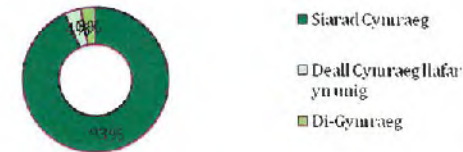
Y gallu i siarad neu ddeall Cymraeg ymysg oedolion dros 75 oed, 2011



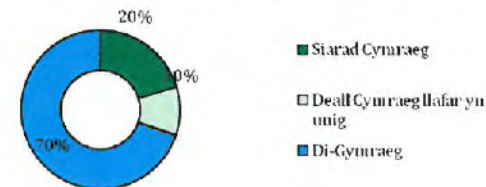
Y ganran o oedolion dros 75 oed a aned yng Nghymru, 2011



Y gallu i siarad neu ddeall Cymraeg ymysg oedolion dros 75 oed a aned yng Nghymru, 2011



Y gallu i siarad neu ddeall Cymraeg ymysg oedolion dros 75 oed a aned y tu allan i Gymru



Llyn ac Eifionydd

Roedd 71.2% o drigolion Llyn ac Eifionydd yn siarad Cymraeg yn 2011. Mae'r canrannau yma'n is na'r hyn ydynt yn ardal Caernarfon, a mewnfudo sydd bron yn gyfan gwbl gyfrifol am hynny, gan fod gafael y Gymraeg yn ymddangos yn gadarn iawn ar y boblogaeth frodorol.

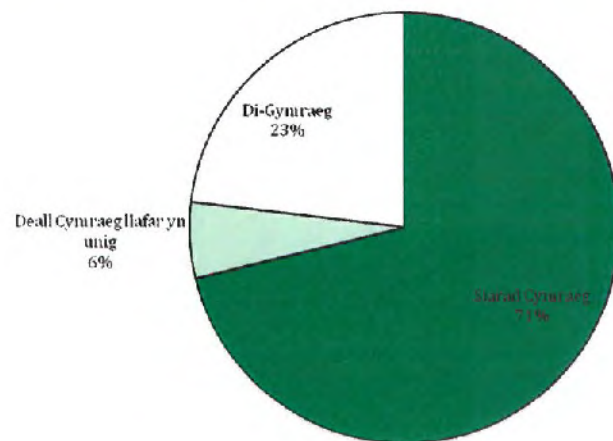
Mae gostyngiadau bach wedi bod yn niferoedd a chanrannau'r siaradwyr Cymraeg yma o gymharu â 2001. Mae cwymp o 370 wedi bod yn y niferoedd sy'n siarad Cymraeg yma yn ystod y 10 mlynedd. Gan fod y boblogaeth gyffredinol wedi cynyddu 253, mae'n golygu bod y ganran wedi gostwng 2.1% o 73.3% yn 2001 i 71.2%.

Mae mwyafrif llethol - 94% - o'r rhai sydd wedi eu geni yng Nghymru'n siarad Cymraeg. Mae hyn gyda'r ganran uchaf yng Nghymru. O gofio y gall y rhai a aned yng Nghymru gynnwys rhai a ymfudodd yma o rannau llai Cymraeg o Gymru, mae'n rhesymol tyblo fod fwy neu lai bawb sydd wedi eu geni a'u magu o fewn yr ardal yn siarad Cymraeg.

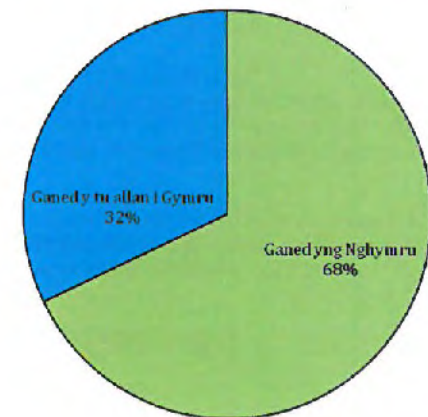
Mae'r gwahaniaeth rhwng y grwpiau oedran yn drawiadol iawn yma, gyda'r mewnudwyr yn tueddu i fod yn bobl hŷn ar y cyfan ac yn llawer llai tebygol o fod yn gallu siarad Cymraeg na mewnudwyr o grwpiau iau. Diddorol yw nodi bod cyfrannau helaeth o'r bobl ifanc a aned y tu allan i Gymru'n gallu siarad Cymraeg – canrannau sydd gyda'r uchaf yng Nghymru.

Ar y cyfan nid oes amrywiaeth mawr iawn o fewn yr ardal, ac eithrio'r ffaith fod rhai pentrefi glan môr fel Abersoch a Llanbedrog yn fwy Seisnig na'r gweddill, ac mae arwyddion o ddirywiad mwy na'r cyfartaledd i'w weld yn ardal Porthmadog ac ym Morfa Nefyn. Mae ffigurau eraill o'r cyfrifiad yn dangos bod 116 yn fwy o bobl a aned yn Lloegr ym Mhorthmadog a 80 yn fwy yn Nefyn yn 2011 nag yn 2001.

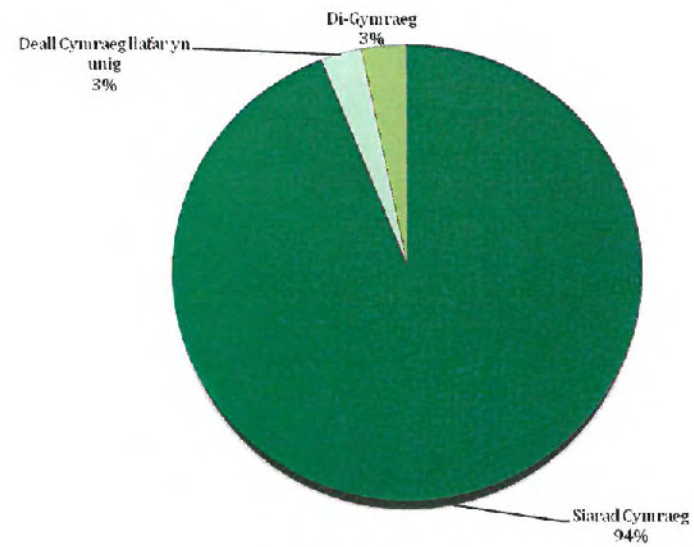
Siaradwyr Cymraeg a rhai sy'n deall Cymraeg llafar yn unig fel canran o'r boblogaeth, 2011



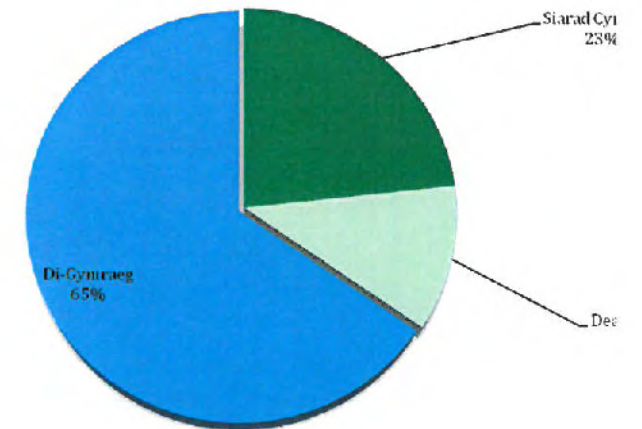
Y ganran o'r boblogaeth a aned yng Nghymru, 201



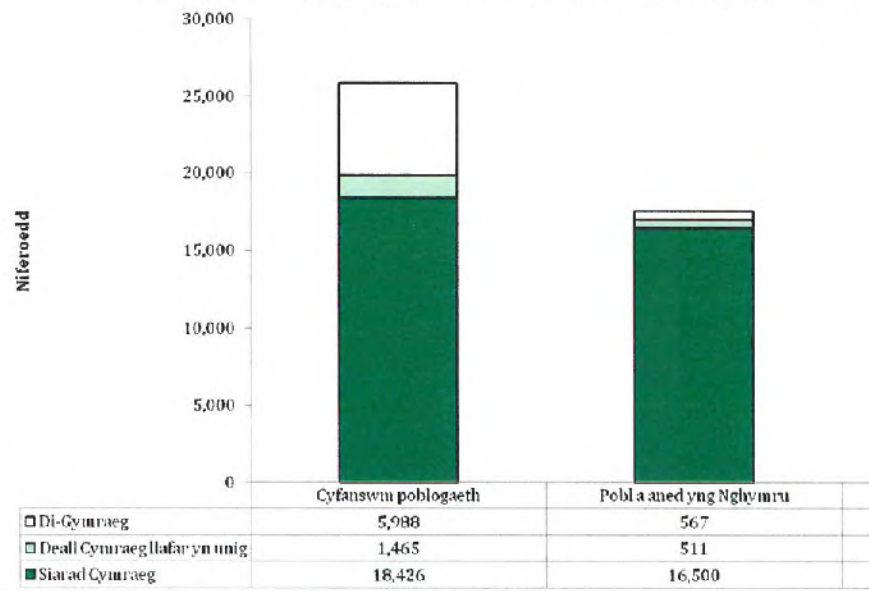
Y gallu i siarad neu ddeall Cymraeg ymysg y bobl a aned yng Nghymru, 2011



Y gallu i siarad neu ddeall Cymraeg ymysg y bobl a aned y tu allan 2011

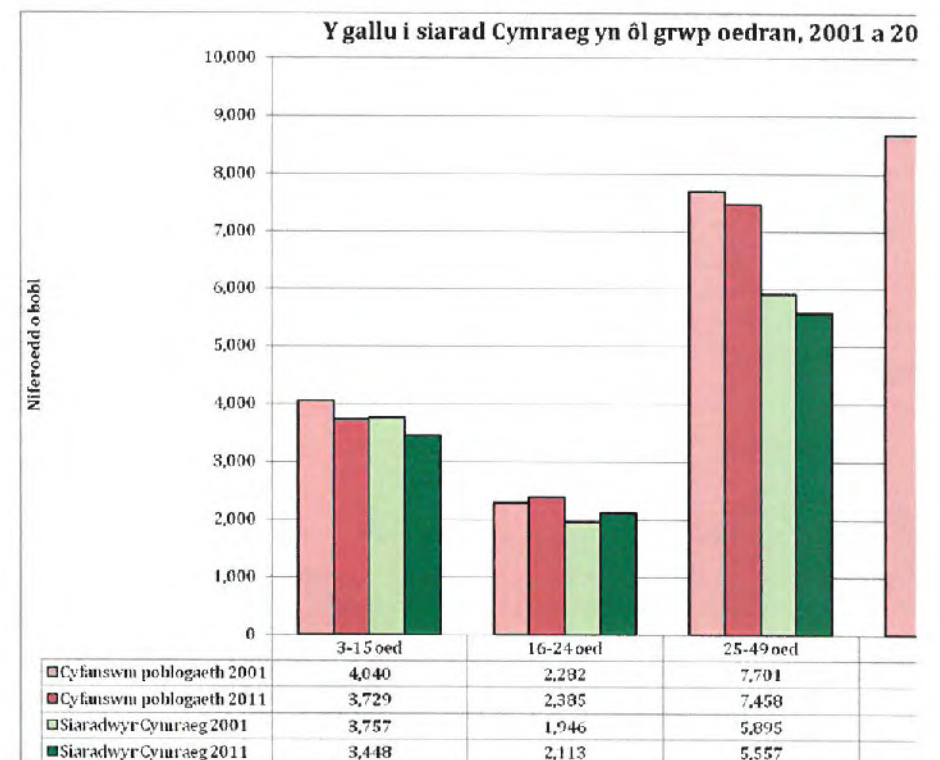
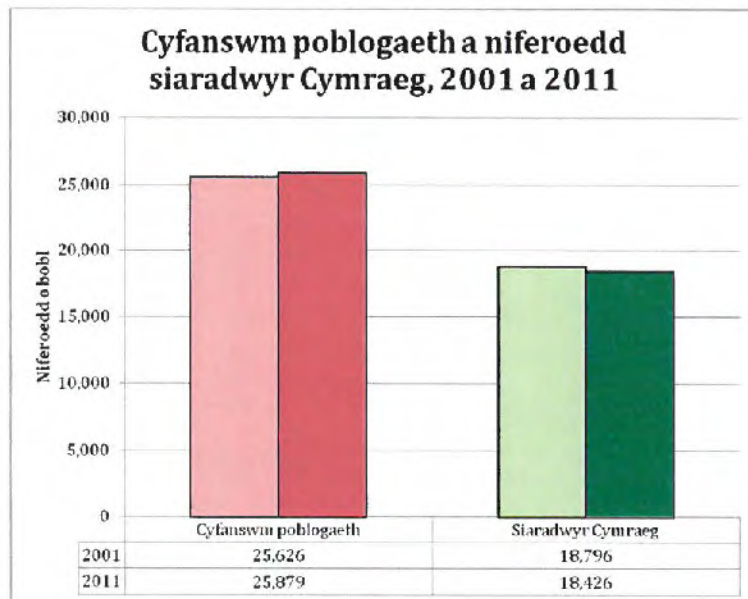


Y gallu i siarad Cymraeg, a deall Cymraeg llafar yn unig, yn ôl manna



Poblogaeth fesul grwp oedran, 2011





Mae'r ddau graff uchod yn rhoi'r darlun cyffredinol o newid rhwng 2001 a 2011. Mae'r boblogaeth gyffredinol wedi cynyddu o 25,626 i 25,879, sef cynnydd o 253, tra bod y boblogaeth Gymraeg wedi gostwng o 18,796 i 18,426 sef gostyngiad o 370. Sy'n golygu bod y boblogaeth ddi-Gymraeg wedi cynyddu o 6,830 yn 2001 i 7,453 yn 2011 – cynnydd o 623.

