	CYNGOR SIR YNYS MÔN ISLE OF ANGLESEY COUNTY COUNCIL	*For office use only:* *Representor No.* 1645/895 *Date received:* 31/3/15 *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		Mark Roberts
Address		Barton Willmore [redacted]
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 Section1 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)*	PS15 Settlement Strategy
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	x	Supporting	

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

PS15 Settlement strategy

The seeks to direct 55% of the Settlement Strategy Plan's housing growth to the sub-regional centre of Bangor, along with the urban service centres of Amlwch, Caergybi, Caernarfon, Llangefni, Blaenau Festiniog, Porthmadog and Pwlleli.

The urban service centres are diverse in terms of their size by population, role and function and availability of employment, leisure, retail, and other key services as well as their general accessibility by modes of travel other than the private car.

The plan should ensure that housing growth is directed to the largest settlements and areas on a proportional basis reflecting those settlements, size, role and function.

At present, it does not appear that the distribution of housing reflects the disparate size, role and function of settlements, and this is evident from the proposed allocations within Policy TAI14 later.

The remaining 45% of housing is to be distributed across the Plan area with 20% to local service centres and a further 25% to small villages and clusters. Whilst we recognise the need to provide housing across the Plan area, the provision of 45% of the housing requirement to small villages, settlements and clusters will result in a significant dispersal and diffusion of housing provision. This will result in housing provision to areas, with having limited opportunities for modes of travel other than the private car as well as limited opportunities for employment and key services and facilities, compared to the Urban Service Centres.
Furthermore, a larger proportion 25% of the housing requirement is to be directed to the lowest order settlements. This overall results in an "hour glass" form of spatial distribution.

The Policy therefore does not comply with Test of Soundness C2 as it does not comply with Planning Policy Wales & CE2 as it is not realistic having regard to other alternatives. Also the policy proposals does not reflect the approach of the WSP failing Test of Soundness C3.

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.

Proposed Change

We consider that the housing spatial strategy should seek to direct at least 60% of the housing provision to the Sub Regional/Urban Service Centres, 25% to the local service centres and 15% to the villages and clusters. This will ensure that housing provision is directed to the most sustainable settlements in terms of access to employment, services, and day to day facilities by modes of travel other than the private car.

2dd. Is the Deposit Plan sound?

Yes	☐	No	X

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	X	C3	☐	C4	☐	CE 1	☐	CE 2	X	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.	X

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	X
Publish Inspector's report	X
Plan's adoption	X
If additional documents have been provided to support your representations, please list below:	

Signed [redacted]	**Dated:31/03/2015**

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.

Sylwadau Dros y We / Representations via the Internet

Rhif Sylw / Rep Id: **284**

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

Rhan: **POLISI STRATEGOL PS15**

Section: **STRATEGIC POLICY PS15**

Math / Type: **Gwrthwynebu / Object**

Crynodeb o'r Sylw:

Strategaeth aneddleoedd

Representation Summary:

Dwellings strategy

Sylw Llawn / Full Representation:

Strategaeth aneddleoedd

Newid(iadau) i'r Cynllun

Lleihau'r niferoedd a ganiateir yn y canolfannau mawr a chynyddu'r biferoedd yn y clystyrau a'r ardaloedd g

Change(s) to the Plan

Reduce the numbers approved in the large centres, and increase the numbers in the clusters and the rural areas

Profion Cadernid / Soundness Tests: vi

2760/911

27/3/15 ebost

Ymateb i'r Cynllun Datblygu ar y Cyd
Ar ran CPERA – Cymdeithas Pobl Eithinog Residents' Association, ac felly'n adlewyrchu barn nifer o drigolion lleol

Dr Elin Walker Jones
Cynghorydd ward Glyder
Cadeirydd CPERA

Rwy'n derbyn fod angen am dai ar gyfer pobl lleol yng Ngwynedd, ac yn derbyn fod galw sylweddol am dai ym Mangor. Serch hynny, mae gennyf nifer o bryderon.

