



For office use only:

Representor No. 1164/1460

Date received: 31/3/15
ebow

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	Alex Badley	Keith Warren
Address	[REDACTED]	Asbri Planning Ltd [REDACTED]
Postcode	[REDACTED]	[REDACTED]
Telephone Number	[REDACTED]	[REDACTED]
Email address	[REDACTED]	[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)	PS 13
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.

Over the previous 10 years, Gwynedd has achieved an average completion rate of 190 dwellings. However, this has largely reflected slow growth rates during a recessionary period. It is noted that rates exceeded 250 a year between 2007-08 (250), and 2008-09 (287). It is therefore reasonable to anticipate that in an improving market completion rates will once again exceed 250 dwellings. This would be in excess of the provision which is allowed for in the Deposit Plan.

A baseline requirement under the policy provides for 2,604 dwellings to be delivered between 2011 and 2018, with further growth of 5,298 between 2018 and 2026. This appears to be an underprovision in view of the TAN 1 provisions where a 5 year supply will be required immediately on adoption of the Plan.

See attached Submission document for further details.

*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).

We **object to Policy PS13** on the grounds that the housing requirement places too much emphasis on the 2011 Household projections and environmental capacity issues. As such the figure originally included in the Preferred Strategy, i.e. 7,665 together with a further 10% slippage allowance, should be reinstated as a minimum requirement.

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

The figure originally included in the Preferred Strategy, i.e. 7,665 together with a further 10% slippage allowance, should be reinstated as a minimum requirement.

To meet the 5 year residual requirement (5 x 479), 2,395 dwellings should be identified as a minimum, in the period 2014 to 2018. This is in addition to the 917 completed 2011-14 in both authority areas.

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. C2, CE2*

Procedural				Consistency								Coherence & Effectiveness							
CE1	CE4	P2		C1		C2		C3		C4					x			CE	
												1			2		3		

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 discuss the merits of the site and the need to identify the site as a housing land allocation to meet the requirements for future growth in Abersoch

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:

Submission Document

Sustainability Appraisal

Signed:

Dated: 31st March 2015

THANK YOU FOR YOUR COMMENTS ON THE DEPOSIT PLAN

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 &
Gwynedd (2011 – 2026)
Deposit Plan

**Land at Hen Dy Farm,
Abersoch**
**Representations Submitted
on behalf of Mr Alex Badley**

March 2015

Section 1

Introduction

Section 2

Characteristics of the Site

Section 3

Comments on the Strategy

Section 4

Comments on Housing Provision

Section 5

Comments on Housing in Local Service Centres

Section

Comments on Site Assessment Process

Section 6

Conclusion

Appendix 1 – Site Location Plan

Appendix 2 – SA/SEA Matrix

Introduction

- 1.1 These representations comment on the Anglesey & Gwynedd Joint Local Development Plan 2011-2026 Deposit Plan on behalf of Mr Alex Badley.
- 1.2 The site at Hen Dy Farm, Abersoch was promoted rigorously, as a Candidate Site – SP 830, and through representations on the LDP Preferred Strategy. We are therefore disappointed that the site has not emerged as a housing or mixed housing/tourism allocation in the Deposit Plan. For the reasons given in this Submission Statement, and in the accompanying Representation Forms, we consider that its release for housing development should be made as it clearly meets the provisions of the Deposit Plan as a sustainable site in a Local Service Centre - Abersoch.
- 1.3 We therefore wish to see the site included as a residential land allocation in future Focused Changes to the Plan and we therefore welcome this opportunity to formally submit representations to demonstrate the compatibility of the site with the Deposit Plan strategy and its credentials in terms of sustainability and deliverability.
- 1.4 The Statement is structured as follows:
 - In Section 2 we describe the characteristics of the site;
 - In Section 3 we comment on the Strategy;
 - In Section 4 we comment on Housing Provision;
 - In Section 5 we discuss Housing in Local Service Centres;
 - In Section 6 we comment on the Site Assessment Process
 - Our Conclusions are highlighted in Section 7.

Site Characteristics

- 2.1 The site is 3.2 hectares in area and lies between two unclassified roads which emerge from the built-up area of Abersoch. The site area is occupied by three parcels of rough grazing land, contained by hedgerows. The land is gently sloping, rising generally from the south-west to north-east.
- 2.2 To the south lies a road which links Abersoch with Llanengan, some 3 kilometres to the south-west and represents an extension of Lon Engan which serves the neighbouring residential area to the south-east of the site. The road is limited in width with no footways. However, land either side is in the control of the site promoter and work previously undertaken by NH Consult has established that adequate widths, together with a suitable form of access and required vision splays could be achieved. This access would be located in the western part of the site.
- 2.3 In the north-east of the site is a field access which lies opposite the access road to Hen Dy Farm. Here, the unclassified road referred to in the previous paragraph, serves a grouping of residential properties either side of a caravan park. The road, which runs along the northern site boundary, is a single lane carriageway which narrows to the east, in a 'pinch point'. Beyond this to the east it serves residential cul de sacs, including Tan y Gaer.
- 2.4 It has been suggested through previous submissions that, as part of the proposals, this access be restricted to an emergency/ footpath route, with the main access through the proposed residential development, via the improvements proposed above, which would also serve the caravan park, and existing residential uses. The northern part of the site would accommodate car parking to serve the proposed leisure uses at Hen Dy Farm.