Wrth edrych yn fanylach ar y grwpiau oedran, gwelwn gynydd o 327 yn y boblogaeth 50-74 oed rhwng 2001 a 2011 a chynnydd o 377 yn y boblogaeth dros 75 oed. O ystyried y ffigurau cyfatebol am siaradwyr Cymraeg, mae modd gweld mai pobl ddi-Gymraeg sy'n cyfrif am 300 o'r cynnydd ymysg pobl 50-74 oed, ac am 287 o'r cynnydd ymysg pobl dros 75. O gofio bod o leiaf 92% o'r bobl sydd wedi eu geni yng Nghymru'n siarad Cymraeg, mae'n amlwg mai pobl o'r tu allan ydi mwyafrif llethol y rhain.

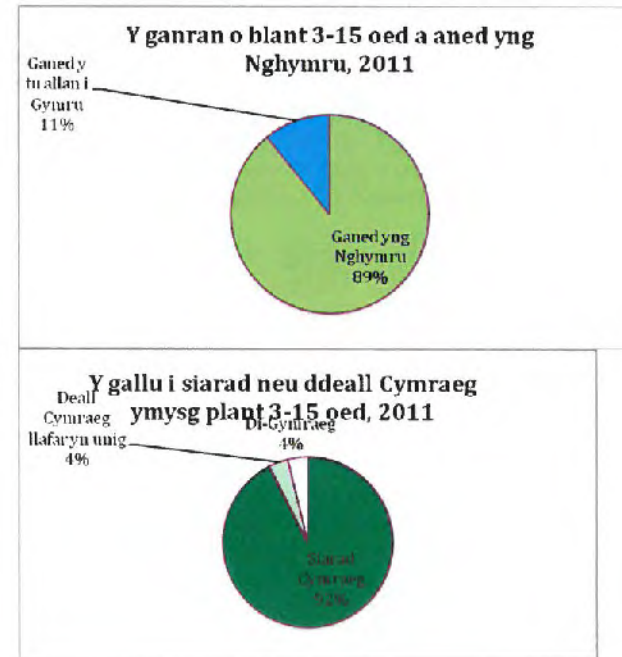
I grynhoi, y darlun o'r newid rhwng 2001 a 2011 yw:

142 yn llai o siaradwyr Cymraeg o dan 50 oed
594 yn fwy o bobl di-Gymraeg dros 50 oed

Allan o'r 12,307 o bobl dros 50 oed, cafodd 7,045 eu geni yng Nghymru, a 6,512 ohonynt yn siarad Cymraeg (92.4%). Cafodd 5,262 eu geni y tu allan i Gymru, ac o'r rhain mae 796 (15%) yn siarad Cymraeg.

Mae'r graffiau canlynol yn dangos y gwahaniaethau o fewn y grwpiau oedran o ran y canrannau a aned yng Nghymru a'r canrannau sy'n siarad Cymraeg o fewn y grwpiau oedran.

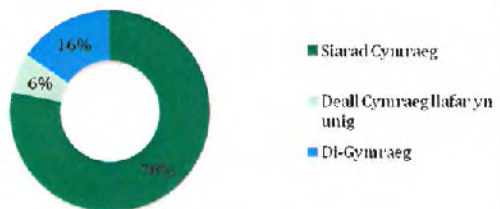
Nid yw'n annisgwyl gweld mwyafrif llethol ar draws pob grwp oedran o'r rhai a aned yng Nghymru yn siarad Cymraeg, ond diddorol yw nodi'r gwahaniaethau rhwng grwpiau oedran ymysg y rhai a aned y tu allan i Gymru. Mae mwyafrif llethol y plant a thros hanner y bobl ifanc a aned y tu allan i Gymru'n siarad Cymraeg. Ar y llaw arall, rhaid cofio mai sôn am niferoedd bychain yr ydym yma, gan fod canrannau llawer uwch o bobl hŷn wedi eu geni'r tu allan i Gymru. Mae bron i 43% o bobl dros 50 oed Llŷn ac Eifionydd wedi eu geni'r tu allan i Gymru o gymharu â 22% o'r bobl o dan 50.



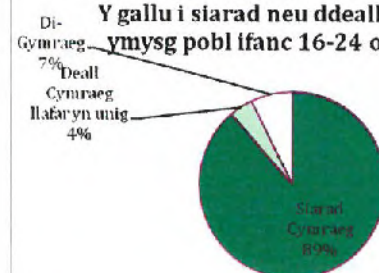
**Y gallu i siarad neu ddeall Cymraeg
ymysg plant 3-15 oed a aned yng
Nghymru, 2011**



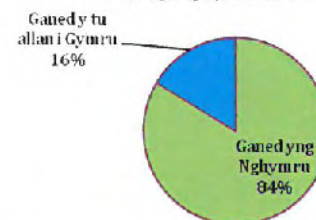
**Y gallu i siarad neu ddeall Cymraeg
ymysg plant 3-15 oed a aned y tu allan i
Gymru, 2011**



**Y gallu i siarad neu ddeall Cymraeg
ymysg pobl ifanc 16-24 oed, 2011**



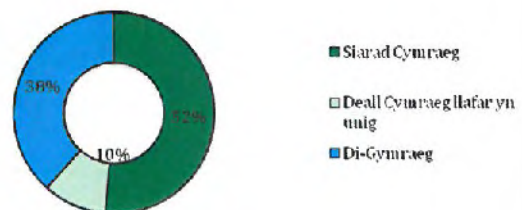
**Y ganran o bobl ifanc 16-24 oed a aned
yng Nghymru, 2011**



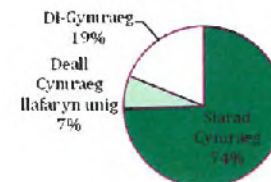
**Y gallu i siarad neu ddeall Cymraeg
ymysg pobl ifanc 16-24 oed a aned yng
Nghymru, 2011**



**Y gallu i siarad neu ddeall Cymraeg ymysg
pobl ifanc 16-24 oed a aned y tu allan i
Gymru, 2011**



**Y gallu i siarad Cymraeg neu ddeall
Cymraeg ymysg oedolion 25-49 oed,
2011**



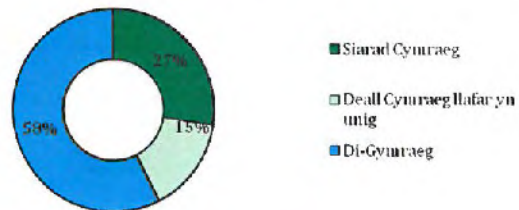
**Y ganran o oedolion 25-49 oed a aned
yng Nghymru, 2011**



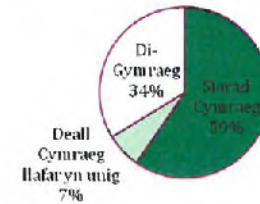
**Y gallu i siarad neu ddeall Cymraeg
ymysg oedolion 25-49 oed a aned yng
Nghymru, 2011**



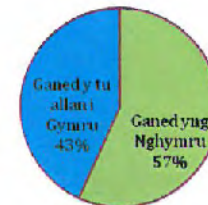
**Y gallu i siarad neu ddeall Cymraeg ymysg
oedolion 25-49 oed a aned y tu allan i
Gymru, 2011**



**Y gallu i siarad neu ddeall Cymraeg
ymysg oedolion 50-74 oed, 2011**



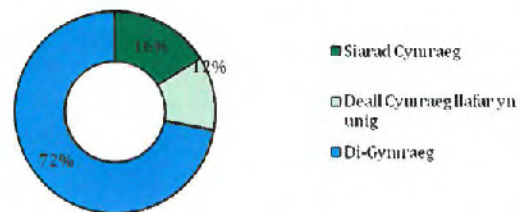
**Y ganran o oedolion 50-74 oed a aned
yng Nghymru, 2011**



Y gallu i siarad neu ddeall Cymraeg ymysg oedolion 50-74 oed a aned yng Nghymru, 2011



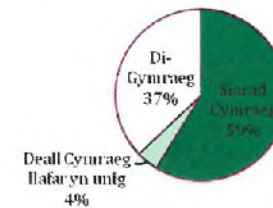
Y gallu i siarad neu ddeall Cymraeg ymysg oedolion 50-74 oed a aned y tu allan i Gymru, 2011



Y ganran o oedolion dros 75 oed a aned yng Nghymru, 2011



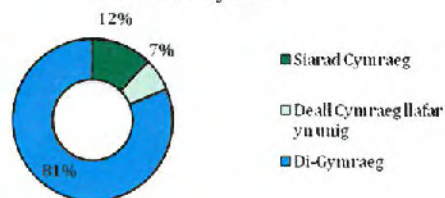
Y gallu i siarad neu ddeall Cymraeg ymysg oedolion dros 75 oed, 2011



**Y gallu i siarad neu ddeall Cymraeg
ymysg oedolion dros 75 oed a aned
yng Nghymru, 2011**



**Y gallu i siarad neu ddeall Cymraeg
ymysg oedolion dros 75 oed a aned y
tu allan i Gymru**



***(wardiau Bala, Bowydd a Rhiw, Diffwys a Maenofferen,
Llandderfel, Llanuwchllyn, Penrhyndeudraeth, Teigl a
Trawsfynydd)***

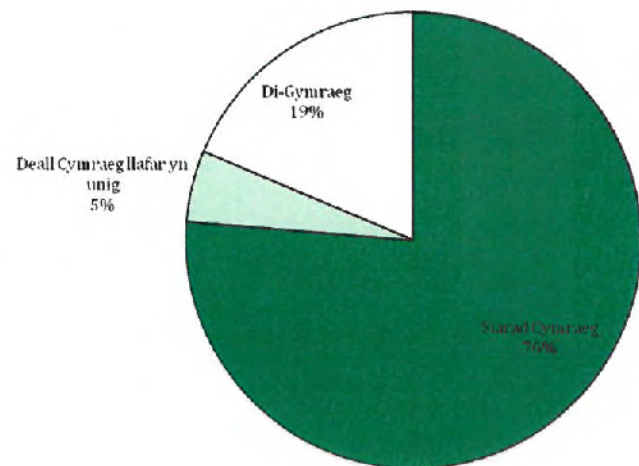
Pe bai rhywun yn edrych ar Feirionnydd gyfan, mae'r gyfran sy'n siarad Cymraeg yno yn 59%. Fel yn Arfon fodd bynnag, mae gormod o amrywiaeth rhwng rhanbarthau i wneud hwn yn ffigur ystyrion.

Mae gogledd Meirionnydd – sef Penrhyndeudraeth, Trawsfynydd, Ffestiniog, y Bala a Phenllyn yn llawer Cymreiciach na'r gweddill gyda dros dri chwarter y boblogaeth yn siarad Cymraeg.

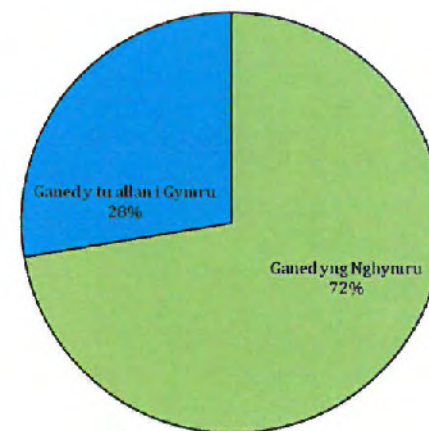
Mae hyn yn cyferbynnu'n llwyr â threfi'r arfordir fel Tywyn, y Bermo ac Aberdyfi, lle mai lleiafrif o'r boblogaeth sydd wedi eu geni yng Nghymru, heb sôn am allu siarad Cymraeg.

