

1169-642

REP NO :

ID :



CYNGOR SIR
YNYS MÔN
ISLE OF ANGLESEY
COUNTY COUNCIL

For office use only:

Representor No.

Date received: 30/3/15

Date acknowledged:

NEED TO SCAN

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

PART 1: Contact details

| | Your details/ Your client's details | Agent's details (if relevant) |
|------------------|--|-------------------------------|
| Name | Noel Davey | |
| Address | CPRW/Campaign for Protection of Rural Wales, [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? | |
| | CPRW 22 Replacement Dwellings |
| Policy number (please specify) | TAI 7 |
| 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 | <input type="checkbox"/> | Supporting | <input checked="" type="checkbox"/> |

22. Replacement Dwellings

22.1 TAI 7 Replacement Dwellings. We agree with most of the text in criterion 7 ‘Outside development boundaries, the siting and design of the total new development should be of a similar scale and size and not create a visual impact significantly greater than the existing dwelling ...’. However, this should also apply **within development boundaries**. Our concern arises especially from the experience of rebuilding holiday homes in coastal communities such as Abersoch, where replacement dwellings have been approved of much greater scale, volume and footprint than the original structure, often involving pretentious and visually obtrusive designs which are out of character with the surrounding housing. We recognise that Policy PCYFF2 should address this concern, especially criteria 1,2,3. However, we think the policy should be reinforced explicitly in respect of replacement dwellings. The present text gives the impression that these conditions would not apply within development boundaries. We note that TAI 7 criterion 6 requires a replacement dwelling to be ‘within the same footprint as the existing development’, whether within or outside the development boundary.

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

There are other villages with significant second home pressure which should be included in this list. We question whether the Section 106 mechanism to require 'local' use (without an affordable condition) can be applied in practice, given the precedent for many of these to have been lifted.

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

2dd. Is the Deposit Plan sound?

Yes No

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

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

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.

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 | <input type="checkbox"/> | P2 | <input type="checkbox"/> | C1 | <input type="checkbox"/> | C2 | <input type="checkbox"/> | C3 | <input type="checkbox"/> | C4 | <input type="checkbox"/> | CE 1 | <input type="checkbox"/> | CE 2 | <input type="checkbox"/> | CE 3 | <input type="checkbox"/> | CE 4 | |

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? | | | |
| CPRW 23 Single Static Caravans | | | |
| Policy number (please specify) | TAI 8 | | |
| 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 | <input type="checkbox"/> | Supporting | <input type="checkbox"/> |

23. Single Static Caravans in the Countryside

23.1 TAI 8 Residential Use of Caravans, Mobile Homes or Other Forms of Non-Permanent Accommodation: We are concerned about the proliferation of single static caravans in rural areas, often in exposed and unscreened locations, which have an adverse impact on the landscape. We support the policy intention here which continues the present GUDP policy in limiting siting to strictly temporary and defined periods related to an approved building project. The problem lies in effective monitoring and enforcing this condition with respect both to time limits and visual aspects, including siting, colouring and screening. There are in practice many *de facto* permanently sited single static caravans where there is no longer any link between the site and any building project.

23.2 Single Static Regulation. We are aware that, in practice, the proliferation of individual static caravans within the curtilage of dwellings is largely outside present planning control. Such usage is governed by national rather than local legislation which states that use of the curtilage of a dwelling for any purpose ancillary to the use of a dwelling, including siting of a caravan, is not development and therefore does not require planning permission. Such ancillary uses are difficult to define and impossible to police. Many appeal cases regarding such uses confirm that each case is considered on its merits and could be, for example, an additional bedroom or even accommodation for a son or daughter and partner who may or may not have a family. We also appreciate that Councils cannot control the location or colouring of caravans located within the curtilage of dwellings, even though these may have a detrimental visual impact.

23.3 Single Static Action. The way forward may lie ultimately in changing the legislation to require all future static caravans sited in the curtilage of properties to have planning permission. Nevertheless, we think planning policy needs to take a more robust approach to single static caravans now, requiring, for example all such units to be listed on a public register that can be monitored, showing clearly where lawful use pertains, for example for holiday or other explicit use, and requiring any lawful new or replacement units to fulfil siting, screening and colouring conditions to minimise visual impact on the landscape.



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

Data Protection

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

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

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

PART 1: Contact details

| | Your details/ Your client's details | Agent's details (if relevant) |
|-------------------------|--|---|
| Name | Cadnant Planning Ltd | Cadnant Planning Ltd |
| Address | | <div style="background-color: black; width: 100%; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100%; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100%; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100%; height: 15px;"></div> |
| Postcode | | <div style="background-color: black; width: 100%; height: 15px;"></div> |
| Telephone Number | | <div style="background-color: black; width: 100%; height: 15px;"></div> |
| Email address | | <div style="background-color: black; width: 100%; height: 15px;"></div> |

Guidance Note.