The Strategy and Strategic Policies

- 3.1 We generally support the Strategy which identifies a Settlement Hierarchy based on rankings set out in Topic Paper 5: Developing the Settlement Strategy. In this context the Strategy proposes:
- ***An emphasis on developing the Sub Regional Centre and the Urban and Local Service Centres, where environmental, social and infrastructure constraints allow.***
- 3.2 Abersoch is defined as a Local Service Centre and this submission will demonstrate that there is a need for further development which should not be restricted by the environmental, social and infrastructure constraints referred to. The development proposed at Hen Dy Farm would complement the strong network of settlements which make the plan area more efficient in terms of access to jobs, affordable homes and services, including tourism and leisure.
- 3.3 There is consequently a need for an appropriate release of development land in Abersoch rather than a total restriction of growth as is proposed.
- 3.4 The development would meet the provisions of Strategic Policy PS5: Sustainable Development for the following reasons:
1. It would accord with national policy as development of an appropriate scale in a recognised Service Centre;
 2. It would alleviate the causes of climate change and adapt to impacts in accordance with Strategic Policy PS6, and is not located in a flood risk area;
 3. It would give priority to effective use of land and infrastructure in accordance with Strategic Policy PS15;
 4. It would promote greater self containment of centres and villages by contributing to a balanced community that are supported by sufficient services;
 5. It would protect and promote the use of the Welsh Language in accordance with Strategic Policy PS1 by providing for local needs and stemming population loss;
 6. It would preserve and enhance the quality of the built and historic environment in accordance with Strategic Policy PS17;

7. It would seek to protect and improve the quality of the natural environment by retaining features on site, and suitable mitigation measures, in line with Strategic Policy PS17;
8. It would reduce the effect on local resources, avoiding pollution and incorporating sustainable building principles;
9. It would seek to reduce water use, manage flood risk and maximise opportunities for sustainable drainage;
10. It would meet the needs of the local population in terms of quality, types, tenure and affordability of housing in accordance with Strategic Policy PS13;
11. It would promote a varied and responsive local economy in accordance with Strategic Policy PS10;
12. It would support the local economy and businesses by the provision of live/work units where appropriate in accordance with Strategic Policy PS10;
13. It would reduce the need to travel and encourage walking, cycling and public transport in accordance with Strategic Policy PS4;
14. It would promote high standards of design that make a positive contribution to the local area in accordance with Policy PCYFF2.

Housing Provision

- 4.1 Strategic Policy PS13: Housing Provision, states that:
'Based on the level of anticipated housing need, balanced against deliverability, environmental constraints and landscape capacity, the Council's will make provision for a requirement of 7,184 housing units between 2011 and 2026. This requirement will be met by identifying opportunities for around 7,902 housing units to enable a 10% slippage allowance.'
- 4.2 We note from the accompanying Topic Paper 4A – Describing Housing Growth – Update, that the Welsh Government 2011 –based Household and Population projections have been referred to in justifying a lower level of growth to that previously proposed in the Preferred Strategy. The Preferred Strategy proposed 7,665 dwellings , excluding the slippage/flexibility allowance.
- 4.3 The Preferred Strategy therefore allowed for an annual requirement of 511 rather than 479 which is currently proposed. Of the current 7,184 dwellings required under Policy PS13, 3,472 are apportioned to Anglesey, with 3,712 required in Gwynedd. As a consequence an annual completion rate in Gwynedd of 247 dwellings is targeted.
- 4.4 Over the previous 10 years, Gwynedd has achieved an average completion rate of 190 dwellings. However, this has largely reflected slow growth rates during a recessionary period. It is noted that rates exceeded 250 a year between 2007-08 (250), and 2008-09 (287). It is therefore reasonable to anticipate that in an improving market completion rates will once again exceed 250 dwellings. This would be in excess of the provision which is allowed for in the Deposit Plan.
- 4.5 In a letter dated 17th April 2014, Welsh Government Planning Minister Carl Sargeant wrote to planning officers, council chiefs and cabinet members with responsibility for planning, urging them to be careful in the way they use the 2011 household projections. The letter stated that :
"The assumptions underlying these projections are based on past trends which have been significantly affected by recent past economic conditions resulting from the global economic crisis. As a consequence they may give rise to lower household projections and higher household sizes than in previous projections; it is important that this is borne in mind when using the projections for planning purposes."