Gogledd Meirionnydd

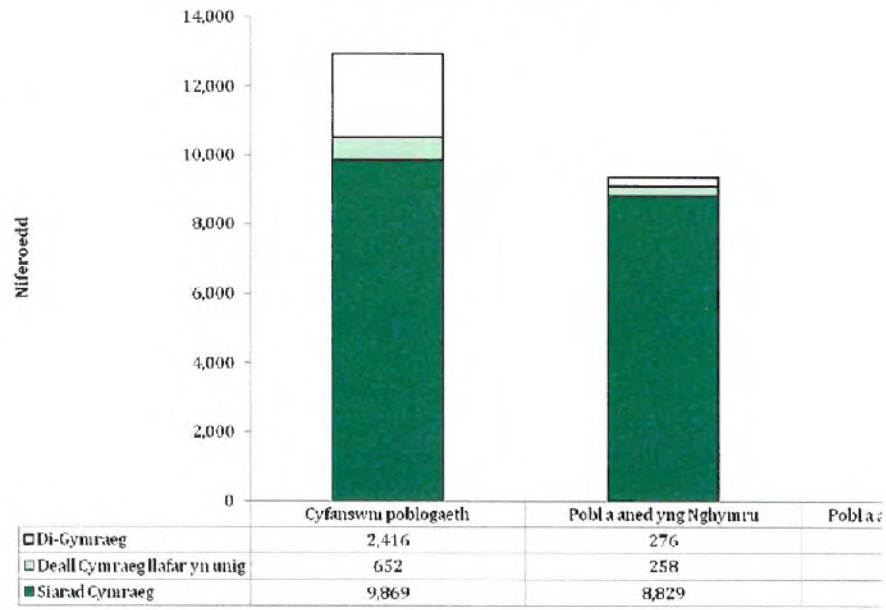
Siaradwyr Cymraeg a rhai sy'n deall Cymraeg llafar yn unig fel canran boblogaeth, 2011



Y ganran o'r boblogaeth a aned yng Nghymru, 2011



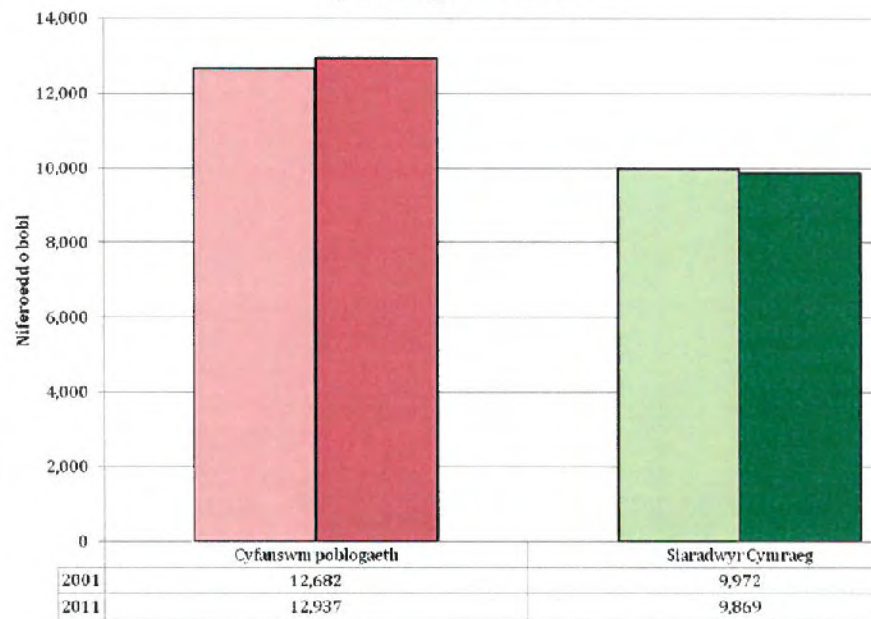
**Y gallu i siarad Cymraeg, a deall Cymraeg llafar yn unig, yn ôl manua
2011**



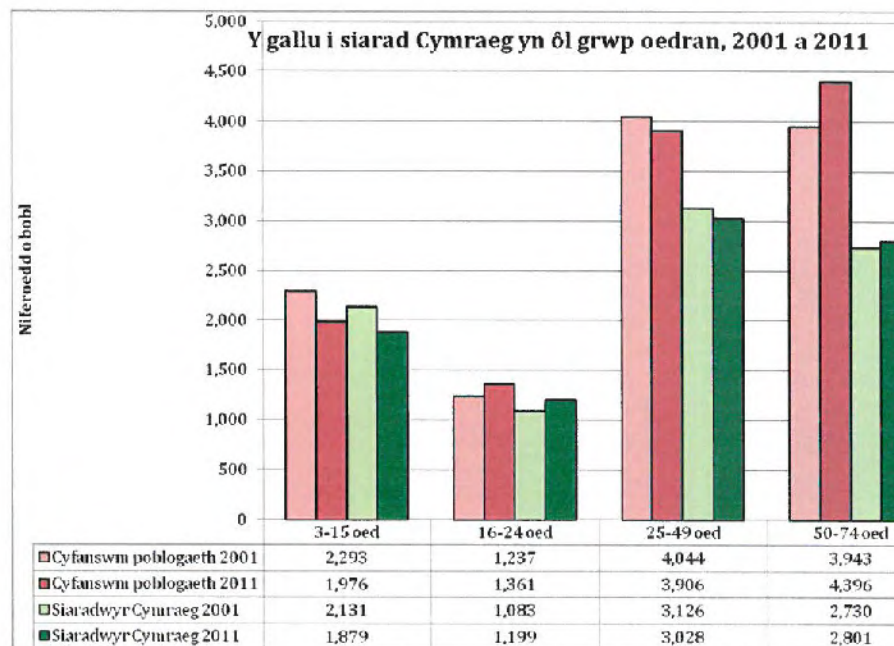
Poblogaeth fesul grwp oedran, 2011



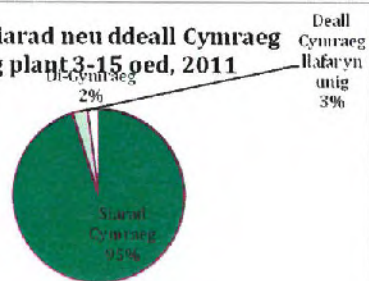
Cyfanswm poblogaeth a niferoedd siaradwyr Cymraeg, 2001 a 2011



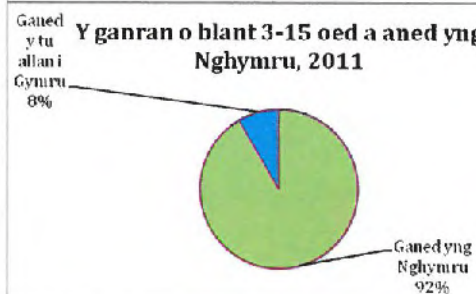
Y gallu i siarad Cymraeg yn ôl grwp oedran, 2001 a 2011



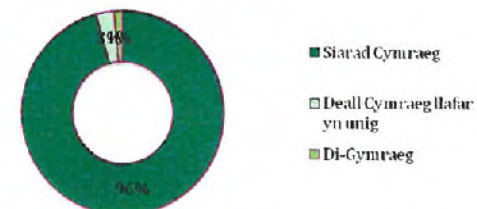
**Y gallu i siarad neu ddeall Cymraeg
ymysg plant 3-15 oed, 2011**



**Y ganran o blant 3-15 oed a aned yng
Nghymru, 2011**

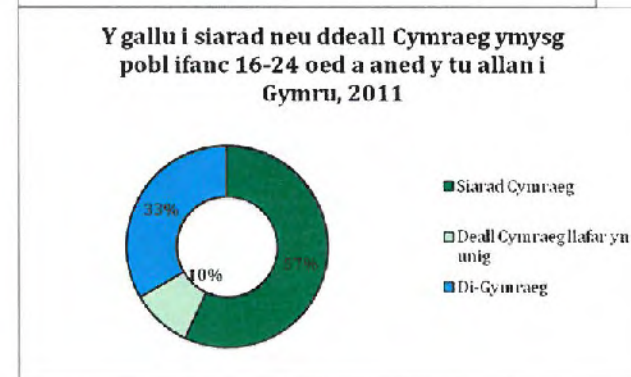
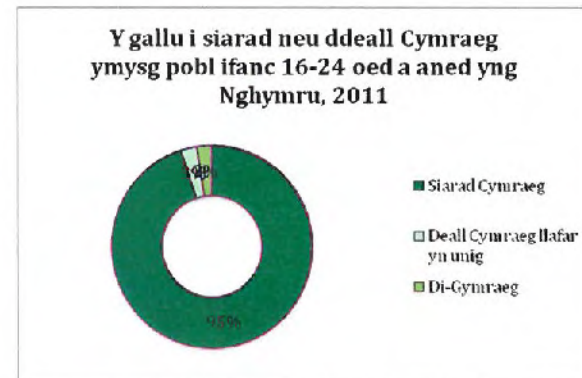
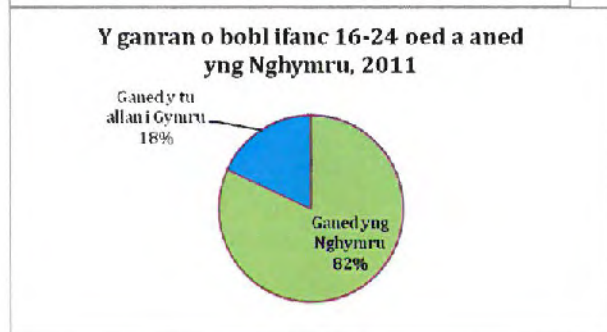
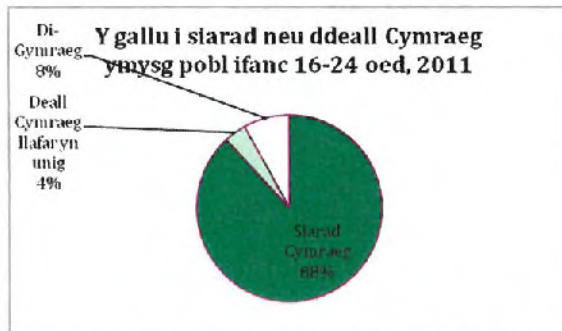


**Y gallu i siarad neu ddeall Cymraeg
ymysg plant 3-15 oed a aned yng
Nghymru, 2011**

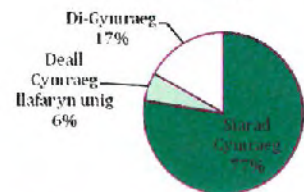


**Y gallu i siarad neu ddeall Cymraeg ymysg
plant 3-15 oed a aned y tu allan i Gymru,
2011**

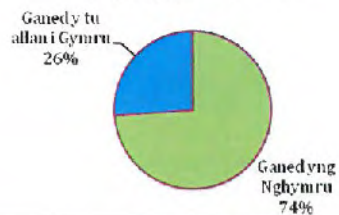




**Y gallu i siarad Cymraeg neu ddeall
Cymraeg ymysg oedolion 25-49 oed,
2011**



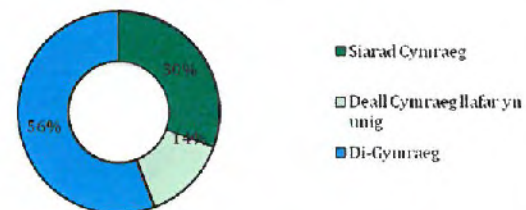
**Y ganran o oedolion 25-49 oed a aned
yng Nghymru, 2011**



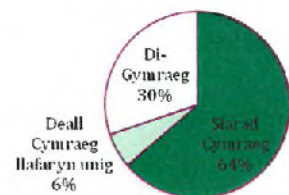
**Y gallu i siarad neu ddeall Cymraeg
ymysg oedolion 25-49 oed a aned yng
Nghymru, 2011**



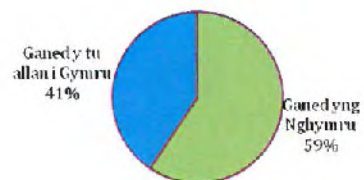
**Y gallu i siarad neu ddeall Cymraeg ymysg
oedolion 25-49 oed a aned y tu allan i
Gymru, 2011**



Y gallu i siarad neu ddeall Cymraeg ymysg oedolion 50-74 oed, 2011



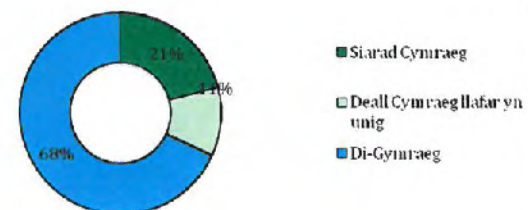
Y ganran o oedolion 50-74 oed a aned yng Nghymru, 2011



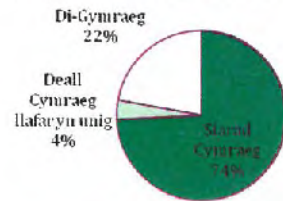
Y gallu i siarad neu ddeall Cymraeg ymysg oedolion 50-74 oed a aned yng Nghymru, 2011



Y gallu i siarad neu ddeall Cymraeg ymysg oedolion 50-74 oed a aned y tu allan i Gymru, 2011



