



Department for Natural Resources  
Adran Adnoddau Naturiol

Llywodraeth Cymru  
Welsh Government

Nia Davies  
Yr Uned Polisi Cynllunio ar y Cyd  
Gwynedd a Môn  
Neuadd y Dref  
Bangor  
Gwynedd  
LL57 1DT

Ein cyf:  
Eich cyf:

13 Ebrill 2016

Annwyl Nia,

## Cynllun Datblygu Lleol ar y cyd Gwynedd ac Ynys Môn – Ymgynghori ar Gofrestr y Newidiadau â Ffocws

Diolch ichi am eich llythyr dyddiedig 23 Chwefror 2016 at Lywodraeth Cymru am ymgynghoriad Cynghorau Gwynedd ac Ynys Môn ar eu Cofrestr o Newidiadau â Ffocws

Mater i'r Arolygydd Cynllunio a benodwyd fydd penderfynu a yw cynllun yn un "cadarn" ai peidio. Mae'r Newidiadau â Ffocws sy'n cael eu cynnig wedi cael eu hystyried yng ngoleuni'r sylwadau a wnaed ar y Cynllun Adnau ar 31 Mawrth 2015 ac yn unol â'r profion cadernid.

Mae'r **Atodiad** amgaeedig yn ymateb manwl a yw'r Gofrestr o Newidiadau â Ffocws yn mynd i'r afael â'r materion a godwyd yn ein sylwadau ar y Cynllun Adnau, yn ogystal â'r newidiadau hynny nad oeddent yn rhan o'r Cynllun Adnau. Yn ogystal, rydym yn credu **nad yw'r newidiadau â ffocws** yn mynd i'r afael â nifer o faterion pwysig a godwyd yn ein sylwadau ar y Cynllun Adnau. Mae'r atodiad hwn yn nodi pa rai o'n gwrthwynebiadau sy'n sefyll o hyd, a pham.

Hoffwn dynnu'ch sylw yn benodol at:

- **Gwarchod a chyflenwi tir ar gyfer defnydd cyflogaeth**
- **Isadeiledd a'r datblygiadau sy'n gysylltiedig â phrosiect Wylfa**
- **Tai: yn benodol, cyfraddau lleoedd gwag; tafluniad darparu; a datblygiadau gam wrth gam**
- **Darparu ar gyfer Sipsiwn a Theithwyr – addasrwydd ac ymarferoldeb i gwrdd â'r angen**
- **Ynni Adnewyddadwy – nid yw'n cynrychioli polisi cenedlaethol**

Yn ogystal, mae gennym ragor o sylwadau lle gwelwn fod angen mwy o eglurder yng ngoleuni polisi cenedlaethol a/neu am fod diffyg sail tystiolaeth.

- Tai fforddiadwy – cyfraniad o ymrwymadau a dyraniadau
- Asesiad o'r Dirwedd
- Y Gymraeg – cydymffurfio â pholisi cenedlaethol
- Fframwaith monitro

Credir y gallai fod yn bosibl esbonio a mynd i'r afael â'r materion uchod fel rhan o'r gwrandawriadau neu fel Newidiadau o Faterion sy'n Codi (MACs) os bydd yr arolygydd yn teimlo bod angen hynny.