Cynhaliwyd gwaith ymchwil ar lefel gymunedol yn sawl ardal yng Ngwynedd, yn dilyn caniatad gan y Cyngor i wneud hynny. Mae'n hynny'n gwneud synnwyr i mi. Serch hynny, ni ddigwyddodd hynny ym Mangor. Mae anghenion Bangor ychydig yn wahanol i weddill y Sir; mae'n ganolfan ranbarthol sy'n cael ei chydnabod fel hynny gan Lywodraeth Cymru, ac felly, er mwyn cynnal y fath waith ymchwil ym Mnagor, mi fyddai angen cydlynu'r gwaith yn ofalus, ac hefyd cynnwys Penrhosgarnedd, sydd ar hyn o bryd yn ran o ward Pentir. Mae angen edrych eto ar ba rannau o Wynedd sy'n dod o fewn ffiniau dinas Bangor yn fy marn i. 911
Yn sicr, mae angen am dai o fewn cyffiniau cymunedol y ddinas. Tai fforddadwy sydd angen; tai rhent a thai all gael eu prynu. Tai sy'n cael eu rheoli gan Gymdeithasau Tai os oes angen. Tai ar gyfer teuluoedd efo tair llofft, tai neu fflatiau ar gyfer unigolion neu gyplau neu deuluoedd bach; tai /fflatiau fforddadwy efo un, dwy neu dair llofft. Tai efo gerddi bach addas ar gyfer plant. Dylai plant allu chwarae yn ddiogel o fewn eu gerddi yn hytrach nag ar diroedd gwyrdd mawr heb ffens wrth ffrynt y tai. Mae gwaith eisoes wedi ei gwblhau yn dangos yr angen am dai ffordadwy o fewn ein sir (CG, 2013).

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

Nid ffrwyth ymchwil systematig yw'r sylwadau hyn gyda llaw, dim ond sylwadau wedi i mi sylwi ar yr ardal, cadw llygad ar y newyddion, siarad efo nifer o drigolion a charedigion Bangor a derbyn sylwadau ysgrifenedig gan rai trigolion.

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

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

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

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

Yn lleol, hoffwn wirio nad yw'r ardal sy'n cael ei nodi ar Ffordd Eithinog yn cynnwys y llwybr porthmyn rhwng Bryn Eithinog a Ffordd Eithinog. Yn ogystal, ynglŷn â safleodd penodol, hoffwn weld Pen y Ffridd yn cael ei ddileu yn gyfangwbl. Hoffwn weld cyfiawnhad am gynnig safle'r hen Friars – o ble'r ymddangosodd hwn, a pha gyfiawnhad sydd ar gyfer adeiladu yn fan'na? Mae'n gamgymeriad adeiladu rhagor o dai heb ystyried yr is-adeiledd a'r mwynderau yn ofalus, a chynllunio i sicrhau fod mwynderau a chynlluniau is-adeiledd yn rhan annatod o unrhyw gynllun ar gyfer rhagor o dai. Hoffwn ein gweld yn casglu data ein hunain, a seilio'n angen am dai ar ddata yn hytrach nag ar ffigyrau Llywodraeth Cymru.

Bu cwymp sylweddol yn y nifer a oedd yn siarad Cymraeg ym Mangor yn y Cyfrifiad diwethaf, ac mae Llywodraeth Cymru (2013) wedi argymell y dylai unrhyw gynlluniau ar gyfer Bangor dalu sylw manwl i'r effaith ar y Gymraeg yn y ddinas, a dylid sefydlu Bnagor fel dinas ranbarth Gymraeg. Cwblhawyd arolwg manwl a thrylwyr gan y Gwasanaeth Ymchwil a Dadansoddeg, Cyngor Gwynedd ar berthynas Tai ac Iaith yng Ngwynedd ac Ynys Mon (2014) ond nid yw'n dadansoddi data dinas Bangor fel endyd. Yn hytrach, ame'r adroddiad yn canolbwyntio ar wardiau amrywiol ar darws Gwynedd a Mon, gan gynnwys Hirael, sef un o wardiau Bangor. Nid yw hyn yn rhoi darlun cyfalwn o berthynas Tai ac Iaith dinas Bnagor, ac argymhellir cwblhau darn o waith o'r fath yn ddi-oed, er mwyn rhoi tystiolaeth gadarn I'r maes cynllunio.