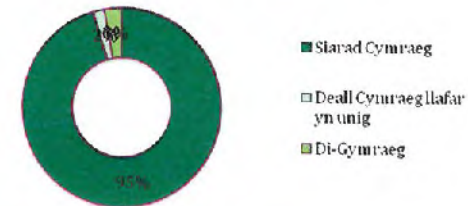
**Y gallu i siarad neu ddeall Cymraeg
ymysg oedolion dros 75 oed, 2011**



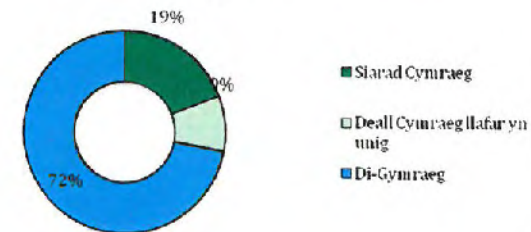
**Y ganran o oedolion dros 75 oed a aned
yng Nghymru, 2011**



**Y gallu i siarad neu ddeall Cymraeg
ymysg oedolion dros 75 oed a aned
yng Nghymru, 2011**



**Y gallu i siarad neu ddeall Cymraeg ymysg
oedolion dros 75 oed a aned y tu allan i
Gymru**

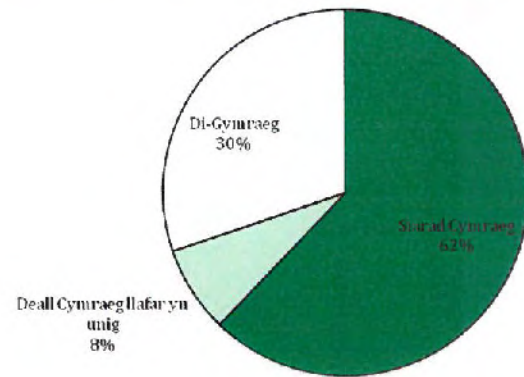


De Meirionnydd

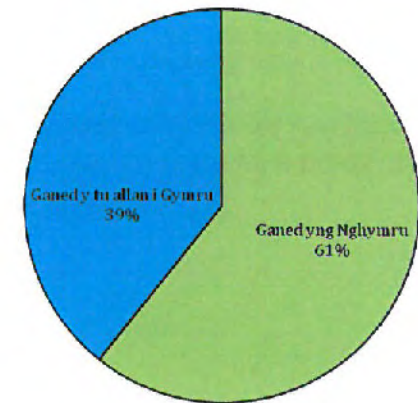
**Wardiau Brithdir, Llanfachreth, Ganllwyd a Llanelltyd;
Corris a Mawddwy; De Dolgellau; Gogledd Dolgellau)**

Er bod mwyafrif clir (62%) yn dal i siarad Cymraeg yn yr ardal hon o gwmpas tref Dolgellau, gwelwyd dirywiad pur sylweddol o gymharu â'r hyn oedd yn 2001 pryd roedd y ganran yn 67%.

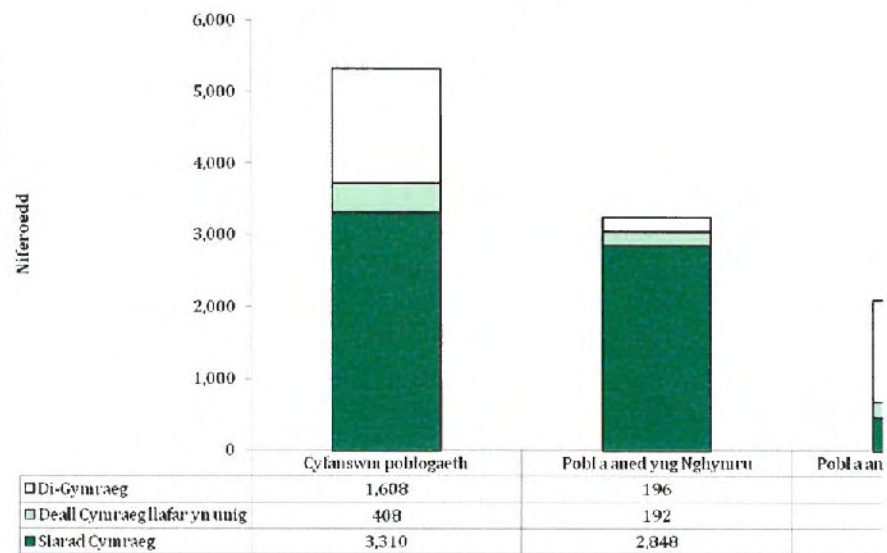
**Siaradwyr Cymraeg a rhai sy'n deall Cymraeg llafar yn unig fel
canran o'r boblogaeth, 2011**



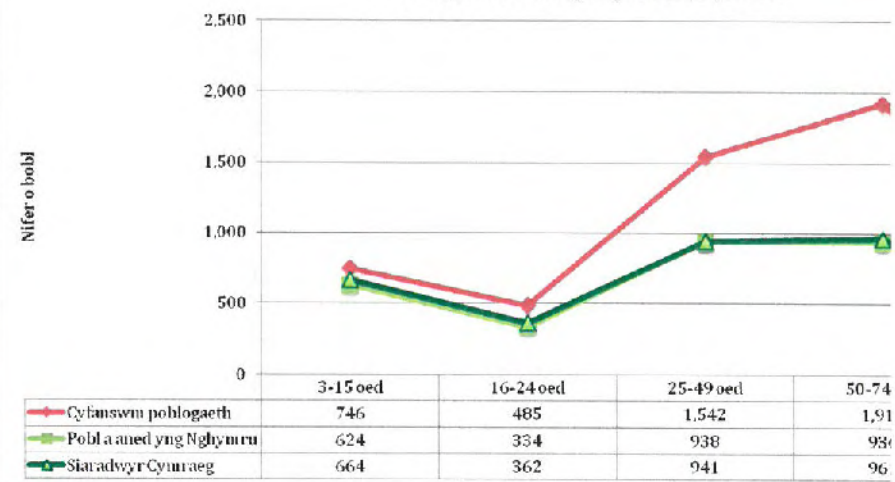
Y ganran o'r boblogaeth a aned yng Nghymru, 2011



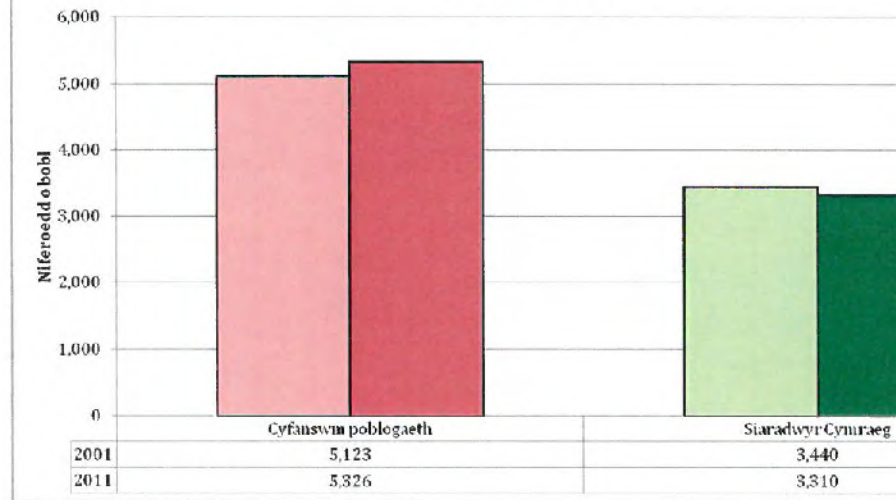
Y gallu i siarad Cymraeg, a deall Cymraeg llafar yn unig, yn ôl manna 2011



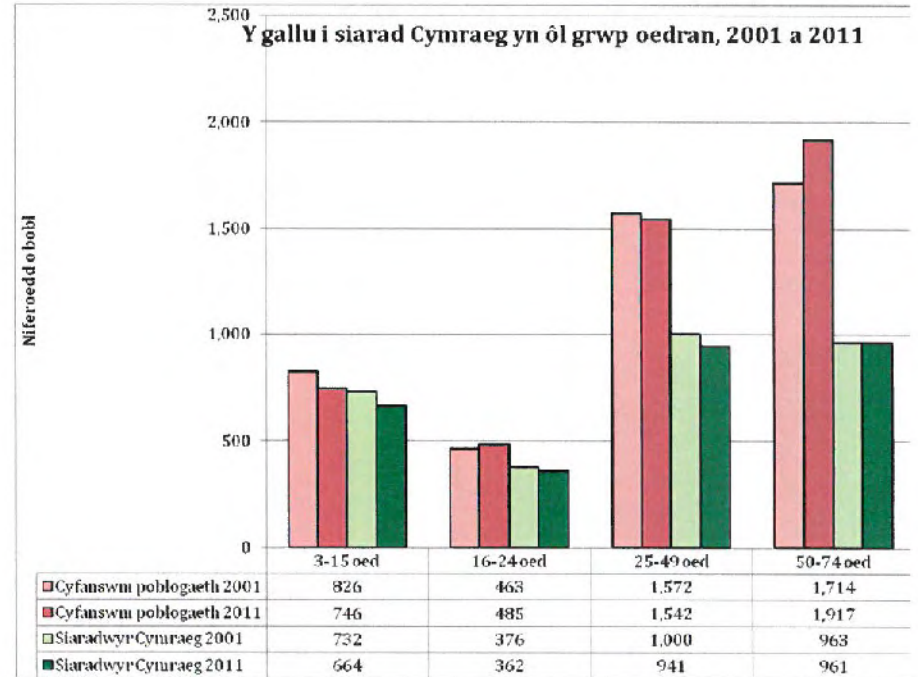
Poblogaeth fesul grwp oedran, 2011



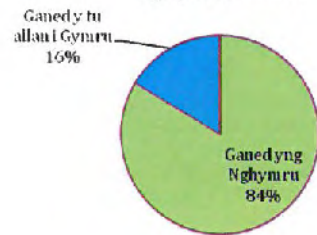
Cyfanswm poblogaeth a niferoedd siaradwyr Cymrae 2001 a 2011



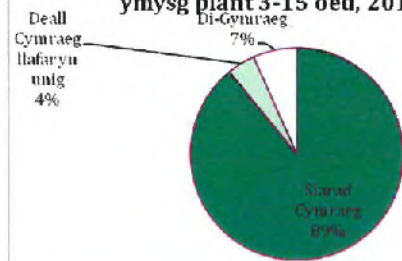
Y gallu i siarad Cymraeg yn ôl grwp oedran, 2001 a 2011



Y ganran o blant 3-15 oed a aned yng Nghymru, 2011



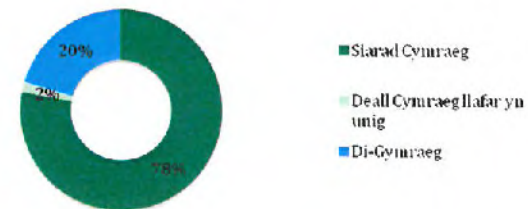
Y gallu i siarad neu ddeall Cymraeg ymysg plant 3-15 oed, 2011



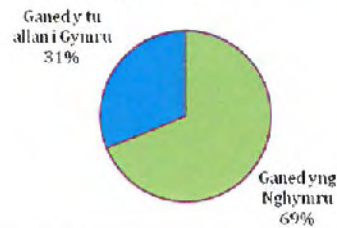
Y gallu i siarad neu ddeall Cymraeg ymysg plant 3-15 oed a aned yng Nghymru, 2011



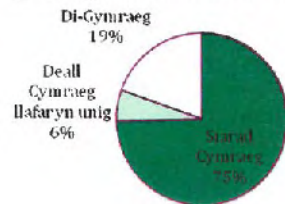
Y gallu i siarad neu ddeall Cymraeg ymysg plant 3-15 oed a aned y tu allan i Gymru, 2011



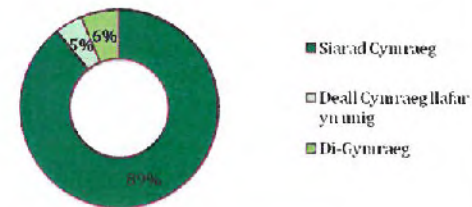
Y ganran o bobl ifanc 16-24 oed a aned yng Nghymru, 2011



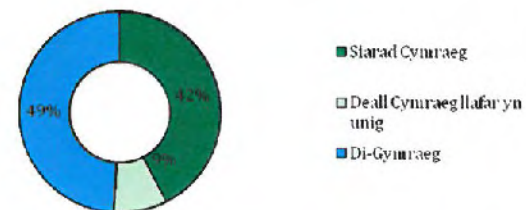
Y gallu i siarad neu ddeall Cymraeg ymysg pobl ifanc 16-24 oed, 2011



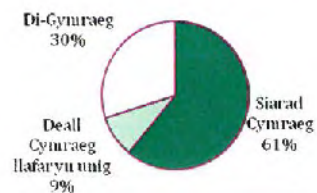
Y gallu i siarad neu ddeall Cymraeg ymysg pobl ifanc 16-24 oed a aned yng Nghymru, 2011