Yn gywir,

**Mark Newey**  
**Pennaeth y Gangen Cynlluniau**  
**Cyfarwyddiaeth Gynllunio**

***Atodiad***

	byddai angen cynnydd sylweddol yn y cyfraddau adeiladu i sicrhau'r strategaeth a'r lefel o adeiladu sydd eu hangen. Mater i'r awdurdod fydd dangos ei fod yn gallu adeiladu'r cyfraddau gofynnol a chynnal cyflenwad 5 mlynedd. Fodd bynnag, gan fod y tafluniad yn dangos y bydd hi'n anodd cynnal cyfradd adeiladu o'r fath, gallai hynny negyddu'r cyfiawnhad o blaid 'Polisi TAI X newydd' o ran y cyfyngiadau ar ddatblygiadau cam wrth gam.
NF61	Nid yw'n glir beth yw ystyr y mewnosodiad 'capasiti'r gymuned'.
NF62	Mae'r newid â ffocws a gynigir yn cynnwys polisi newydd sydd i bob golwg yn cyfyngu ar bob dyraniad tai a datblygiad ar hap dros gyfnod y cynllun. <b>Rydym yn ei wrthwynebu am nad oes cyfiawnhad clir dros y rhesymau dros reoli dyraniadau a safleoedd ar hap gam wrth gam.</b> Ni fydd y cyfraddau adeiladu uwch yn ymarferol oni bai bod modd cyflwyno'r safleoedd mwy gam wrth gam. Mae'n hanfodol fod y fframwaith monitro'n cael hyd i ddiffygion arwyddocaol a'i fod yn ddigon cydnerth i gynnal y strategaeth. Mae PCC (paragraff 2.5) yn argymhell fod strategaethau ar gyfer datblygu gam wrth gam yn hyblyg er mwyn rhoi dewis ac i sicrhau bod marchnadoedd tai'n effeithlon. Dywed y dylai polisiâu cam wrth gam yn y cynllun ond rhoi syniad bras o'r amserlenni ar gyfer rhyddhau'r prif safleoedd datblygu neu'r safleoedd sydd wedi'u clustnodi, yn hytrach na rhoi hap derfyn rhifol ar ganiatadau neu drefn bendant ar gyfer rhyddhau safleoedd mewn cyfnodau penodol. <b>Ar sail hynny, nid ydym o'r farn bod y polisi a gynigir yn cydymffurfio â pholisi cenedlaethol.</b> Ni fyddai'n briodol arafu safleoedd nad oes cyfyngiad arnynt neu nad ydynt yn hanfodol i ddarparu isadeiledd allweddol yn y cynllun lle ceir lefel uchel o alw am dai preifat a fforddiadwy. Byddai dilyn y fath drywydd yn drysu'r problemau ynghylch cyflenwi tir ar gyfer tai.
NF67	Roedd ymateb Llywodraeth Cymru i'r Cynllun Adnau yn gofyn am esboniad o'r targed o 1,415 o unedau fforddiadwy. Nid oedd yn glir ai ymrwymadau a dyraniadau cyfredol ynte ffynonellau posibl eraill fydd yn cyfrannu at daro'r targedau hyn.  Mae Llywodraeth Cymru o'r farn bod y Newid â Ffocws yn gwneud y cynllun yn fwy eglur. Ond byddai'r cynllun yn fwy eglur ac yn haws ei ddeall pe gellid cynnwys tabl tebyg ynghylch Polisi PS13. Ar hyn o bryd, nid oes un tabl sy'n crynhoi elfennau amrywiol y cyflenwad o dai.
<b>Llety ar gyfer Sipsiwn a Theithwyr</b>	
NF 70	Er bod Llywodraeth Cymru'n cefnogi'r dystiolaeth ychwanegol a gafwyd yn Asesiad o Anghenion Llety Sipsiwn a Theithwyr 2015, bydd angen i Is-adran Dyfodol Tecach Llywodraeth Cymru graffu arni ac i'r Gweinidog ei chymeradwyo (hyn i ddigwydd yn Haf 2016). <b>Dylai'r awdurdodau ddarparu'r asesiad gan ei fod yn rhan o sail tystiolaeth y Cynllun Datblygu Lleol.</b>  <b>Nid yw'r cynllun eto yn cyflawni ei ddyletswyddau statudol o dan Ddeddf Dai (Cymru) 2015 (Adran 103)</b> i ddarparu digon i ddiwallu lefel yr angen a nodwyd ar gyfer 2015 i 2020 am leiniau parhaol (4 llain yn brin). Gan nad oes astudiaeth fwy diweddar wedi'i chynnal, nid yw'n glir chwaith ai'r lleoedd aros dros dro (3 yn ofynnol) yw'r ateb priodol o ran y lleiniau dros dro sydd eu hangen yn yr ardal. Yn ei hanfod, nid oes digon o fanylder ynghylch nifer y lleiniau sydd eu hangen na'r amserlen ar gyfer eu darparu.  Mae angen i'r cynllun <b>fesur lefel yr angen dros gyfnod llawn y cynllun (hyd at 2026) a'i ddiwallu yn unol â gofynion Cylchlythyr 30/2007, paragraff 17, Llywodraeth Cymru.</b> Nid yw'r cynllun fel y mae yn gwneud hynny.