Diolch am ystyried ein sylwadau.

Cyfeiriadau

Cyngor Gwynedd (2013). Tai ac Incwm Gwynedd.
TAI AC INCWM GWYNEDD.pdf
Llywodraeth Cymru. (2013). Cynyddu nifer y cymunedau lle defnyddir y Gymraeg fel prif iaith. Adroddiad y Grwp Gorchwyl a Gorffen.
www.wales.gov.uk/topics/welshlanguage/publications/?lang=cy
Cyngor Gwynedd (Gwasanaeth Ymchwil a Dadansoddeg) (2014). Arolwg Tai ac Iaith Gwynedd ac Ynys Mon. ArolwgTaiarIaithGymraegGwyneddacYnysMon.pdf

2760

Ymateb i'r Cynllun Datblygu ar y Cyd
Ar ran CPERA – Cymdeithas Pobl Eithinog Residents' Association, ac felly'n adlewyrchu barn nifer o drigolion lleol

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

Yn lleol, hoffwn wirio nad yw'r ardal sy'n cael ei nodi ar Ffordd Eithinog yn cynnwys y llwybr porthmyn rhwng Bryn Eithinog a Ffordd Eithinog. Yn ogystal, ynglŷn â safleodd penodol, hoffwn weld Pen y Ffridd yn cael ei ddileu yn gyfangwbl. Hoffwn weld cyfiawnhad am gynnig safle'r hen Friars – o ble'r ymddangosodd hwn, a pha gyfiawnhad sydd ar gyfer adeiladu yn fan'na? Mae'n gamgymeriad adeiladu rhagor o dai heb ystyried yr is-adeiledd a'r mwynderau yn ofalus, a chynllunio i sicrhau fod mwynderau a chynlluniau is-adeiledd yn rhan annatod o unrhyw gynllun ar gyfer rhagor o dai. Hoffwn ein gweld yn casglu data ein hunain, a seilio'n angen am dai ar ddata yn hytrach nag ar ffigyrau Llywodraeth Cymru.

Bu cwymp sylweddol yn y nifer a oedd yn siarad Cymraeg ym Mangor yn y Cyfrifiad diwethaf, ac mae Llywodraeth Cymru (2013) wedi argymell y dylai unrhyw gynlluniau ar gyfer Bangor dalu sylw manwl i'r effaith ar y Gymraeg yn y ddinas, a dylid sefydlu Bnagor fel dinas ranbarth Gymraeg. Cwblhawyd arolwg manwl a thrylwyr gan y Gwasanaeth Ymchwil a Dadansoddeg, Cyngor Gwynedd ar berthynas Tai ac Iaith yng Ngwynedd ac Ynys Mon (2014) ond nid yw'n dadansoddi data dinas Bangor fel endyd. Yn hytrach, ame'r adroddiad yn canolbwyntio ar wardiau amrywiol ar darws Gwynedd a Mon, gan gynnwys Hirael, sef un o wardiau Bangor. Nid yw hyn yn rhoi darlun cyfalwn o berthynas Tai ac Iaith dinas Bnagor, ac argymhellir cwblhau darn o waith o'r fath yn ddi-oed, er mwyn rhoi tystiolaeth gadarn I'r maes cynllunio.

Diolch am ystyried ein sylwadau.