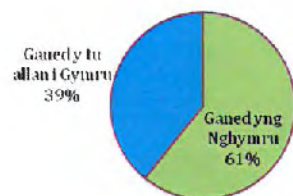
Y gallu i siarad neu ddeall Cymraeg ymysg pobl ifanc 16-24 oed a aned y tu allan i Gymru, 2011



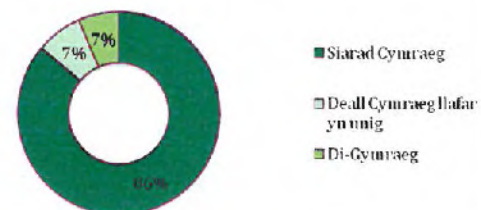
**Y gallu i siarad Cymraeg neu ddeall
Cymraeg ymysg oedolion 25-49 oed,
2011**



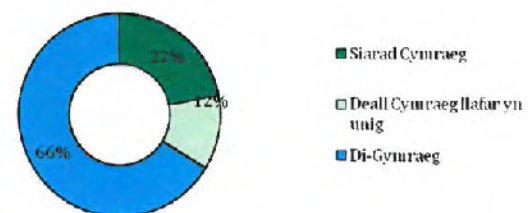
**Y ganran o oedolion 25-49 oed a aned yng
Nghymru, 2011**



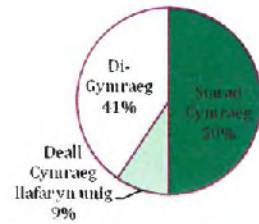
**Y gallu i siarad neu ddeall Cymraeg
ymysg oedolion 25-49 oed a aned yng
Nghymru, 2011**



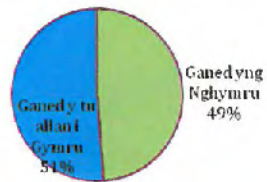
**Y gallu i siarad neu ddeall Cymraeg ymysg
oedolion 25-49 oed a aned y tu allan i
Gymru, 2011**



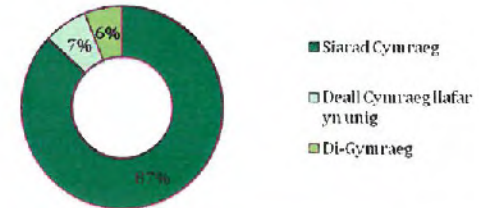
**Y gallu i siarad neu ddeall Cymraeg
ymysg oedolion 50-74 oed, 2011**



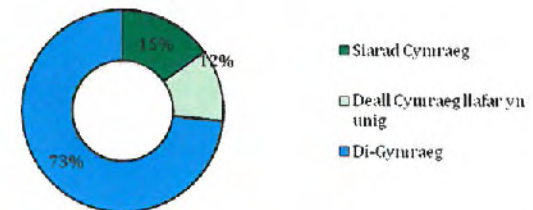
**Y ganran o oedolion 50-74 oed a aned yng
Nghymru, 2011**



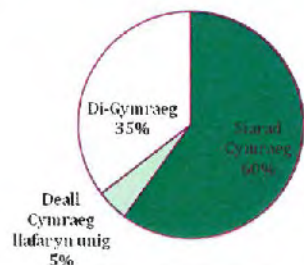
**Y gallu i siarad neu ddeall Cymraeg
ymysg oedolion 50-74 oed a aned yng
Nghymru, 2011**



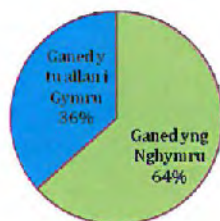
**Y gallu i siarad neu ddeall Cymraeg ymysg
oedolion 50-74 oed a aned y tu allan i
Gymru, 2011**



Y gallu i siarad neu ddeall Cymraeg ymysg oedolion dros 75 oed, 2011



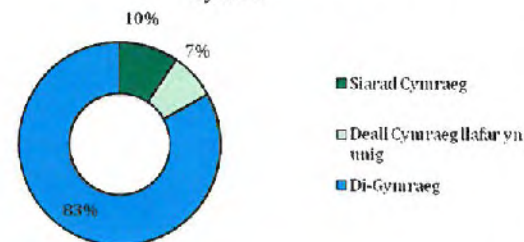
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Y gallu i siarad neu ddeall Cymraeg ymysg oedolion dros 75 oed a aned yng Nghymru, 2011



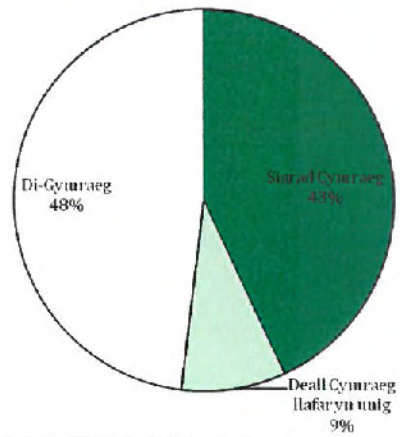
Y gallu i siarad neu ddeall Cymraeg ymysg oedolion dros 75 oed a aned y tu allan i Gymru



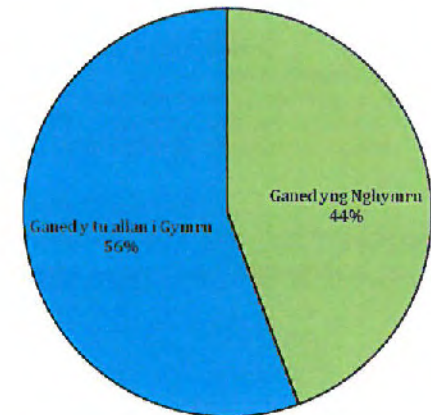
Arfordir Meirionnydd (wardiau Aberdyfi, Abermaw, Bryncrug, Dyffryn Ardudwy, Harlech, Llanbedr, Llangelynnin, Tywyn)

Lleiafrif yn unig o'r boblogaeth sydd wedi eu geni yng Nghymru, sef 44%, ac mae'r ganran yn disgyn i 32% ymhlith pobl rhwng 50 a 74 oed. Er bod mwyafrif mawr o'r bobl a aned yng Nghymru'n gallu siarad Cymraeg, mae'r canrannau'n is na'r hyn ydynt yn rhannau Cymreiclach y sir. Mae'r cwymp o 418 yn nifer y siaradwyr Cymraeg rhwng 2001 a 2011 hefyd ar raddfa fwy na'r yw yn y rhan fwyaf o Wynedd.

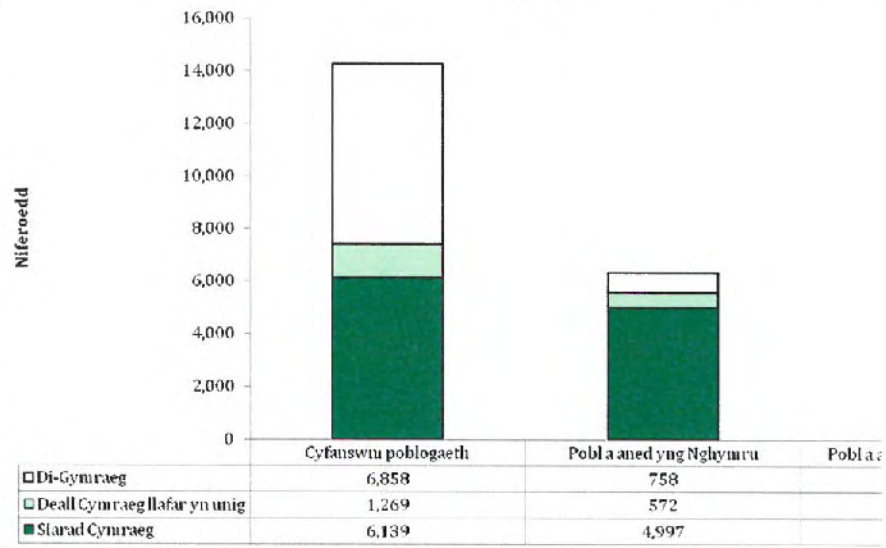
Siaradwyr Cymraeg a rhai sy'n deall Cymraeg llafar yn unig fel
canran o'r boblogaeth, 2011



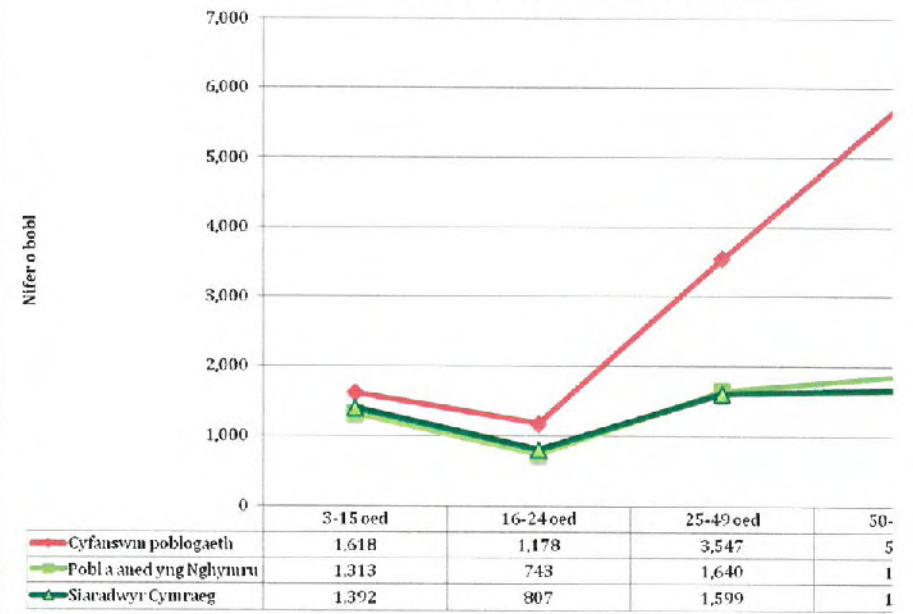
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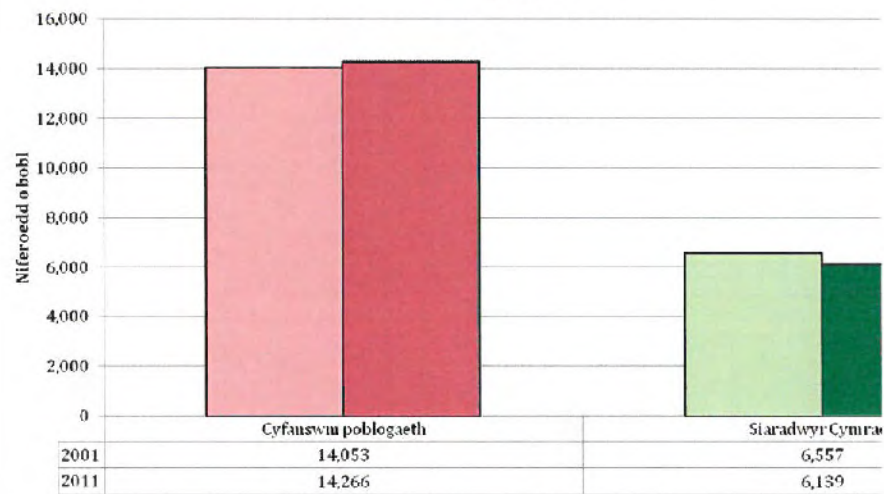
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2011**



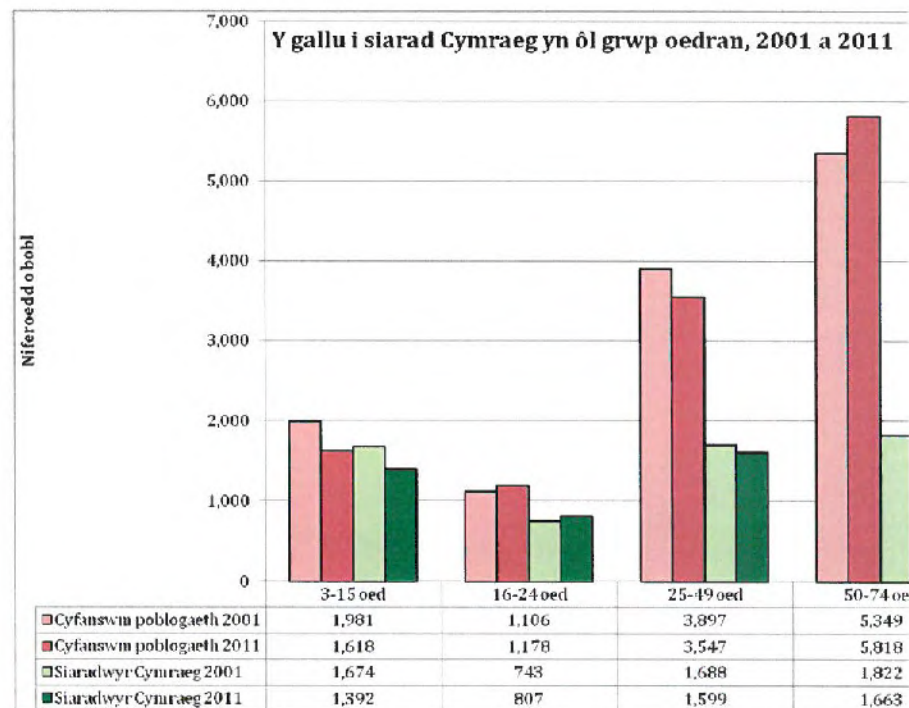
Poblogaeth fesul grwp oedran, 2011



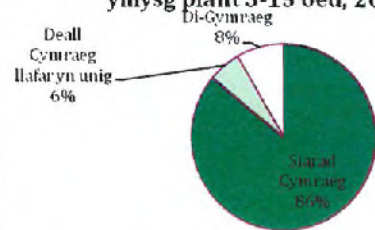
Cyfanswm poblogaeth a niferoedd siaradwyr Cymraeg, a 2011