Nia Davies  
Yr Uned Polisi Cynllunio ar y Cyd  
Gwynedd a Mon  
Neuadd y Dref  
Bangor  
Gwynedd  
LL57 1DT

Our ref:  
Your ref:

13<sup>th</sup> April 2016

Dear Nia,

### **Gwynedd and Ynys Mon's joint Local Development Plan – Consultation on the Schedule of Focussed Changes**

Thank you for your letter of 23<sup>rd</sup> February 2016 notifying the Welsh Government of Gwynedd and Ynys Mon's Council's Schedule of Proposed Focussed Changes consultation.

The matter of whether a plan is considered 'sound' will be for the appointed Planning Inspector to determine. The proposed Focussed Changes have been considered in the light of the representations made to the Deposit Plan on 31 March 2015 and in accordance with the tests of soundness.

The attached **Annex** provides a detailed response on whether the Schedule of Proposed Focussed Changes meets the matters raised in our deposit representations, in addition to those changes that were not part of the Deposit Plan. Further to the above, we consider **the focussed changes are silent** in respect of a number of key issues that were raised within our deposit representation. The annex sets out where and why our objections are still maintained.

I wish to draw your attention specifically to:

- **Safeguarding and allocating land for employment purposes**
- **Infrastructure and Wylfa project associated development**
- **Housing: specifically vacancy rates; delivery trajectory; and phasing**
- **Gypsy and Traveller Provision – suitability and deliverability to meet need**
- **Renewable Energy – does not transcribe national policy**

In addition, we have further representations where the approach requires clarification in light of national policy and/or limited supporting evidence base.

- Affordable housing – contribution from commitments and allocations
- Landscape assessment
- Welsh Language – conformity with national policy
- Monitoring framework



It is considered that it may be possible for the above matters to be addressed and explained as part of the hearing sessions or as Matters Arising Changes (MACs) if deemed necessary by the Inspector.