Cyfeiriadau

Cyngor Gwynedd (2013). Tai ac Incwm Gwynedd.
TAI AC INCWM GWYNEDD.pdf
Llywodraeth Cymru. (2013). Cynyddu nifer y cymunedau lle defnyddir y Gymraeg fel prif iaith. Adroddiad y Grwp Gorchwyl a Gorffen.
www.wales.gov.uk/topics/welshlanguage/publications/?lang=cy
Cyngor Gwynedd (Gwasanaeth Ymchwil a Dadansoddeg) (2014). Arolwg Tai ac Iaith Gwynedd ac Ynys Mon. ArolwgTaiarIaithGymraegGwyneddacYnysMon.pdf

		Defnydd swyddfa yn unig: *Rhif Cynrychiolydd:* 2762 / 939 *Dyddiad derbyn:* 31/3/15 ebost *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 (CDLl 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 CDLl 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 lungopïo'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	Branwen Thomas, Ysgrifennydd, Menter Iaith Bangor.	
Cyfeiriad	d/o hunaniaith Adran Strategol a Gwella Cyngor Gwynedd [redacted]	
Cod Post	[redacted]	

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)*	PS13
Paragraff rhif *(nodwch)*	
Cynigion/ Map Mewnosod *(nodwch y rhif cyfeirnod)*	
Map Cyfyngiadau	
Atodiadau *(nodwch)*	

2b. A ydych yn gwrthwynebu neu gefnogi?			
Gwrthwynebu	☑	Cefnogi	☐

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

Gan fod y Cynllun Adnau yn cynnig adeiladu 872 o dai ym Mangor erbyn 2026 galwa Menter Iaith Bangor ar y Cyngor ystyried o ddifrif dylanwad mewnlifiad pellach ar y Gymraeg a nifer y siaradwyr yn y ddinas. Os caniateir codi cymaint â hyn o dai ychydig iawn o obaith fyd gan y Gymraeg o ddal ei thri heb son am ei adfer. Galwa'r Fenter ar i'r Cyngor wneud llawer iawn mwy o ddefnydd o'u grymoedd o dan TAN 20 i reoli datblygiadau preswyl ym Mangor.

Bu cwymp sylweddol yn y nifer a oedd yn siarad Cymraeg ym Mangor yn y Cyfrifiad diwethaf, ac mae Llywodraeth Cymru (2013) wedi argymell y dylai unrhyw gynlluniau ar gyfer Bangor dalu sylw manwl i'r effaith ar y Gymraeg yn y ddinas, a dylid sefydlu Bangor fel dinas ranbarth Gymraeg. Cwblhawyd arolwg manwl a thrylwyr gan y Gwasanaeth Ymchwil a Dadansoddeg, Cyngor Gwynedd ar berthynas Tai ac Iaith yng Ngwynedd ac Ynys Mon (2014) ond nid yw'r dadansoddi data dinas Bangor fel endyd. Yn hytrach, mae'r adroddiad yn canolbwyntio ar wardiau amrywiol ar draws Gwynedd a Mon, gan gynnwys Hirael, sef un o wardiau Bangor. Nid yw hyn yn rhoi darlun cyflawn o berthynas Tai ac Iaith dinas Bangor, ac argymhellir cwblhau darn o waith o'r fath yn ddi-oed, er mwyn rhoi tystiolaeth gadarn i'r maes cynllunio.

Cyfeiriadau

Llywodraeth Cymru. (2013). Cynyddu nifer y cymunedau lle defnyddir y Gymraeg fel prif iaith. Adroddiad y Grwp Gorchwyl a Gorffen.
www.wales.gov.uk/topics/welshlanguage/publications/?lang=cy.