- 4.6 The letter further goes on to state that it would not be prudent for local development plans, looking 15-20 years ahead, to replicate a period of exceptionally poor economic performance, and it was stressed that:
- “For the avoidance of any future doubt, local planning authorities must seek to provide for the level of housing required as a result of the analysis of all relevant sources of evidence rather than relying solely on the Welsh Government’s household projections.”***
- 4.7 In view of the above we therefore **object to Policy PS13** on the grounds that the housing requirement places too much emphasis on the 2011 Household projections and environmental capacity issues. As such the figure originally included in the Preferred Strategy, i.e. 7,665 together with a further 10% slippage allowance, should be reinstated as a minimum requirement.
- 4.8 It is also noted that a baseline requirement under the policy provides for 2,604 dwellings to be delivered between 2011 and 2018, with further growth of 5,298 between 2018 and 2026.
- 4.9 This appears to be disproportionate in view of the TAN 1 provisions where a 5 year supply will be required immediately on adoption of the Plan. To meet the residual requirement (5 x 479), 2,395 dwellings should be identified as a minimum, in the period 2014 to 2018. This is in addition to the 917 completed 2011-14 in both authority areas.
- 4.10 Given that overall numbers should be increased we suggest that the baseline figure should be 3,500 dwelling units. Otherwise the Plan fails to meet Test of Soundness C2 in not having regard to national policy.
- 4.11 This would further place an emphasis on attractive and readily developable sites which are capable of contributing to a 5 year land supply, including the site being promoted.

Housing in Local Service Centres

- 5.1 Whilst we acknowledge and support the identification of Abersoch as a Local Service Centre, **we object to Policy TAI15** on the grounds that no sites are identified as housing land allocations within the settlement. We also object on the grounds that the site promoted is excluded from the schedule of housing allocations under this policy.
- 5.2 It is stated under Policy PS15: Settlement Strategy that at least 20% of the Plan's growth will be accommodated in Local Service Centres. In the related text it is stated that the provision will be made through *'commitments and new allocations including allocating key housing sites (open market housing with a proportion of affordable provision). In addition windfall sites within the development boundary can be permitted.'*
- 5.3 We contend that insufficient provision is made in the local service centre of Abersoch as there is limited scope within the existing settlement boundary to provide for local housing needs, including affordable housing.
- 5.4 By not providing for necessary growth in such a sustainable settlement the Deposit Plan fails Test of Soundness CE2 as the policies and allocations are not realistic and appropriate having considered the relevant alternatives and are not founded on a robust and credible evidence base.
- 5.5 Elsewhere in Wales local planning authorities have brought in additional sites as a result of Inspectors' concerns regarding allocations not reflecting settlement strategies. An example is the Brecon Beacons LDP where insufficient growth was originally allowed for in service centres such as Sennybridge, Crickhowell and Talgarth. These centres are of a similar scale, and bear comparison with Abersoch.
- 5.6 In order to avoid a similar situation occurring we therefore propose that the site in question should be allocated for 90 dwellings in subsequent Focused Changes. This would be of a scale compatible with the role and function of Abersoch and its status as a Local Service Centre.

The Site Assessment Process

- 6.1 In this Section we comment on the site assessment process carried out in respect of the land at Hen Dy Farm, Abersoch. We also refer to the SA/SEA site assessment which has been carried out as a requirement in submitting the 'Alternative Site' proposed.
- 6.2 The reasons for excluding the site (SP830) are given in the Site Assessment Schedule as follows:
- *Submission is for two separate sites for tourism and housing; land to the north of and to the west of Tan y Gaer estate.*
 - *The site to the north of Tan y Gaer does not form a logical extension to the settlement and development in this location is considered to be undesirable encroachment into the open countryside, and therefore will not be taken forward to the JLDP.*
 - *No allocation is required in the settlement as there is a sufficient land bank and windfall opportunities to meet the settlement's housing needs.*
 - *In terms of tourism no allocation is required. Acceptability can be determined through the planning application process judging the proposal against policy criteria found in the Plan.*
- 6.3 The above are strongly disputed for reasons given in previous sections of this submission document, particularly the statement to the effect that no allocation is required in the settlement.
- 6.4 Whilst tourism uses could be pursued on the northern site in the absence of a specific site allocation, it is related to the proposed housing as an improved access and car parking would be required via the housing site. Advice in Planning Policy Wales seeks to encourage mixed use allocations in order to achieve a more sustainable use of land.
- 6.5 In the Council's assessment the emphasis seems to be on the northern site as representing an encroachment into the open countryside. This does not apply to the western site as it is partly enclosed by existing dwellings and tourism uses. In any event tourism uses on the northern

site would largely retain its open nature. We are nevertheless excluding the northern site from the Alternative Site submission.