Yours sincerely,

**Mark Newey**  
**Head of Plans Branch**  
**Planning Directorate**

***Annex***

	<p>The trajectory flags up that there has been under delivery in the early years of the plan and there would need to be a significant step increase in build rates to deliver the strategy and level of provision required. It will be for the authority to demonstrate that it can deliver the necessary rates and maintain a 5 year supply. However, given the challenging build rate as highlighted from the trajectory this could negate the justification for 'new Policy TAI X' in respect of phasing restrictions.</p>
NF61	<p>It is unclear what is meant by the proposed insertion of 'community capacity'.</p>
NF62	<p>The proposed focussed change includes a new policy that appears to restrict and control all housing allocations and windfall development over the plan period. <b>We object on the basis that the rationale for controlling the phasing of allocations and windfalls sites is not clearly justified.</b> Attaining the higher build rates will only be feasible if the larger sites come forward as phased. It is vital that the monitoring framework identifies any significant shortfalls and is sufficiently robust to ensure the strategy is delivered. PPW (paragraph 2.5) advocates that phasing strategies should be flexible to allow for choice and to ensure that housing markets are effective. It states that phasing policies in the plan should only give a broad indication of the timescales for the release of the main development areas or identified sites, rather than an arbitrary numerical limit on permissions, or a precise order of release of sites in particular periods. <b>On this basis we consider the proposed policy does not comply with national policy.</b> It would not be appropriate to delay sites that are not constrained or integral to the delivery of key infrastructure in the plan where there is a high level of demand for private and affordable homes. Such an approach would compound the problems of housing land supply.</p>
NF67	<p>The WG Deposit response requested clarification on the target of 1,415 affordable units. It was unclear what the contribution to meeting these targets would be from current commitments, allocations and other potential sources of provision.</p> <p>The Welsh Government considers that the proposed FC adds clarity to the plan. However, the clarity and understanding of the plan would be further improved if a similar table was included to support the overarching housing Policy PS13. At present there is no single summary table setting out the various components of supply, in relation to the housing provision.</p>
<p><b>Gypsy and Traveller Provision</b></p>	
NF 70	<p>Whilst the Welsh Government is supportive of the updated evidence base provided in the Gypsy and Traveller Accommodation Needs Assessment 2015, this is subject to scrutiny by the Welsh Government's Fairer Futures Division and Ministerial approval (anticipated Summer 2016). <b>The authorities should make this assessment available as it forms part of the LDP's evidence base.</b></p> <p><b>The plan is still failing to meet its statutory duties under the Housing (Wales) Act 2015 (Section 103)</b> to make sufficient provision to meet the immediate level of identified need from 2015 to 2020 for permanent pitches (shortfall of 4 pitches). In the absence of the updated study, it is also unclear as to whether temporary stopping places (requirement for 3 sites) are the appropriate solution in relation to transit pitch needs for the area. In essence there is a lack of detail on the number of pitches required and the timescale for their delivery.</p> <p><b>The plan is also required to quantify and meet the level of need over the whole plan period (up to 2026) in line with the requirements of the Welsh</b></p>

	 <p>CYNGOR SIR YNYS MÔN ISLE OF ANGLESEY COUNTY COUNCIL</p>	<p>Defnydd swyddfa yn unig/ <i>Office use only</i></p> <p>Rhif Cyn./Rep No.:</p> <p>Derbyniwyd/Received:</p> <p>Cydnabod/Acknowledged</p>
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**Cynllun Datblygu Lleol ar y Cyd Adnau Ynys Môn a Gwynedd 2011-2026  
FFURFLEN SYLWADAU NEWIDIADAU Â FFOCWS/  
Anglesey and Gwynedd Deposit Joint Local Development Plan 2011-2026  
FOCUSSED CHANGES COMMENTS FORM**

**25/2/16.**

Yn dilyn ymgynghoriad ar y Cynllun Datblygu Lleol ar y Cyd ar Adnau, mae Cynghorhau Gwynedd a Môn yn cynnig rhai 'Newidiadau â Ffocws.' Hoffem glywed eich barn ar y rhain.

Dylid defnyddio'r ffurflen hon ar gyfer yr holl sylwadau (h.y. sylwadau neu wrthwynebiadau). Mae fersiynau Uniongyrchol Ar-lein/Electronic a nodiadau cyfarwyddyd ar gael ar [www.gwynedd.llyw.cymru/cdll](http://www.gwynedd.llyw.cymru/cdll) neu [www.anglesey.gov.uk/cdll](http://www.anglesey.gov.uk/cdll). Os ydych yn cyflwyno copi ar bapur, dylech atodi tudalennau ychwanegol lle bod angen. **Dylech lenwi ffurflenni ar wahân ar gyfer pob sylw yr hoffech ei wneud.**

**Sylwer bod RHAID i sylwadau fod yn ymwneud â'r Newidiadau â Ffocws yn unig, ac nid i agweddau eraill ar y Cynllun Datblygu Lleol ar y Cyd ar Adnau. Ni fydd sylwadau eraill yn derbyn sylw.**

**Mae'n rhaid derbyn eich sylwadau ddim hwyrach na 4.30yh ar yr 13 Ebrill 2016. NI FYDD SYLWADAU A DDERBYNNIR WEDI'R DYDDIAD YMA YN CAEL EU HYSTYRIED**

Dychwelwch y ffurflenni at: **Uned Polisi Cynllunio ar y Cyd, Swyddfa Cyngor Dinas Bangor, Ffordd Gwynedd, Bangor, Gwynedd, LL57 1DT** neu [polisicynllunio@gwynedd.gov.uk](mailto:polisicynllunio@gwynedd.gov.uk)

**Diogelu Data** - Mae gan y ffurflen hon ddwy ran: Rhan A (Manylion Personol) a Rhan B (Eich sylw). Sylwer mai Rhan B yn unig fydd ar gael i'r cyhoedd a chaiff ei hanfon at yr Arolygiaeth Gynllunio.