Cyngor Gwynedd. (Gwasanaeth Ymchwil a Dadansoddeg). (2014). Arolwg Tai ac Iaith Gwynedd ac Ynys Mon. ArolwgTaiarIaithGymraegGwyneddacYnysMon.pdf

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

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

Gormod o dai am gael eu adeiladu ym Mangor. Pryderwn am yr effaith ar y Gymraeg.
Dylid cwblhau astudiaeth fanwl o anghenion tai dinas Bangor i gyd (gan gynnwys Penrhosgarnedd) – angen ailddiffinio fel endyd. Nid oes gwaith o'r math wedi ei gwblhau yn y gorffennol.

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

Cwblhau ymchwil manwl ar anghenion tai a'r effaith ar yr iaith ym Mangor fel un endyd, yn hytrach nag edrych ar un ward (Hirael). Angen cynnwys Penrhosgarnedd hefyd.

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***								***Cydlyniad ac Effeithiolrwydd***							
P1	☐	***P2***	☐	***C1***	☑	***C2***	☐	***C3***	☑	***C4***	☐	***CE 1***	☐	***CE 2***	☑	***CE 3***	☐	***CE 4***	☐

Rhan 3: Beth sy'n digwydd nesaf?
Ar y cam hwn o broses y CDLl 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 gwrandawiad' 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 gwrandawiad.

3a. A ydych am i'ch sylwadau gael eu hystyried fel 'sylwadau ysgrifenedig' neu a hoffech siarad mewn sesiwn gwrandawiad yn yr Ymchwiliad Cyhoeddus? *(Ticiwch un o'r isod)*	
Nid wyf am siarad mewn sesiwn gwrandawiad ac rwy'n fodlon i'm sylwadau ysgrifenedig gael eu hystyried gan yr Arolygwr.	☐
Hoffwn siarad mewn sesiwn gwrandawiad.	☑

3b. Os hoffech siarad, cadarnhewch pam rydych yn ystyried ei bod hi'n angenrheidiol i chi siarad yn y Gwrandawiad.
Cynrychiolaeth o'r Fenter Iaith – dylid ystyried yr effaith ar yr iaith ym Mangorfel mater o bryder, ac mae angen arbenigedd ac ymchwil i sicrhau data digonol, a chynlluniau effeithiol i fydn i'r afael a'r mater. Ni ddylid aberthu'r Gymraeg ym Mangor – gwaethygu'r sefyllfa yng Ngwynedd fyddai hyn, nid achub gweddill y sir.

3c. A fyddech 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: Elin Walker Jones (ar ran Menter Iaith Bangor)	**Dyddiedig: 30-3-15**

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/cdll neu www.ynysmon.gov.uk/cdll
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
<u>NI FYDD</u> 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 bolisïau 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, polisïau 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 bolisïau 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 polisïau 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 brawf); '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'.

Sylwadau Dros y We / Representations via the Internet

Rhif Sylw / Rep Id: **461**

Enw / Name: **Tai Twnti Cyf [2868]**

Rhan: **POLISI STRATEGOL PS15**

Section: **STRATEGIC POLICY PS15**

Math / Type: **Gwrthwynebu / Object**

Crynodeb o'r Sylw:

1. Mae Morfa Nefyn yn anheddiad sy'n addas ar gyfer twf rhesymol mewn tai marchnad agored. 2.Ni fyddai safleoedd tai marchnad agored ychwanegol yn niweidio strategaeth y cynllun na'r Gymraeg. 3. Gellid neilltuo tir ychwanegol ar gyfer tai neu ymestyn y ffin ddatblygu er mwyn gwneud lle i'r datblygiadau.Awgrymir dau safle.

Representation Summary:

1. Morfa Nefyn is a settlement suitable for modest open market housing growth.

2.Additional open market housing sites would not harm the plan strategy nor the welsh language.

3. Additional land could be allocated for housing or the development boundary extended to accommodate development. Two sites are suggested.

Sylw Llawn / Full Representation:

Identifying Morfa Nefyn as a rural/coastal village where no allocations for open market housing are provided is considered unsound. National Planning Policy. Para 9.2.22 of Planning Policy Wales states LDPs should, in rural areas, provide "a choice of housing, recognising the housing needs of all, including those in need of affordable or special needs. PPW does not provide exclusively for local needs housing in settlements.