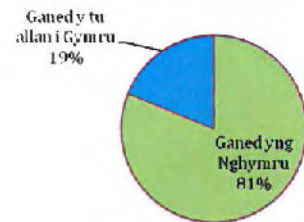
Y gallu i siarad Cymraeg yn ôl grwp oedran, 2001 a 2011



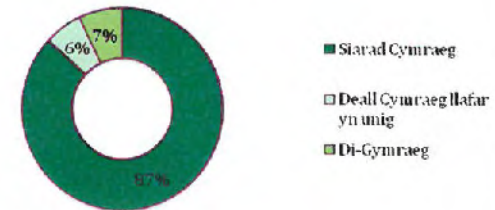
**Y gallu i siarad neu ddeall Cymraeg
ymysg plant 3-15 oed, 2011**



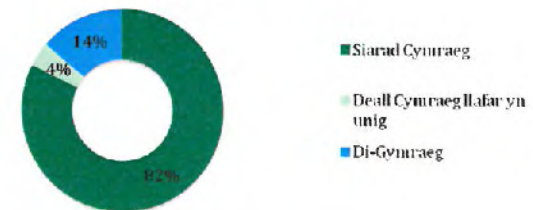
**Y ganran o blant 3-15 oed a aned yng
Nghymru, 2011**



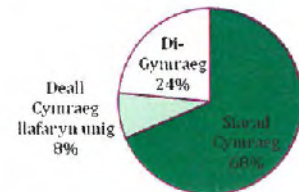
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ymysg plant 3-15 oed a aned yng
Nghymru, 2011**



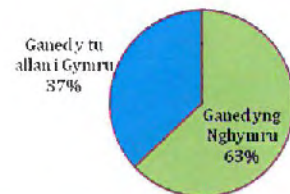
**Y gallu i siarad neu ddeall Cymraeg ymysg
plant 3-15 oed a aned y tu allan i Gymru,
2011**



**Y gallu i siarad neu ddeall Cymraeg
ymysg pobl ifanc 16-24 oed, 2011**



**Y ganran o bobl ifanc 16-24 oed a aned yng
Nghymru, 2011**



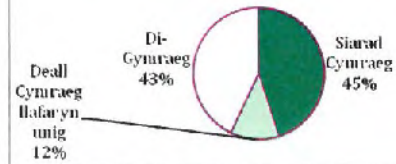
**Y gallu i siarad neu ddeall Cymraeg
ymysg pobl ifanc 16-24 oed a aned yng
Nghymru, 2011**



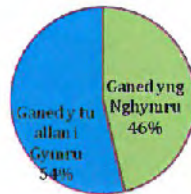
**Y gallu i siarad neu ddeall Cymraeg ymysg
pobl ifanc 16-24 oed a aned y tu allan i
Gymru, 2011**



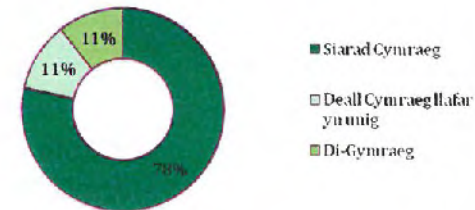
**Y gallu i siarad Cymraeg neu ddeall
Cymraeg ymysg oedolion 25-49
oed, 2011**



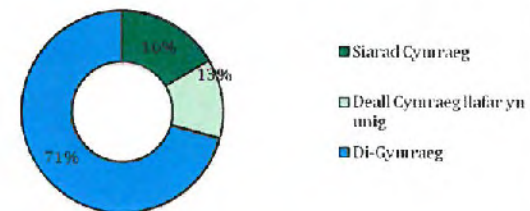
**Y ganran o oedolion 25-49 oed a aned yng
Nghymru, 2011**



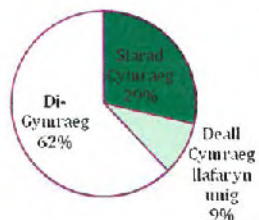
**Y gallu i siarad neu ddeall Cymraeg
ymysg oedolion 25-49 oed a aned yng
Nghymru, 2011**



**Y gallu i siarad neu ddeall Cymraeg ymysg
oedolion 25-49 oed a aned y tu allan i
Gymru, 2011**



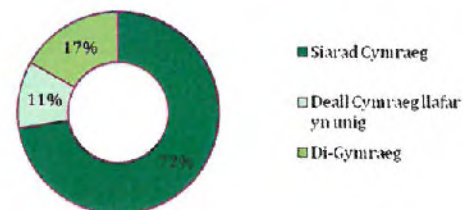
**Y gallu i siarad neu ddeall Cymraeg
ymysg oedolion 50-74 oed, 2011**



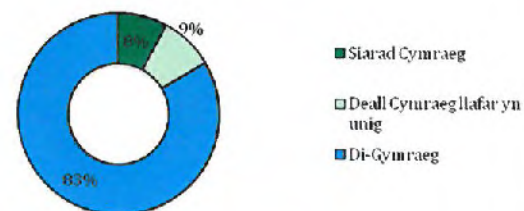
**Y ganran o oedolion 50-74 oed a aned yng
Nghymru, 2011**



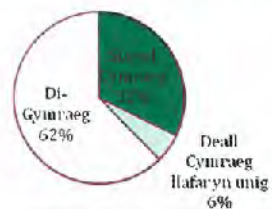
**Y gallu i siarad neu ddeall Cymraeg
ymysg oedolion 50-74 oed a aned
yng Nghymru, 2011**



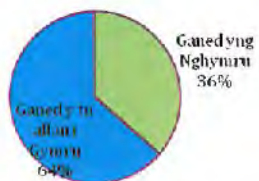
**Y gallu i siarad neu ddeall Cymraeg ymysg
oedolion 50-74 oed a aned y tu allan i
Gymru, 2011**



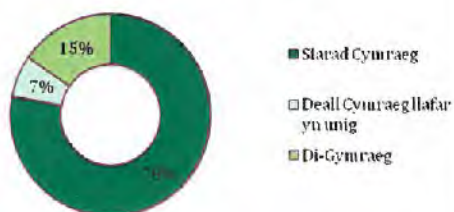
**Y gallu i siarad neu ddeall Cymraeg
ymysg oedolion dros 75 oed, 2011**



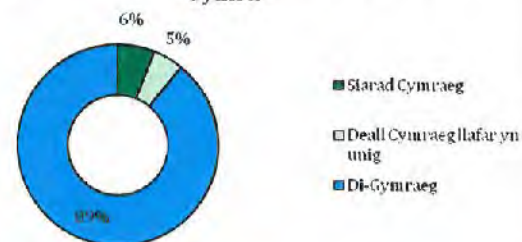
**Y ganran o oedolion dros 75 oed a aned yng
Nghymru, 2011**



**Y gallu i siarad neu ddeall Cymraeg
ymysg oedolion dros 75 oed a aned
yng Nghymru, 2011**



**Y gallu i siarad neu ddeall Cymraeg ymysg
oedolion dros 75 oed a aned y tu allan i
Gymru**



Hanfod

Ymgynghoraeth iailh a gwasanaethau golygyddol



Checklist for Comments on Deposit plan

Person ID: 657 3058

Representation Number: 3058 657

Date Received: 31/3/15

1) Inputting Comments

Has the comment and appendices (including a copy of the original representation) been inputted onto the JDi system? ☒ Y ☐ N

Date: 15/4/15

Officer: Russell Owen

Is there a need for a summary? ☒ Y ☐ N

Is the summary correct? ☒ Y ☐ N (need to ensure the summary includes any changes to the plan being sought)

Date letter for revised summary sent:

Date response received:

Date any amendment to the summary in light of comments received:

2) Translation

Date sent to the Translation Unit: 21/4/15

Date translation received: 27/4/15

Has the translation be inputted onto the JDi system? ☒ Y ☐ N Date: 27/4/15

3) Acknowledgement

Has the comment been acknowledged on JDi system? ☐ Y ☐ N Date:

Notes:

REF NO:

ID:

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

NEED TO SCAN

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	ROBERT L FUECH TONES	
Address	[REDACTED]	
Postcode	[REDACTED]	
Telephone Number	[REDACTED]	
Email address	[REDACTED]	

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)	PS1.3 Housing Provision
Paragraph number (please specify)	
Proposals/ Inset Map (please specify ref no.)	
Constraints Map	
Appendices (please specify)	

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

Objecting	☒	Supporting	☐
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2c. Please provide details of your representation on the Deposit Plan.

Please see the attached letter re Housing

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

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

I am asking for a plan to include the Terraced Houses in Holyhead and elsewhere on the island. Plans should be in place to enable them to be updated and to try to improve our present private housing stock. Cities such as Liverpool are in the process of modernising their centres & population, it is time for us to do the same.

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

To include a radical plan looking at the future for our large stock of terraced houses and working out a plan of action to see them becoming an integral part of our modern housing stock.

2dd. Is the Deposit Plan sound?

Yes ☐ No ☒

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

Procedural				Consistency								Coherence & Effectiveness							
P1	☐	P2	☒	C1	☒	C2	☐	C3	☐	C4	☒	CE 1	☒	CE 2	☐	CE 3	☐	CE 4	☒

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.



I want to speak at a hearing session.



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 explain my thinking about the whole housing issues and the lack of engagement with the local issues.

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

Submission of documents and evidence to the examination



Publish Inspector's report



Plan's adoption



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

A letter of explanation.

Signed

Dated: *26.3.15*

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.

JOINT LOCAL DEVELOPMENT PLAN

ANGLESEY AND GWYNEDD. 2011 TO 2026.

HOUSING PROVISION.

STRATEGIC POLICY PS.13

THE PLAN STATES THAT THERE IS A NEED FOR 7,902 HOUSES TO BE BUILT WITH A LARGE NUMBER OF THESE IN HOLYHEAD.

HOLYHEAD HOUSING IS IN THE MAIN TERRACE HOUSES THAT WERE BUILT OVER A HUNDRED AND FIFTY YEARS AGO DURING THE BOOM TIME TO DO WITH THE RAILWAY AND CROSS CHANNEL FERRIES TO IRELAND BEING STARTED.

They have been the subject to numerous renovation schemes over the years and many of them are damp and in need of further grant money in order to bring them up to a 21st Century standard.

There does not appear to be any radical plans to tackle this need to plan for the future such as the plans they have in cities like Liverpool where streets of terraced houses are being knocked down and replaced with modern terraced houses. The present tenants would be temporarily rehoused and then re located to their original streets in order to maintain their close community.

Surely if this is a Local Development Plan it should include provision for looking at the existing housing stock and not just looking at developing green fields for a population living at present outside of Holyhead.

UNLESS THERE ARE PLANS AND POLICIES TO LOOK AT WHAT WE HAVE AND WHAT NEEDS TO BE DONE IN ORDER TO MOVE FORWARD WITH IMPROVING THE LOCAL RESIDENTS HOUSING THE PLAN IS LACKING AND IS NOT SOUND. WE ARE CLASSIFIED AS A DEPRIVED COMMUNITY AND THE PLAN IS NOT LOOKING AT WHAT CAN BE DONE IN ORDER TO IMPROVE THE PRESENT HOUSING STOCK. WE CANNOT JUST WAIT FOR GRANTS FROM THE ASSEMBLY GOVERNMENT WE NEED TO MAKE OUR OWN PLANS – THEY DO NOT APPEAR TO BE IN THIS HOUSING PROVISION POLICY AND I AM ASKING FOR THEM TO BE INCLUDED.