Mae'n bosib derbyn 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.llyw.cymru/cdll](http://www.gwynedd.llyw.cymru/cdll) neu [www.ynysmon.gov.uk/cdll](http://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.

Following consultation on the Deposit Joint Local Development Plan (LDP), Anglesey and Gwynedd Councils are proposing some 'Focussed Changes'. We would like your views on these.

This form should be used for all representations (i.e. comments or objections). Direct Online/Electronic versions and guidance notes are available at [www.gwynedd.llyw.cymru/ldp](http://www.gwynedd.llyw.cymru/ldp) or [www.anglesey.gov.uk/ldp](http://www.anglesey.gov.uk/ldp). If you are submitting a paper copy, attach additional sheets as necessary. **Separate forms should be completed for each comment** that you wish to make.



**Please note that representations MUST relate only to the Focussed Changes, and not to other aspects of the Deposit Joint Local Development Plan. Other representations will be disregarded.**

**Your representations must be received by no later than 4.30pm on the 13 April 2016. REPRESENTATIONS RECEIVED AFTER THIS TIME WILL NOT BE CONSIDERED**

Please return forms to: **Joint Planning Policy Unit, Bangor City Council Offices, Ffordd Gwynedd, Bangor, Gwynedd, LL57 1DT** or [planningpolicy@gwynedd.gov.uk](mailto:planningpolicy@gwynedd.gov.uk)

**Data Protection** - This form has two parts: Part A (Personal details) and Part B (Your representation). Please note that only Part B will be made publicly available and will be forwarded to the Planning Inspectorate.

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.llyw.cymru/ldp](http://www.gwynedd.llyw.cymru/ldp) or [www.anglesey.gov.uk/ldp](http://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.

		Defnydd swyddfa yn unig/ <i>Office use only</i> Rhif Cyn./Rep No.: Derbyniwyd/Received: Cydnabod/Acknowledged
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**Cynllun Datblygu Lleol ar y Cyd Adnau Ynys Môn a Gwynedd 2011-2026**  
**FFURFLEN SYLWADAU NEWIDIADAU Â FFOCWS/**  
**Anglesey and Gwynedd Deposit Joint Local Development Plan 2011-2026**  
**FOCUSSED CHANGES COMMENTS FORM**

25/2/16.

<b>RHAN B: Eich Sylwadau a Newidiadau a Awgrymir</b> <b>PART B: Your Comments and Suggested Changes</b>	
<b>Eich enw/Sefydliad:</b> <b>Your name/Organisation:</b>	Cadnant Planning Ltd

**1. Ar ba Newid â Ffocws yr ydych chi'n gwneud sylwadau? (Cofiwch defnyddio un ffurflen ar gyfer pob cynrychiolaeth)**

**1. Which Focussed Change are you commenting on? (Remember to use one form for each representation)**

Rhif y Newid â Ffocws (NF) <i>Focussed Change Number (NF)</i>	62	Cefnogi/ <i>Support</i>	<input type="checkbox"/>	Gwrthwynebu/ <i>Object</i>	<input checked="" type="checkbox"/>
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**2. Cyn i chi esbonio eich sylwadau'n fanwl, byddai'n dda gwybod os ydych yn credu fod y Cynllun yn gadarn a'i pheidio , o ganlyniad i'r Newidiadau â Ffocws, neu a ydych o'r farn bod rhannau ohono neu bob rhan ohono ddim yn gadarn a bod angen ei newid.**