The designation (at Appendix 3) requires a greater proportion and provision of land to be available to provide housing to meet wider, open market needs, flexibility in the movement of the housing market as well as affordable housing. Allowing more open market housing at a limited level would not significantly impact on social or environmental capacity of the settlement not the Welsh Language.

In order to meet the scale of suitable growth set out the plan should provide greater flexibility and additional land within the development boundary for development. My Clients proposes 2 sites which would be a PPW and LDP/SA complaint extension to the development boundary to accommodate this. This would also reflect the view of the UDP inspector previously that the land could be suitable for future development needs.

Newid(iadau) i'r Cynllun

.

Change(s) to the Plan

1.To comply with para 9.2.22 of PPW Policy the types of housing development which will be permitted should be revised to allow for the allocation of mixed open market and affordable housing. Open market housing will be required at a scale to secure suitable ensure affordable housing is viable. The evidence base does not appear to just s set out is clear that (e.g Affordable Housing Study Nov 2014) indicates that the threshold set not deliver the policy outcome. There is a high risk of plan failure to deliver affordable housing in rural/coastal village where it is affordable for local needs only.

Sylwadau Dros y We / Representations via the Internet

2. Morfa Nefyn (supported by its larger neighbouring settlement of Nefyn) has services and infrastructure sufficient to accommodate open market and affordable local needs housing. The threshold of 2 units triggering affordable housing units is considered to be too low to deliver plan objectives. A higher threshold should be provided to achieve certainty and deliverability in the policy objective to meet affordable housing targets.

3. The settlement boundary should be amended to include one or both of the sites (Twnti Site A and and Twnti SiteB) identified (forming part of candidate site SP52) as white land (being suitable for development within the settlement) to provide flexibility for development needs over the lifetime of the LDP. The land could be either allocated ass housing site or could be included within a adjusted development boundary to provide a housing site. (an SA has been carried out and is also attached) . Such an extensions would be consistent with the preferred strategy, the SA, PPW (search sequence at paras 9.2.8 and 9.2.9, 9.2.22).

Profion Cadernid / Soundness Tests: x, iv, viii

Sylwadau Dros y We / Representations via the Internet

Rhif Sylw / Rep Id: **354**

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

Rhan: **POLISI STRATEGOL PS15**

Section: **STRATEGIC POLICY PS15**

Math / Type: **Cefnogi / Support**

Crynodeb o'r Sylw:

Mae ein Cleient, Admiral Taverns, yn cefnogi'r lleoliad arfaethedig a'r rhaniad dosbarthu arfaethedig o ran tai mewn aneddiadau cynaliadwy yn enwedig felly bwysigrwydd Pentrefi Gwasanaethau wrth barhau i gyflawni hyd at 25% o'r twf tai yn yr ardaloedd lle mae'r awdurdodau'n gweithio ar y cyd.

Representation Summary:

Our Client, Admiral Taverns,supports the proposed location and distribution split of housing within sustainable settlements especially the importance of Service Villages in continuing to deliver up to 25% of the housing growth in the Joint Authorities area.

Sylw Llawn / Full Representation:

Our Client, Admiral Taverns,supports the proposed location and distribution split of housing within sustainable settlements especially the importance of Service Villages in continuing to deliver up to 25% of the housing growth in the Joint Authorities area.

Newid(iadau) i'r Cynllun

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Change(s) to the Plan

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Profion Cadernid / Soundness Tests: None

Sylwadau Dros y We / Representations via the Internet

Rhif Sylw / Rep Id: **347**

Enw / Name: **Mr Geoff Wood [2916]**

Rhan: **POLISI STRATEGOL PS15**

Section: **STRATEGIC POLICY PS15**

Math / Type: **Gwrthwynebu / Object**

Crynodeb o'r Sylw:

Mewn rhai amgylchiadau, gallai fod yn briodol adfer adeiladau gwerinol (gan gynnwys anheddau gwag) yn y cefn gwlad agored er mwyn diogelu cymeriad lleol a/neu dreftadaeth Cymreig. Ar hyn o bryd ni chaiff y math hwn o ddatblygiad ei ystyried yn y polisi.