Yours sincerely,



ROBERT LLEWELYN JONES
County Councillor,

19 Tan Y Bryn Road,
Holyhead, LL65 1AR.

01407 763718

	 CYNGOR SIR YNYS MÔN ISLE OF ANGLESEY COUNTY COUNCIL	For office use only: Representor No. 3083/869 7870 Date received: 31/3/15 don Date acknowledged:
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**Anglesey and Gwynedd Deposit Joint Local Development Plan 2011-2026
Representation Form**

Data Protection

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PART 1: Contact details

	Your details/ Your client's details	Agent's details (if relevant)
Name	Hughes Bros Limited	Alyn Nicholls
Address	c/o Agent	Alyn Nicholls & Associates 
Postcode		
Telephone Number		
Email address		

Guidance Note.

Please set out your comments in Part 2 of this form. Use additional sheets of paper where necessary.
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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)	PS13
Paragraph number (please specify)	
Proposals/ Inset Map (please specify ref no.)	
Constraints Map	
Appendices (please specify)	

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

Objecting	☒	Supporting	☐
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2c. Please provide details of your representation on the Deposit Plan.

869 The balance that is struck between the housing requirement arising within the plan area, environmental constraints and landscape capacity within Policy PS13 will result in a shortfall in new housing. This is highly significant given the need for open market housing, the provision of affordable housing and it will also limit flexibility to cater for different types of residential accommodation, for example housing for older and retired people.

More specifically, there is scope to accommodate additional housing at Bangor and Urban Service Centres such as Llangefni without undermining important environmental or landscape considerations.

870 In addition, the 10% allowance for slippage is too low to ensure that housing needs are met.

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

The identified housing requirement within Policy PS13 is too low to ensure that needs are satisfied.

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

The housing requirement set out in Policy PS13 should be increased. A slippage allowance of 20% should be incorporated within the amount of land allocated within the plan.

2dd. Is the Deposit Plan sound?

Yes ☐ No ☒

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

Procedural				Consistency								Coherence & Effectiveness							
P1	☐	P2	☐	C1	☐	C2	☐	C3	☐	C4	☐	CE 1	☐	CE 2	☒	CE 3	☐	CE 4	☒

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.



I want to speak at a hearing session.



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.

We wish to speak regarding total housing provision, the location of development and policy for student accommodation.

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

Submission of documents and evidence to the examination



Publish Inspector's report



Plan's adoption



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

Signed:

Dated: 31 March 2015

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

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**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.



CYNGOR SIR
YNYS Môn
ISLE OF ANGLESEY
COUNTY COUNCIL

For office use only:

Representor No. 3083/

Date received: 870/

Date acknowledged:

**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	Hughes Bros Limited	Alyn Nicholls
Address	c/o Agent	Alyn Nicholls & Associates
Postcode		
Telephone Number		
Email address		

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

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Paragraph number <i>(please specify)</i>	
Proposals/ Inset Map <i>(please specify ref no.)</i>	
Constraints Map	
Appendices <i>(please specify)</i>	

2b. Are you objecting or supporting the Deposit Plan?			
Objecting	☒	Supporting	☐

2c. Please provide details of your representation on the Deposit Plan.	
The balance that is struck between the housing requirement arising within the plan area, environmental constraints and landscape capacity within Policy PS13 will result in a shortfall in new housing. This is highly significant given the need for open market housing, the provision of affordable housing and it will also limit flexibility to cater for different types of residential accommodation, for example housing for older and retired people. More specifically, there is scope to accommodate additional housing at Bangor and Urban Service Centres such as Llangefni without undermining important environmental or landscape considerations. In addition, the 10% allowance for slippage is too low to ensure that housing needs are met.	

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Submission of documents and evidence to the examination



Publish Inspector's report



Plan's adoption



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

Signed:

Dated: 31 March 2015

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CYNGOR SIR
YNYS MÔN
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COUNTY COUNCIL

Defnydd swyddfa yn unig:

Rhif Cynrychiolydd: 3092/821

Dyddiad derbyn:

Dyddiad cydnabod:

Cynllun Datblygu Lleol ar y Cyd Adnau Ynys Môn a Gwynedd 2011-2026
Ffurflen Sylwadau

Diogelu Data - Y modd y bydd eich sylwadau a'r wybodaeth a roddwch i ni yn cael eu defnyddio. Bydd yr holl wybodaeth a gyflwynir yn cael ei gweld yn llawn gan staff yr Uned Polisi Cynllunio ar y Cyd sy'n ymdrin â'r Cynllun Datblygu Lleol ar y Cyd (CDLI ar y Cyd). Bydd eich enw a'ch sylwadau fel y maent wedi'u nodi yn eich ffurflen sylwadau yn cael eu cyhoeddi, ynghyd ag ymateb y Cyngor. Bydd hyn yn gymorth i ddangos fod yr ymgynghoriad wedi'i wneud yn iawn. Nodwch hefyd y gall y ffurflen hon gael ei rhoi i unrhyw Ymchwiliad Cyhoeddus ar y CDLI ar y Cyd.

Byddai'n well gennym pe baech yn cyflwyno'ch sylwadau'n uniongyrchol ar-lein. Fel arall, gellir llenwi fersiwn electronig o'r ffurflen hon ar-lein yn www.gwynedd.gov.uk/cdll neu www.ynysmon.gov.uk/cdll. Dylech lenwi ffurflenni ar wahân ar gyfer pob sylw yr hoffech ei wneud. Cewch ffurflenni sylwadau ychwanegol gan yr Uned Polisi Cynllunio ar y Cyd drwy ffonio 01286 685003 neu gellir eu llawr lwytho o wefan y Cyngor yn: www.gwynedd.gov.uk/cdll neu www.ynysmon.gov.uk/cdll neu gallwch lungopio'r ffurflen hon. Wrth wneud sylwadau, defnyddiwch dudalennau ychwanegol os oes angen, gan nodi rhif y dudalen yn glir.

RHAN 1: Manylion cyswllt

	Eich manylion/ Manylion eich cleient	Manylion yr Asiant (os yw hynny'n berthnasol)
Enw	Jina Gwyrfaï	
Cyfeiriad		
Cod Post		
Rhif Ffôn		
Cyfeiriad e-bost		

Nodiadau Canllaw

Rhowch eich sylwadau yn Rhan 2 y ffurflen hon. Defnyddiwch dudalennau ychwanegol os oes angen.
Dylech lenwi ffurflenni ar wahân ar gyfer pob sylw yr hoffech ei wneud.

Mae **Cwestiwn 2dd a 2e** yn gofyn am eich barn ar gadernid y Cynllun Adnau. Rhoddir manylion am y profion cadernid a gwybodaeth ychwanegol ar sut cânt eu defnyddio ar dudalen olaf y ffurflen hon.

Os hoffech i newidiadau gael eu gwneud i'r Cynllun Adnau, gofynnwn i chi fod mor benodol â phosib. Er enghraifft, os hoffech i destun newydd gael ei ychwanegu, nodwch y testun newydd ac esboniwch ymhle yr hoffech ei weld yn y Cynllun Adnau a pham. Hefyd, os hoffech ychwanegu polisi neu baragraff newydd neu eu haddasu, nodwch yn glir beth yw'r testun newydd ac esboniwch ymhle yr ydych chi'n meddwl y dylai fynd yn y Cynllun Adnau a pham.

Os hoffech gael gwared o safle neu gynnig addasiadau i safle sydd wedi'i ddynodi yn y Cynllun Adnau neu os hoffech gynnig safle newydd, gofynnwn i chi atodi cynllun graddfa 1:1250 neu 1:2500 sy'n nodi'n glir ffiniau'r safle. Os ydych yn cynnig safle newydd (un nad yw wedi'i gynnwys yn y Cynllun Adnau) rhaid i chi gynnwys asesiad safle manwl gyda'r ffurflen sylwadau yn unol â methodoleg asesu Safle Arfaethedig y Cyngor a'r fframwaith Arfarnu Cynaliadwyedd. Cewch hyd i'r fethodoleg asesu Safle Arfaethedig a'r fframwaith Arfarnu Cynaliadwyedd ar wefan y Cyngor yn: www.gwynedd.gov.uk/cdll neu www.ynysmon.gov.uk/cdll.

Cewch wybodaeth bellach ar y mater hwn gan yr Uned Polisi Cynllunio ar y Cyd ar **01286 685003** neu ar wefan y Cyngor yn: www.gwynedd.gov.uk/cdll neu www.ynysmon.gov.uk/cdll yn y llyfryn 'Canllawiau Safleoedd Amgen'.

Os yw newidiadau arfaethedig i gynllun datblygu yn cael effeithiau sylweddol ar gynaliadwyedd, bydd gofyn i chi ddarparu'r wybodaeth Arfarnu Cynaliadwyedd berthnasol. Rhaid i'r wybodaeth hon fod yn gyson ag ystod a lefel manylder yr Arfarniad Cynaliadwyedd a gynhelir gan y Cynghorau. Dylai hefyd gyfeirio at yr un wybodaeth waelodlin wrth adnabod effeithiau sylweddol tebygol y polisi diwygiedig neu'r safle newydd.

Dylech gynnwys eich holl sylwadau ar y Cynllun Adnau gan nodi eich achos llawn ar y ffurflen swyddogol, gan ddefnyddio dogfennau ychwanegol os oes angen. Os ydych am weld mwy nag un newid ac yn ystyried nad yw'r Cynllun Adnau yn bodloni mwy nag un prawf cadernid, **dylech lenwi ffurflenni ar wahân ar gyfer pob sylw**. Yn yr un modd, os ydych am wneud sylwadau i gefnogi'r Cynllun Adnau neu elfennau unigol o'r Cynllun Adnau byddai'n ddefnyddiol pe baech yn gwneud y sylwadau hyn ar wahân. Nodwch os ydych yn cyflwyno deunydd arall i gefnogi'ch sylwadau.

Yr unig adeg y bydd gennych gyfle i gyflwyno gwybodaeth bellach i'r Ymchwiliad yw os yw'r Arolygwr yn eich gwahodd i ymateb i faterion y mae ef neu hi wedi'u codi. Nodwch na fydd gan yr Arolygwr sylwadau yr ydych wedi'u gwneud mewn ymateb i ymgynghoriadau blaenorol. Os nad ydych yn ystyried bod y Cynllun Adnau yn gadarn ac y dylid ei newid, esboniwch yn glir pam ydych chi'n meddwl bod angen y newidiadau. Os ydych yn meddwl bod angen gwneud newidiadau er mwyn i'r Cynllun Adnau fodloni un neu fwy o'r profion cadernid, dywedwch wrthym pa un / pa rai.

Os yw grŵp yn rhannu barn gyffredin ynghylch sut mae'n dymuno i'r Cynllun Adnau gael ei newid, 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 Adran 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.

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

2a. Ar ba ran o'r Cynllun Adnau yr ydych chi'n gwneud sylwadau?

Polisi rhif (nodwch)	(7.4.) PS13
Paragraff rhif (nodwch)	TAI 1 Tud 123
Cynigion/ Map Mewniod (nodwch y rhif cyfeirnod)	
Map Cyfyngiadau	
Atodiadau (nodwch)	

2b. A ydych yn gwrthwynebu neu gefnogi?

Gwrthwynebu	☒	Cefnogi	☐
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2c. Rhowch fanylion eich sylwadau ar y Cynllun Adnau.

Nid oes angen 7902 o dai newydd
 Nid oes digon o ystyriaeth i'r stoc
 tai presennol - mae ~~gwmoga~~ ^{gwmoga} o (*1,078?
 dai gwag yn y 2sîr, & charnau
 uchel iawn o dai haf - (6%)
 Dylid edrych ar y stoc yma a
 phynnu hwy ofodaeth, addasu
 a rheutu am bris teg i bobl
 leol sy'n methu â fforddio tŷ
 o gwlwynau cynefin
 Wrth reswm mae angen ymlfaent o
 dai newydd, ond mae 8000 yn
 hunan-laddio i'n cymunedau ni
 ac nid oes tŷf pobogaeth i wasaru'n
 ffyrâu hyn—

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

o bosib bydd mwy o dai gwag fel
 canlyniad. A betn am y tai
 "ar werth" sy ddun yn gwerthu?

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 Rhwch fanylion y newidiadau yr hoffech eu gweld i'r Cynllun Adnau

Hoffum weld y Cynghorau yn fwrdd y ffigyrau afresymol hyn am dai newydd, a gweld polisiau cadarn i adfer defnydd tai gwag + chodi brethi ar dai haf i gyllido cyflenwad digonol o dai ar rent i bobol leol, am rent teg (yn ôl eu hincwm) yn eu cymunedau.

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 1	☒	CE 2	☒	CE 3	☐	CE 4	☒
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Rhan 3: Beth sy'n digwydd nesaf?

Ar y cam hwn o broses y CDLI ar y Cyd, dim ond sylwadau ar bapur y gallwch eu gwneud (a elwir yn 'sylwadau ysgrifenedig'). Fodd bynnag, gall yr Arolygwr alw ar y rheini sydd am newid y Cynllun i ymddangos a siarad â'r Arolygwr mewn 'sesiwn gwrandawriad' yn ystod yr Ymchwiliad Cyhoeddus. Dylech gofio y bydd yr Arolygwr yn rhoi'r un pwys i'ch sylwadau ysgrifenedig ag i'r rheini a wnewch ar lafar yn y sesiwn gwrandawriad.