*I gael rhagor o wybodaeth am gadernid a gofynion gweithdrefnol, gweler y nodiadau cyfarwyddyd. Os ydych yn ansicr, gadewch y rhan yma yn wag.*

**2. Before you set out your comments in detail, it would be helpful to know whether you think that, as a result of the Focussed Changes, the Plan is sound or that all or parts of it are unsound.**

*For more information on soundness and procedural requirements, see the guidance notes. If you are unsure, leave this section blank.*

Cadarn/Sound	<input type="checkbox"/>	Dim yn gadarn ac dylid ei newid/Unsound and should be changed	<input checked="" type="checkbox"/>
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**3. Rhowch fanylion eich sylwadau ar y Newid â Ffocws yn y blwch nesaf.**

*Esboniwch pam rydych yn gwrthwynebu neu'n cefnogi'r Newid â Ffocws a nodir a pha newidiadau sydd eu hangen i'r Newid â Ffocws i wneud y Cynllun yn gadarn. Dylech gynnwys yr holl wybodaeth, tystiolaeth a gwybodaeth ategol sy'n angenrheidiol i gefnogi eich sylw. Bydd hyn yn helpu'r Awdurdod a'r Arolygydd i ddeall y materion y byddwch yn eu codi. Ni fyddwch yn gallu cyflwyno rhagor o wybodaeth i'r Archwiliad dim ond os bydd yr Arolygydd yn eich gwahodd i wneud hynny.*

**3. Please provide details of your representation on the Focussed Change in the next box.**

*Explain why you object to or support the identified Focussed Change and outline what changes are needed to the Focussed Change to make the Plan sound. Include all the information, evidence and supporting information necessary to support your representation. This will help the Authority and the Inspector to understand the issues you raise. You will only be able to submit further information to the Examination if the Inspector invites you to do so.*



On behalf of a number of clients we object to NF 62 which refers to the granting of "short planning consents and suggests that conditions should be imposed providing completion dates for development. At the initial stage of the Plan making process we see no need for a policy which imposes a short period for implementation or completion of a residential planning consent as the norm.

Housing developments can often take some time post granting of planning permission to come to fruition due to matters relating to the need for subsequent consents such as Protected Species Licensing; Highway Consents etc in addition to the need in many cases to secure funding or sales.

We accept that if there is evidence of landowners land-banking consents or not bring forward allocated housing sites for commercial reasons then the matter of shorter-term consents can be proposed on additional sites coming forward to deal with a shortfall in the 5 year supply of housing land. However, that should be an exception not the norm.

A condition imposing completion dates on developments would not comply with WGC 016/2014: The Use of Planning Conditions for Development Management. The advice in the Circular is clear and advises that:

### **Completion of development**

*3.7 Conditions requiring a development to be carried out in its entirety or in complete accordance with the approved plans, will fail the test of necessity if used to require more than is needed to address the problem they are designed to solve.*

*3.8 If what is really wanted is to ensure that particular features of the development are provided before a certain stage of development commences, or that it is finished in a certain way, then specific conditions are preferable to a general requirement. For example, a point of access into a development may need to be completed before any other development is carried out (see condition 08 of the appendix); Further advice on drafting conditions requiring action is provided at paragraphs 4.7 and 4.8.*

**3.9 A condition requiring that the whole of the development permitted be completed is likely to be difficult to enforce.** *If a large development such as an estate of houses is left half-complete, this may well be because of market changes (for example, a shift of demand from four-bedroom to two-bedroom houses), and it would clearly not be desirable to compel the erection of houses of a type for which there was no demand or need. Conditions requiring the completion of the whole of a development should therefore not normally be imposed.*

In view of the foregoing we propose therefore that NF62 is deleted.