Representation Summary:

In some circumstances, it may be appropriate to restore vernacular buildings (including abandoned dwellings) in the open countryside to help preserve local character and / or Welsh heritage. This type of development is not currently considered within the policy.

Sylw Llawn / Full Representation:

In some circumstances, it may be appropriate to restore vernacular buildings (including abandoned dwellings) in the open countryside to help preserve local character and / or Welsh heritage. This type of development is not currently considered within the policy.

Newid(iadau) i'r Cynllun

Add the following to part ix (Open Countryside) "In some cases, it may be acceptable to create a new dwelli

Change(s) to the Plan

Add the following to part ix (Open Countryside) "In some cases, it may be acceptable to create a new dwelling or re-establish a previous dwelling in the open countryside if it involves the sensitive repair or refurbishment of a heritage asset that helps preserve local character or the Welsh culture."

Profion Cadernid / Soundness Tests: x

Sylwadau Dros y We / Representations via the Internet

Rhif Sylw / Rep Id: **482**

Enw / Name: **Mon a Gwynedd Friends of the Earth (Mr Richard Mills)**

Rhan: **POLISI STRATEGOL PS15**

Section: **STRATEGIC POLICY PS15**

Math / Type: **Gwrthwynebu / Object**

Crynodeb o'r Sylw:

Nid yw'r cynigion o ran dosbarthu twf tai yn cydymffurfio'n ddigonol gyda pholisi cynllunio cenedlaethol, sy'n cynghori y dylai cynlluniau datblygu lleol sicrhau patrwm aneddleoedd cynaliadwy sy'n cwrdd a gofynion yr economi, yr amgylchedd ac iechyd, tra'n parchu amrywiaeth lleol a gwarchod cymeriad a hunaniaeth diwylliannol cymunedau. Fe ddylid rhoi llai o ffocws i Fangor a'r coridor A55 a mwy o sylw i gymunedau llai.

Representation Summary:

The proposals in respect of distribution of housing growth are insufficiently compliant with national planning policy, which "advises that local development plans should secure a sustainable settlement pattern which meets the needs of the economy, the environment and health, while respecting local diversity and protecting the character and cultural identity of communities". Reduced focus on Bangor and the A55 corridor and more attention to smaller communities.

Sylw Llawn / Full Representation:

Table 17 shows the JLDP's proposed distribution of housing growth. Strategic Policy PS15 expands on this, providing more information on type of development. Of the planned growth, 55% is to be centred on subregional centres and urban service centres. This drift towards the Bangor area and the A55 corridor has already begun, as shown by Appendix 5, which documents the number of units with planning permission on 1 April 2014. The concentration of planned growth along the A55 corridor will be associated with high car dependency. We consider that the current proposals do not adequately reflect national planning policy, which, to quote para 7.4.106 of the Deposit JLDP, "advises that local development plans should secure a sustainable settlement pattern which meets the needs of the economy, the environment and health, while respecting local diversity and protecting the character and cultural identity of communities". We also consider that, in the case of Bangor, insufficient attention has been given to the ongoing increase in student hall accommodation and its impact on the availability on the private market of housing that to date has been used as student accommodation.

Newid(iadau) i'r Cynllun

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Change(s) to the Plan

Reduced focus on Bangor and the A55 corridor and more attention to smaller communities.

Profion Cadernid / Soundness Tests: iv

Checklist for Comments on Deposit plan

Person ID: 3036

Representation Number: 648

Date Received: 27.03.15

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..04..15... Officer:...Nicholas Philip Williams

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:...15..04..15

Date response received ....