3a. A ydych am i'ch sylwadau gael eu hystyried fel 'sylwadau ysgrifenedig' neu a hoffech siarad mewn sesiwn gwrandawriad yn yr Ymchwiliad Cyhoeddus? (Ticiwch un o'r isod)

Nid wyf am siarad mewn sesiwn gwrandawriad ac rwy'n fodlon i'm sylwadau ysgrifenedig gael eu hystyried gan yr Arolygwr.

Hoffwn siarad mewn sesiwn gwrandawriad.

**3b. Os hoffech siarad, cadarnhewch pam rydych yn ystyried ei bod hi'n angenrheidiol i chi siarad yn y Gwrandawriad.**

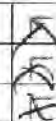
Er mwyn cyflwyno ystadegau diweddar o dan gwaig a hxi haf fel modd i gwrdd â'r arogen (~~os arogen~~) heb ladd cymunedau Cymraeg

3c. A fydddech yn hoffi cael gwybod am y canlynol (Ticiwch y blychau perthnasol)

Cyflwyno'r dogfennau a'r dystiolaeth i'r archwiliad

Cyhoeddi adroddiad yr Arolygydd

Mabwysiadu'r Cynllun



Os ydych wedi darparu dogfennau ychwanegol i gefnogi'ch sylwadau, rhestrwch hwy isod:

Llofnod:

Dyddiedig:

28/3/2015

DIOLCH AM EICH SYLWADAU AR Y CYNLLUN ADNAU

Cofiwch gynnwys unrhyw ddogfennau perthnasol (e.e. Arfarniad Cynaliadwyedd) gyda'r ffurflen hon.

Dylech ddychwelyd ffurflenni sylwadau wedi'u llenwi i'r Uned Polisi Cynllunio ar y Cyd:

AR-LEIN – drwy lenwi'r ffurflen electronig yn www.gwynedd.gov.uk/cdli neu www.ynysmon.gov.uk/cdli

DRWY E-BOST - polisicynllunio@gwynedd.gov.uk

DRWY'R POST - ei hanfon i: Uned Polisi Cynllunio ar y Cyd, Llawr Cyntaf, Swyddfeydd Cyngor Dinas Bangor, Ffordd Gwynedd, Bangor, Gwynedd LL57 1DT

**DYLECH DDYCHWELYD Y FFURFLENNI SYLWADAU DDIM HWYRACH NA 5.00yh ar 31 Mawrth 2015
NI FYDD SYLWADAU A DDERBYNNIR WEDI'R AMSER A'R DYDDIAD YMA YN CAEL EU HYSTYRIED**

Profion Cadernid

Prawf	Profion Gweithdrefnol
P1	Nid yw wedi'i baratoi yn unol â'r Cytundeb Cyflawni yn cynnwys y Cynllun Cyswllt Cymunedol.
P2	Nid yw'r cynllun a'i bolisiâu wedi bod drwy Arfarniad Cynaliadwydd yn cynnwys Asesiad Amgylcheddol Strategol.
	Profion Cysondeb
C1	Mae'n gynllun defnydd tir nad yw'n rhoi ystyriaeth i gynlluniau, polisiâu a strategaethau perthnasol eraill sy'n ymwneud â'r ardal neu ardaloedd cyfagos.
C2	Nid yw'n rhoi ystyriaeth i bolisi cenedlaethol.
C3	Nid yw'n rhoi ystyriaeth i Gynllun Gofodol Cymru.
C4	Nid yw'n rhoi ystyriaeth i'r strategaeth gymunedol berthnasol.
	Profion Cydlyniad ac Effeithiolrwydd
CE1	Nid yw'r cynllun yn gosod strategaeth gydlynol ble mae ei bolisiâu a'i ddynodiadau yn llifo'n rhesymegol ohono a/neu pan fo materion trawsffiniol yn berthnasol, nid yw'n gydnaws â'r cynlluniau datblygu a ddarparwyd gan awdurdodau cyfagos.
CE2	Nid yw'r strategaethau, y polisiâu na'r dynodiadau'n realistig nac yn briodol o ystyried y dewisiadau amgen a/neu nid ydynt wedi'u seilio ar sail tystiolaeth gredadwy.
CE3	Nid oes mecanwaith clir ar gyfer gweithredu a monitro.
CE4	Nid yw'n rhesymol hyblyg i alluogi iddo ymdrin ag amgylchiadau sy'n newid.

Noda Deddf Cynllunio a Phrynu Gorfodol 2004 mai pwrpas ymchwiliad i Gynllun Datblygu Lleol (y Cynllun) yw ystyried a yw'n "gadarn". Golyga hyn y dylai unrhyw un sydd am roi sylwadau ar y Cynllun Adnau neu wrthwynebu iddo geisio dweud pam nad yw'n gadarn a beth sydd ei angen er mwyn ei wneud yn gadarn. Yn y cyd-destun hwn, gellir ystyried cadarn i olygu ei ystyr gwreiddiol o "*dangos barn dda*" a "*y gellir ymddiried ynddo*". Er mwyn asesu'r Cynllun Adnau, rydym yn defnyddio'r 10 prawf uchod. Bydd y Cynllun Adnau yn cael ei archwilio gan Arolygwr annibynnol a benodir gan Lywodraeth Cymru a thasg yr Arolygwr fydd ystyried a yw'r Cynllun yn gadarn.

Os ydych yn cynnig newid i'r Cynllun Adnau, fe ddylech nodi'n glir pa brawf/brofion cadernid y credwch y mae'r Cynllun Adnau yn ei fethu/eu methu. Mae'r profion mewn tri grŵp – 'Gweithdrefnol' (dau prawf); 'Cysondeb' (pedwar prawf) a 'Cydlyniad ac Effeithiolrwydd' (pedwar prawf). Os hoffech wneud sylwadau ar y ffordd y mae'r Cynghorau wedi paratoi'r Cynllun Adnau, mae'n debygol y byddai'ch sylwadau neu'ch gwrthwynebiadau yn disgyn o dan un o'r profion gweithdrefnol. Os hoffech wneud sylwadau neu wrthwynebu i gynnwys y Cynllun Adnau, gallai fod yn gymorth i chi edrych ar y profion 'cysondeb' a 'cydlyniad ac effeithiolrwydd'.

3092/1754

From: [REDACTED] on behalf of [REDACTED]
Sent: 17 February 2015 11:29
To: Polisi Cynllunio
Subject: Ymgynghoriad Cyhoeddus Cynllun Adnau / Cynllun Datblygu Lleol ar y cyd – Gwynedd a Môn

I Sylw Cyngor Gwynedd a Chyngor Sir Ynys Môn -

Rwyf yn bryderus iawn o'r hyn sydd yn cael ei gynnig yng Nghynllun Datblygu Lleol siroedd Gwynedd ac Ynys Môn, ac oblygiadau hynny i ddyfodol cymunedau Cymraeg y ddwy sir.

Mae'r cynllun am weld tir yn cael ei rhyddhau er mwyn adeiladu ychydig yn llai na 8000 o unedau tai. Rwyf yn grediniol fy marn bod y ffigwr hwn yn anghywir, a bod angen selio'r Cynllun Datblygu ar anghenion tai'r boblogaeth leol. Yn fy nhyb i, nid oes digon o waith wedi ei gwblhau er mwyn mesur beth yn union yw anghenion tai'r trigolion lleol yn y ddwy sir.

Rwyf hefyd yn grediniol fy marn, nad oes digon o waith ymchwil wedi ei gwblhau er mwyn deall beth yn union fyddai oblygiadau gweithredu'r Cynllun Datblygu ar ddyfodol ein cymunedau Cymraeg bregus.

Mae dyletswydd foesol ar Gynghorau Sir Gwynedd ac Ynys Môn i wneud popeth yn eu gallu i osod y Gymraeg a dyfodol cymunedau Cymraeg yn ganolog yn y Cynllun Datblygu, rwyf yn grediniol fy marn nad yw hyn wedi digwydd yn y broses o lunio'r Cynllun.

Mae angen i'r ddau Gyngor wrando ar lais democrataidd y bobol yn y broses ymgynghorol a gweithredu ar hynny.

Edrychaf ymlaen at dderbyn eich ymateb i fy mhryderon.

Yn gywir,

jina gwyrfai

[REDACTED]

Davies Nia Haf (Rh-CTGC)

3094/1706

From: Jones Gerallt (Rh-CTGC) on behalf of Polisi Cynllunio
Sent: 31 March 2015 14:26
To: Davies Nia Haf (Rh-CTGC)
Subject: FW: Ymgynghoriad Cyhoeddus Cynllun Adnau / Cynllun Datblygu Lleol ar y cyd – Gwynedd a Môn

From: [REDACTED] **On Behalf Of** [REDACTED]
Sent: 31 March 2015 14:24
To: Polisi Cynllunio
Subject: Ymgynghoriad Cyhoeddus Cynllun Adnau / Cynllun Datblygu Lleol ar y cyd – Gwynedd a Môn

I Sylw Cyngor Gwynedd a Chyngor Sir Ynys Môn -

Rwyf yn bryderus iawn o'r hyn sydd yn cael ei gynnig yng Nghynllun Datblygu Lleol siroedd Gwynedd ac Ynys Môn, ac oblygiadau hynny i ddyfodol cymunedau Cymraeg y ddwy sir.

Mae'r cynllun am weld tir yn cael ei rhyddhau er mwyn adeiladu ychydig yn llai na 8000 o unedau tai. Rwyf yn grediniol fy marn bod y ffigwr hwn yn anghywir, a bod angen selio'r Cynllun Datblygu ar anghenion tai'r boblogaeth leol. Yn fy nhyb i, nid oes digon o waith wedi ei gwblhau er mwyn mesur beth yn union yw anghenion tai'r trigolion lleol yn y ddwy sir.

Rwyf hefyd yn grediniol fy marn, nad oes digon o waith ymchwil wedi ei gwblhau er mwyn deall beth yn union fyddai oblygiadau gweithredu'r Cynllun Datblygu ar ddyfodol ein cymunedau Cymraeg bregus.

Mae dyletswydd foesol ar Gyngorau Sir Gwynedd ac Ynys Môn i wneud popeth yn eu gallu i osod y Gymraeg a dyfodol cymunedau Cymraeg yn ganolog yn y Cynllun Datblygu, rwyf yn grediniol fy marn nad yw hyn wedi digwydd yn y broses o lunio'r Cynllun.

Mae angen i'r ddau Gyngor wrando ar lais democrataidd y bobol yn y broses ymgynghorol a gweithredu ar hynny.

Edrychaf ymlaen at dderbyn eich ymateb i fy mhryderon.

Yn gywir,

Eirwen Williams
[REDACTED]

Davies Nia Haf (Rh-CTGC)

3095/1756

From: [REDACTED] on behalf of [REDACTED]
Sent: 31 March 2015 16:55
To: Polisi Cynllunio
Subject: Ymgynghoriad Cyhoeddus Cynllun Adnau / Cynllun Datblygu Lleol ar y cyd – Gwynedd a Môn

I Sylw Cyngor Gwynedd a Chyngor Sir Ynys Môn -

Rwyf yn bryderus iawn o'r hyn sydd yn cael ei gynnig yng Nghynllun Datblygu Lleol siroedd Gwynedd ac Ynys Môn, ac oblygiadau hynny i ddyfodol cymunedau Cymraeg y ddwy sir.

Mae'r cynllun am weld tir yn cael ei rhyddhau er mwyn adeiladu ychydig yn llai na 8000 o unedau tai. Rwyf yn grediniol fy marn bod y ffigwr hwn yn anghywir, a bod angen selio'r Cynllun Datblygu ar anghenion tai'r boblogaeth leol. Yn fy nhyb i, nid oes digon o waith wedi ei gwblhau er mwyn mesur beth yn union yw anghenion tai'r trigolion lleol yn y ddwy sir.

Rwyf hefyd yn grediniol fy marn, nad oes digon o waith ymchwil wedi ei gwblhau er mwyn deall beth yn union fyddai oblygiadau gweithredu'r Cynllun Datblygu ar ddyfodol ein cymunedau Cymraeg bregus.

Mae dyletswydd foisol ar Gynghorau Sir Gwynedd ac Ynys Môn i wneud popeth yn eu gallu i osod y Gymraeg a dyfodol cymunedau Cymraeg yn ganolog yn y Cynllun Datblygu, rwyf yn grediniol fy marn nad yw hyn wedi digwydd yn y broses o lunio'r Cynllun.

Mae angen i'r ddau Gyngor wrando ar lais democrataidd y bobol yn y broses ymgynghorol a gweithredu ar hynny.

Edrychaf ymlaen at dderbyn eich ymateb i fy mhryderon.

Yn gywir,

Elwyn Williams

[REDACTED]