Defnyddiwch dudalennau ychwanegol os bydd angen.  
Nodwch faint o dudalennau ychwanegol rydych wedi'u defnyddio.....  
*Please use additional sheet if necessary.*  
*Please state how many additional sheets have been used.....*

**4. Os yw eich sylw yn 3 yn fwy na 100 o eiriau, darparwch grynodeb os gwelwch yn dda (dim mwy na 100 o eiriau).**

**4. If your response to 3 above exceeds 100 words, please provide a summary (no more than 100 words).**

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

Ar y cam hwn, gallwch wneud sylwadau'n ysgrifenedig yn unig (gelwir y rhain yn 'sylwadau ysgrifenedig'). Fodd bynnag, gall pawb sydd am newid y Cynllun ymddangos gerbron yr Arolygydd a siarad mewn 'sesiwn gwrandawriad' yn ystod yr Archwiliad Cyhoeddus. Ond dylech gofio y bydd yr Arolygydd yn rhoi'r un pwysau ar eich sylwadau ysgrifenedig ar y ffurflen hon â'r rheiny a wneir ar lafar mewn sesiwn gwrandawriad. Sylwer, bydd yr Arolygydd yn dewis y weithdrefn fwyaf priodol er mwyn darparu ar gyfer y rhai sydd eisiau rhoi tystiolaeth lafar.

**5. 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)**

*At this stage, you can only make comments in writing (these are called 'written representations'). However, everyone that wants to change the Plan can appear before and speak to the Inspector at a 'hearing session' during the Public Examination. But 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. Please note that the Inspector will determine the most appropriate procedure for accommodating those who want to provide oral evidence.*

<p>Nid wyf am siarad mewn sesiwn gwrandawriad ac rwyf yn fodlon i'm sylwadau ysgrifenedig gael eu hystyried gan yr Arolygydd.  <i>I do not want to speak at a hearing session and am happy for my written comments to be considered by the Inspector.</i></p>	<input type="checkbox"/>
<p>Hoffwn siarad mewn sesiwn gwrandawriad.  <i>I want to speak at a hearing session.</i></p>	<input checked="" type="checkbox"/>

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

***6. 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 would wish to address this issue as part of a round table housing supply session as it has a bearing on the overall Plan Strategy as it relates to Housing delivery.

**7. Os ydych am siarad, byddai'n ddefnyddiol pe gallech nodi ym mha iaith hoffech chi gael eich clywed? (Ticiwch un o'r isod)**

***6. If you wish to speak, it would be helpful if you could indicate in which language you would like to be heard. (Please tick one of the following boxes)***

<p>Hoffwn i gael fy nghlywed yn Gymraeg  <i>I wish to be heard in Welsh</i></p>	<input type="checkbox"/>
<p>Hoffwn i gael fy nghlywed yn Saesneg  <i>I wish to be heard in English</i></p>	<input type="checkbox"/>