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

2) Translation

Date sent to the Translation Unit: ....

Date translation received: ....

Has the translation be inputted onto the JDi system? (Y) / N Date: ....

3) Acknowledgement

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

Notes:

REP NO: 648

ID: 3036

CYNGOR GWYNEDD COUNCIL	CYNGOR SIR YNYS MÔN ISLE OF ANGLESEY COUNTY COUNCIL NEED TO SCAN	*For office use only:* *Representor No.* *Date received:* 27/3/15 *Date acknowledged:*

Anglesey and Gwynedd Deposit Joint Local Development Plan 2011-2026
Representation Form

SUMMARY EMAIL SENT

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	Tom Brooks	
Address	[redacted]	
Postcode	[redacted]	
Telephone Number	[redacted]	
Email address	[redacted]	

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)*	PS15
Paragraph number *(please specify)*	7.4.107 etc
Proposals/ Inset Map *(please specify ref no.)*	
Constraints Map	
Appendices *(please specify)*	

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

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

Policy PS15 -Settlement Strategy - restricts coastal villages to "within development boundaries in-fill or windfall sites". An indicative potential of 10 such sites is allocated to Borth-y-Gest. It is noted that this is neither a target nor a limit. .

I support this element of the policy especially "Development will be restricted to a scale and type to address community need for housing on windfall/ infill plots within development boundaries. No open market housing SITES will be allocated in these Villages."

However, the need in Borth-y-Gest on in-fill sites is for affordable housing, preferably for families, and not for open market housing which rapidly become additional holiday homes. If Borth-y-Gest was defined as a Cluster, only affordable housing would be permitted and a proposal for such cluster status appeals. If cluster status is not granted then the impact of other policies has been examined.

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.

That consideration be given to including Borth-y-Gest as a Cluster. Borth-y-Gest contains no grocery or non-food retail outlet and its businesses are limited to a vehicle garage business, two cafe/restaurants, and bed and breakfast establishments.

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	☐

Checklist for Comments on Deposit plan

Person ID:	~~657~~ 3036
Representation Number:	~~3036~~ 651
Date Received:	27/3/15

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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: Rhodri 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 ....

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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: 28/4/15

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3) Acknowledgement

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

Notes:

REF NO: ID:

CYNGOR GWYNEDD COUNCIL	CYNGOR SIR YNYS MÔN ISLE OF ANGLESEY COUNTY COUNCIL MEAS ALLAN	*For office use only:* *Representor No.* *Date received:* 27/3/15 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.

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PART 1: Contact details

	Your details/ Your client's details	**Agent's details (if relevant)**
Name	Friends of Borth-y-Gest	Tom Brooks. Joint Secretary
Address	[redacted]	[redacted]
Postcode	[redacted]	[redacted]
Telephone Number	[redacted]	[redacted]
Email address	[redacted]	[redacted]

The Friends of Borth-y-Gest is a long established organisation for residents and others with close connections with the locality. All residents are entitled to be members and others accepted as members are included in a mailing list. A committee is elected annually at a General Meeting. The committee has approved this submission.

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)*	PS15
Paragraph number *(please specify)*	7.4.107 etc
Proposals/ Inset Map *(please specify ref no.)*	
Constraints Map	
Appendices *(please specify)*	

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

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

Policy PS15 -Settlement Strategy - restricts coastal villages to "within development boundaries in-fill or windfall sites". An indicative potential of 10 such sites is allocated to Borth-y-Gest. We note that this is neither a target nor a limit. .

We support this policy especially "Development will be restricted to a scale and type to address community need for housing on windfall/ infill plots within development boundaries. No open market housing SITES will be allocated in these Villages."

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.

None. But we would wish to oppose any proposals by others that threaten this theme.

2dd. Is the Deposit Plan sound?

Yes	☐ V	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	☐