- 6.6 We have considered the site against the Plan's Sustainability Objectives, and provide an assessment which is included in Appendix 2. This shows that 2 ++ scores would result; 6 + scores, 2 +/- scores and 1 0 (neutral) score.

Conclusions

- 7.1 This representation is made by Asbri Planning Limited on behalf of Mr Alex Badley. We are promoting land at Hen Dy Farm, Abersoch as an Alternative Site in view of the stance adopted by Gwynedd Council in not allocating the site for housing, and indeed, not allowing for further housing land allocations in Abersoch..
- 7.2 These submissions have considered the content of the Plan and the various Background publications and can conclude that the release of the site for housing would be compatible with Strategic Policies.
- 7.3 We object to Policy PS13, where, for the reasons given, we consider that the housing requirement should be increased from 7,184 to 7,665 in accordance with the previous Preferred Strategy.
- 7.4 We also object to Policy TAI 15 on the basis of the exclusion of the site as a housing land allocation, and also for the reason that no new sites are proposed to accommodate the future housing needs of Abersoch.
- 7.5 As a consequence we consider that the Plan fails the Tests of Soundness C2 (not having regard to National Policy) and CE2 (the policies and allocations are not appropriate and not founded on a robust evidence base). A Sustainability Assessment under the plan's SA/SEA objectives has confirmed that the allocation of the site would meet the requirements and would compare favourably with sites elsewhere which are proposed to be allocated.
- 7.6 We therefore request that the site is considered in future Focused Changes, where a need will exist to re-appraise the need for housing in the settlement of Abersoch in order to maintain and enhance its role as a Local Service Centre.

Appendix 1 – Site Location Plan

Appendix 2 – Sustainability Appraisal Matrix

3216/
1729

Davies Nia Haf (Rh-CTGC)

From: [REDACTED] on behalf of [REDACTED]
Sent: 18 February 2015 19:36
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,

Trefor Jones-Morris

[REDACTED]

3217/
1771

Davies Nia Haf (Rh-CTGC)

From: [REDACTED] on behalf of [REDACTED]
Sent: 18 February 2015 19:29
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,

Medwen Brookes
[REDACTED]

3218/1730

Davies Nia Haf (Rh-CTGC)

From: [REDACTED] on behalf of [REDACTED]
Sent: 18 February 2015 14:56
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,

Robert James
[REDACTED]

3219 /
1731

Davies Nia Haf (Rh-CTGC)

From: [REDACTED] on behalf of [REDACTED]
Sent: 18 February 2015 16:31
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,

Eleri Jenkins-Edwards

[REDACTED]

3222/1772

Davies Nia Haf (Rh-CTGC)

From: [REDACTED] on behalf of [REDACTED]
Sent: 18 February 2015 16:20
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,

Mared Roberts
[REDACTED]

3223/
1732

Davies Nia Haf (Rh-CTGC)

From: [REDACTED] on behalf of [REDACTED]
Sent: 18 February 2015 15:47
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,

Gwen Gruffudd

[REDACTED]

3224/

1711

Davies Nia Haf (Rh-CTGC)

From: [REDACTED] on behalf of [REDACTED]
Sent: 18 February 2015 15:05
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,

Alan Tangi

[REDACTED]

3225 /
1733

Davies Nia Haf (Rh-CTGC)

From: [REDACTED] on behalf of [REDACTED]
Sent: 18 February 2015 15:04
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,

Lleuwen Steffan

[REDACTED]

3226 /
1734

Davies Nia Haf (Rh-CTGC)

From: [REDACTED] on behalf of [REDACTED]
Sent: 18 February 2015 10:28
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,

Gwilym John

[REDACTED]

3227/
1773

Davies Nia Haf (Rh-CTGC)

From: [REDACTED] on behalf of [REDACTED]
Sent: 18 February 2015 14:34
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,

Eiri sion
[REDACTED]

3228/
1774

Davies Nia Haf (Rh-CTGC)

From: [REDACTED] on behalf of [REDACTED]
Sent: 18 February 2015 13:31
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,

Hefin Jones

[REDACTED]

3237/
1775

Davies Nia Haf (Rh-CTGC)

From: [REDACTED] on behalf of [REDACTED]
Sent: 18 February 2015 11:46
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,

Llio Davies

[REDACTED]

3242/
1737

Davies Nia Haf (Rh-CTGC)

From: [REDACTED] on behalf of [REDACTED]
Sent: 18 February 2015 00:41
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,

Euros ap Hywel

3247/
1777

Davies Nia Haf (Rh-CTGC)

From: [REDACTED] on behalf of [REDACTED]
Sent: 17 February 2015 21:31
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,

Mari Gwent Roberts
[REDACTED]