**DIOLCH AM EICH SYLWADAU AM Y NEWIDIADAU Â FFOCWS/ THANK YOU FOR YOUR COMMENTS ON THE FOCUSED CHANGES**

Nodiadau cyfarwyddyd	Guidance notes
<p>Bydd Cynllun Datblygu Lleol Gwynedd a Môn ar y Cyd yn cael ei archwilio gan Arolygydd annibynnol a benodir gan Lywodraeth Cymru. Gwaith yr Arolygydd yw ystyried a yw'r Cynllun yn bodloni gofynion gweithdrefnol ac a yw'n gadarn.</p> <p>Gellir ystyried 'Cadarn' yn y cyd-destun hwn o fewn ei ystyr arferol o 'dangos barnu da' a 'gellir ymddiried ynddo'. Y cwestiynau neu'r 'profion' y bydd yr Arolygydd yn eu hystyried wrth benderfynu a yw'r Cynllun yn gadarn yw:</p> <ol style="list-style-type: none"> <li>1. A yw'r cynllun yn ffitio? (h.y. a yw'n gyson â chynlluniau eraill?)</li> <li>2. A yw'r cynllun yn briodol? (h.y. a yw'n briodol ar gyfer yr ardal yng ngoleuni'r dystiolaeth?)</li> <li>3. A fydd y cynllun yn cyflawni? (h.y. a yw'n debygol o fod yn effeithiol?)</li> </ol> <p>Darperir rhagor o wybodaeth am y profion cadernid a'r gofynion gweithdrefnol yn Arweiniad Gweithdrefnol ar Archwiliadau Cynllun Datblygu Lleol yr Arolygiaeth Gynllunio.</p> <p>Wedi ymgynghori ar fersiwn adneuo'r Cynllun Datblygu Lleol, mae Cynghorau Gwynedd a Môn yn gwneud nifer gyfyngedig o Newidiadau â Ffocws er mwyn gwneud y Cynllun yn gadarn cyn iddo gael ei archwilio. Ymgynghorir ar y newidiadau rwan. Caiff unrhyw ymatebon eu hanfon ymlaen yn uniongyrchol at yr Arolygydd Cynllunio.</p> <p>Os ydych yn gwrthwynebu Newid â Ffocws, dylech ddweud pam nad yw'n gwneud y Cynllun yn gadarn a sut dylid newid y Newid â Ffocws er mwyn gwneud y Cynllun yn gadarn.</p> <p>Lle rydych yn cynnig newid i'r Newid â Ffocws byddai'n ddefnyddiol egluro pa brawf (profion) cadernid rydych yn credu ei fod yn methu. Fydd methu adnabod prawf ddim yn golygu na chaiff eich sylw ystyriaeth, cyn belled â'i fod yn ymwneud a'r Newidiadau â Ffocws. Dylech gynnwys eich holl sylwadau ar y ffurflen, gan ddefnyddio dogfennau ychwanegol a thystiolaeth ategol lle bod angen.</p>	<p><i>The Joint Anglesey and Gwynedd Local Development Plan (LDP) will be examined by an independent Inspector appointed by the Welsh Government. It is the Inspector's job to consider whether the Plan meets procedural requirements and whether it is sound.</i></p> <p><i>'Sound' may be considered in this context within its ordinary meaning of 'showing good judgement' and 'able to be trusted'. The questions or 'tests' which the Inspector will consider in deciding whether the Plan is sound are:</i></p> <ol style="list-style-type: none"> <li>1. <i>Does the plan fit? (i.e. is it consistent with other plans?)</i></li> <li>2. <i>Is the plan appropriate? (i.e. is it appropriate for the area in the light of the evidence?)</i></li> <li>3. <i>Will the plan deliver? (i.e. is it likely to be effective?)</i></li> </ol> <p><i>More information on the soundness tests and procedural requirements is provided in the Planning Inspectorate's Local Development Plan Examinations Procedural Guidance.</i></p> <p><i>Having consulted on the Deposit version of the Local Development Plan, Anglesey and Gwynedd Councils are making a limited number of 'Focussed Changes' to make the Plan sound before it is examined. These changes are being consulted upon now. Any responses will be forwarded directly to the Planning Inspector.</i></p> <p><i>If you are objecting to a Focussed Change, you should say why you think it makes the Plan unsound, and how the Focussed Change should be amended to make the Plan sound.</i></p> <p><i>Where you propose an amendment to a Focussed Change it would be helpful to make clear which test(s) of soundness you believe it fails. Failing to identify a test will not mean that your comment will not be considered, providing it relates to the Focussed Changes. You should include all your comments on the form, using accompanying documents and supporting evidence where necessary.</i></p>
<p>Dychwelwch y ffurflen i: <b>Uned Polisi Cynllunio ar y Cyd, Swyddfa Cyngor Dinas Bangor, Ffordd Gwynedd, Bangor, Gwynedd, LL57 1DT</b> neu <a href="mailto:polisicynllunio@gwynedd.gov.uk">polisicynllunio@gwynedd.gov.uk</a> erbyn 4.30yh ar 13/4/16</p>	<p>Please return the form to: <b>Joint Planning Policy Unit, Bangor City Council Offices, Ffordd Gwynedd, Bangor, Gwynedd, LL57 1DT</b> or <a href="mailto:planningpolicy@gwynedd.gov.uk">planningpolicy@gwynedd.gov.uk</a> by 4.30pm on 13/4/16</p>