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

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

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

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

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

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

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

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

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

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

| | |
|--|------------------|
| 2a. Which part of the Deposit Plan are you commenting on? | |
| Policy number <i>(please specify)</i> | TAI7, TAI9, PS15 |
| Paragraph number <i>(please specify)</i> | 7.4.47 |
| Proposals/ Inset Map <i>(please specify ref no.)</i> | |
| Constraints Map | |
| Appendices <i>(please specify)</i> | |

| | | | |
|--|--------------------------|------------|--------------------------|
| 2b. Are you objecting or supporting the Deposit Plan? | | | |
| Objecting | <input type="checkbox"/> | Supporting | <input type="checkbox"/> |

| | |
|--|--|
| 2c. Please provide details of your representation on the Deposit Plan. | |
| <p>POLICY TAI7: REPLACEMENT DWELLINGS states that; “Proposals for the replacement of a dwelling that meet the following criteria, where appropriate, will be granted:</p> <ol style="list-style-type: none"> 1. Outside development boundaries or identified clusters, the present dwelling has a lawful residential use; 2. The building is not listed; 3. The existing dwelling is of no particular architectural and/ or historic and/ or visual merit, for which it should be conserved; 4. Outside development boundaries the existing dwelling is not capable of retention through renovation and extension and/ or it is demonstrated that the repair of the existing building is not economically feasible; 5. Outside development boundaries, the proposed dwelling is not a replacement for temporary residential accommodation or a building constructed of short--life materials; 6. Outside a Coastal Change Management Area, the siting of a replacement dwelling should be within the same footprint as the existing building unless it can be demonstrated that relocation within the curtilage lessen its visual and amenity impact in the locality; 7. Outside development boundaries, the siting and design of the total new development should be of a similar scale and size and not create a visual impact significantly greater than the existing dwelling in order that it can be satisfactorily absorbed or integrated into the landscape. In exceptional circumstances a larger well designed dwelling that does not lead to significant greater visual impact could be supported; 8. In areas at risk from flooding and outside a Coastal Change Management Area: <ol style="list-style-type: none"> i. A flood consequence assessment has been undertaken for the development and satisfactory risk mitigation has been identified; ii. The dwelling will incorporate flood mitigation and resiliency measures in accordance with Community and Local Government (CLG) publication Improving the flood performance of new buildings: flood resilient construction; iii. The building must be appropriately designed to withstand and be resilient to hydrostatic pressure resulting from a breach/ overtopping of the tidal defences; iv. A flood warning and evacuation plan has been prepared for the property and is to be displayed on site. <p style="text-align: right;"><i>Please use additional sheet if necessary. Please state how many additional sheets have been used...1</i></p> | |

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

It is considered that not allowing the replacement of temporary residential accommodation such as prefabricated houses is unreasonable and undeliverable. If the unit has lawful residential use it should have the right to be redeveloped under the replacement dwellings policy.

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

This policy should be reviewed and the policy requirement number 5 and paragraph 7.4.47 should be deleted.

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 | <input type="checkbox"/> | P2 | <input type="checkbox"/> | C1 | <input type="checkbox"/> | C2 | <input type="checkbox"/> | C3 | <input type="checkbox"/> | C4 | <input type="checkbox"/> | CE 1 | <input type="checkbox"/> | CE 2 | <input type="checkbox"/> | CE 3 | <input type="checkbox"/> | CE 4 | <input type="checkbox"/> |

Part 3: What Happens Next?

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

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

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

I want to speak at a hearing session.

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

We wish to test the Council's reasoning for the requirements of Policy TAI7 through discussion and clarification at the hearing.

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

Submission of documents and evidence to the examination

Publish Inspector's report

Plan's adoption

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

The continuation of section 2c

Signed:



Dated: 31.03.15

THANK YOU FOR YOUR COMMENTS ON THE DEPOSIT PLAN

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

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

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

BY EMAIL – planningpolicy@gwynedd.gov.uk

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

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

Test of Soundness

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

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

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

The continuation of Section 2c.

9. Exceptionally, when a recently inhabited or habitable dwelling is destroyed by accident, planning permission may be granted for a new dwelling, in situ. Evidence about the status and previous condition of the building and the cause and extent of the damage must be provided.

Planning permission for a replacement dwelling may be subject to a condition to ensure:

10. The demolition of the original dwelling and where appropriate the demolition of outbuildings on the completion of the new dwelling, and/ or

11. That permitted development rights are removed.”

It is considered that not allowing the replacement of temporary residential accommodation such as prefabricated houses is unreasonable and undeliverable. If the unit has lawful residential use it should have the right to be redeveloped under the replacement dwellings policy.



CYNGOR SIR
YNYS MÔN
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COUNTY COUNCIL

Defnydd swyddfa yn unig:

Rhif Cynrychiolydd:

Dyddiad derbyn:

Dyddiad cydnabod:

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

Diogelu Data - Y modd y bydd eich sylwadau a'r wybodaeth a roddwch i ni yn cael eu defnyddio.

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

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

RHAN 1: Manylion cyswllt

| | Eich manylion/ Manylion eich cleient | Manylion yr Asiant (os yw hynny'n berthnasol) |
|------------------|--------------------------------------|---|
| Enw | [REDACTED] | CLERC CYNGOR |
| Cyfeiriad | [REDACTED] | CYMRONED LLANENGAN |
| Cod Post | [REDACTED] | |
| Rhif Ffôn | [REDACTED] | |
| Cyfeiriad e-bost | [REDACTED] | |

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 cich 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) | TA17 Ail-adeiladu Tai |
| Paragraff rhif (nodwch) | 7.4.45 - 7.4.50 |
| Cynigion/ Map Mewniod (nodwch y rhif cyfeirnod) | 20, 174 |
| Map Cyfyngiadau | |
| Atodiadau (nodwch) | |

2b. A ydych yn gwrthwynebu neu gefnogi?

| | | | |
|-------------|--------------------------|---------|-------------------------------------|
| Gwrthwynebu | <input type="checkbox"/> | Cefnogi | <input checked="" type="checkbox"/> |
|-------------|--------------------------|---------|-------------------------------------|

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

Tynnwyd/Dymchwelwyd gormod o dai yn y gymuned hon yn ystod y Dymchwelwyd ddiwethaf - dwsin ers 2010 - a choddi/adeiladu 4 tai anferthol 4 yn lle tai traddodiadol a dymherid.

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

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

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

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 | | | | | | | | Cyflyniad ac Effeithiolrwydd | | | | | | | |
|---------------|--------------------------|----|--------------------------|----------|--------------------------|----|--------------------------|----|--------------------------|----|--------------------------|------------------------------|--------------------------|------|--------------------------|------|--------------------------|------|--------------------------|
| P1 | <input type="checkbox"/> | P2 | <input type="checkbox"/> | C1 | <input type="checkbox"/> | C2 | <input type="checkbox"/> | C3 | <input type="checkbox"/> | C4 | <input type="checkbox"/> | CE 1 | <input type="checkbox"/> | CE 2 | <input type="checkbox"/> | CE 3 | <input type="checkbox"/> | CE 4 | <input type="checkbox"/> |
| | | | | | | | | | | | | | | | | | | | |

Rhan 3: Beth sy'n digwydd nesaf?

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

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

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



Hoffwn siarad mewn sesiwn gwrandawriad.

**3b. Os hoffech siarad, cadarnhewch pam rydych yn ystyried ei bod hi'n angenrheidiol i chi siarad yn y Gwrandawriad.****3c. A fydddech yn hoffi cael gwybod am y canlynol (Ticiwch y blychau perthnasol)**

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



Cyhoeddi adroddiad yr Arolygydd

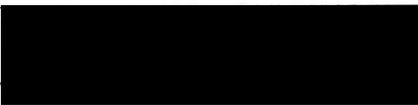


Mabwysiadu'r Cynllun



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

Llofnod:



Dyddiedig: Mawrth 31^{ain}, 2015

DIOLCH AM EICH SYLWADAU AR Y CYNLLUN ADNAU

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

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

AR-LEIN – drwy lenwi'r ffurflen electronig yn www.gwynedd.gov.uk/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
NI FYDD SYLWADAU A DDERBYNNIR WEDI'R AMSER A'R DYDDIAD YMA YN CAEL EU HYSTYRIED**

Profion Cadernid

| Prawf | Profion Gweithdrefnol |
|-------|--|
| P1 | Nid yw wedi'i baratoi yn unol â'r Cytundeb Cyflawni yn cynnwys y Cynllun Cyswilt Cymunedol. |
| P2 | Nid yw'r cynllun a'i bolisiau 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, polisiau 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 bolisiau 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 polisiau na'r dynodiadau'n realistig nac yn briodol o ystyried y dewisiadau amgen a/neu nid ydynt wedi'u seilio ar sail tystiolaeth gredadwy. |
| CE3 | Nid oes mecanwaith clir ar gyfer gweithredu a monitro. |
| CE4 | Nid yw'n rhesymol hyblyg i alluogi iddo ymdrin ag amgylchiadau sy'n newid. |

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

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