

CANOLFANNAU GWASANAETH LLEOL

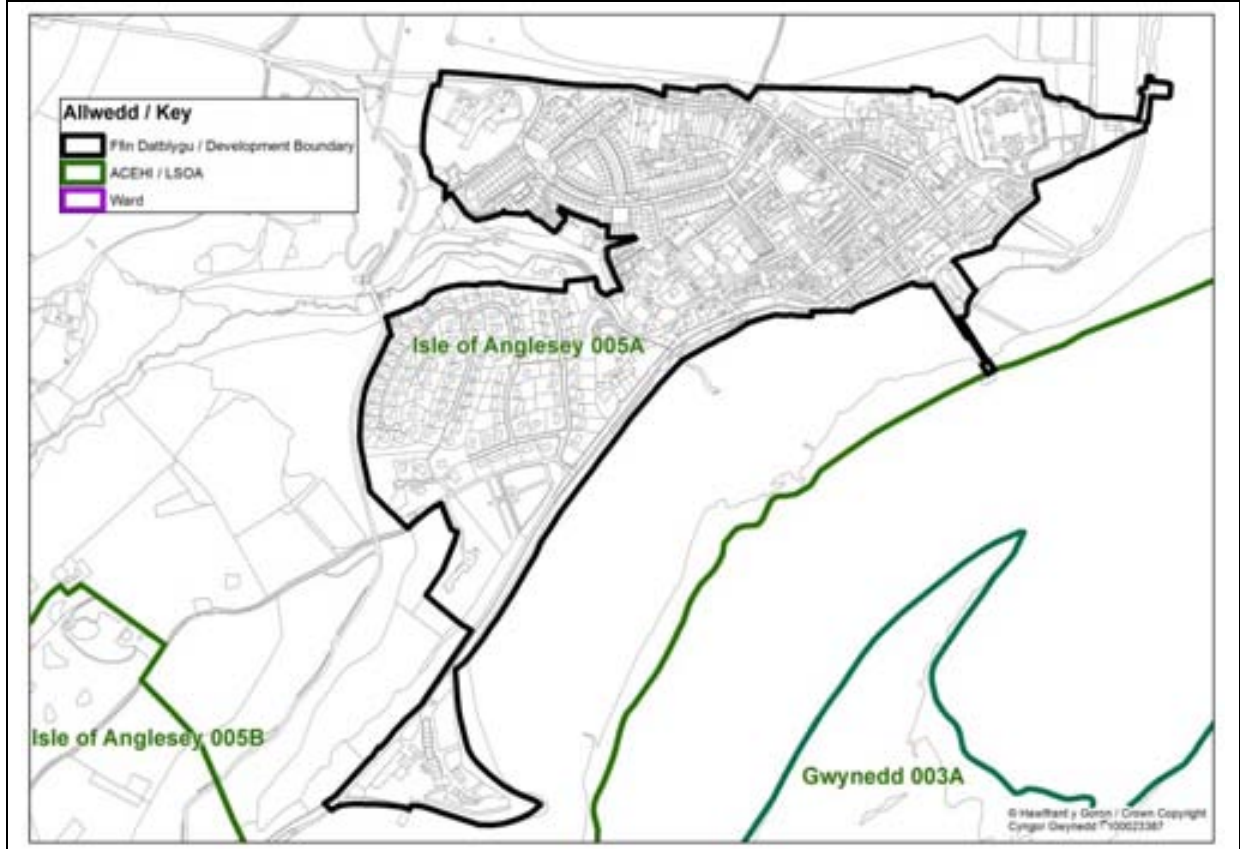
LOCAL SERVICE CENTRES

Proffil Anheddle / Settlement Profile			
Enw / Name	Biwmares		
Statws / Status	Local Service Centre		
Ardaloedd Cynnyrch Ehangach Haen Is / Lower Super Output Areas	Ynys Môn / Isle of Anglesey 005A		
Wardiau / Wards	Beaumaris		
Ystadegau Allweddol – Cyfrifiad 2011 / Key Statistics – Census 2011			
Ynys Môn / Isle of Anglesey 005A			
Poblogaeth / Population	Nifer / No.		Tabl/Table
Preswylwyr Arferol / Usual Residents	1,938		KS101EW
Nifer yr Aelwydydd / Number of Households	980		KS105EW
Siaradwyr Cymraeg / Welsh Speakers (2001)	39.7%		UV84
Siaradwyr Cymraeg / Welsh Speakers (2011)	39.5%		KS207WA
Gwlad Enedigol / Country of Birth (2001)	Cymru/Wales	Arall/Other	UV08
	57.1%	42.9%	
Gwlad Enedigol / Country of Birth (2011)	Cymru/Wales	Arall/Other	KS204EW
	57.0%	43.0%	
Aelwydydd / Households			
Cyfansoddiad y Cartref – Nifer y Bobl / Household Composition – Number of Persons	1	39.5%	QS406EW
	2	39.5%	
	3+	21.0%	
Proffil Oedran Cyfartalog o Aelwydydd / Average Age Profile of Households	47.3		KS102EW
Aelwydydd Cudd / Gorlawn* Hidden / Overcrowded Households* *Mae'r fformiwla safonol a ddefnyddir i bennu sgôr deiliadaeth yn y tabl hwm yn seiliedig ar nifer yr ystafelloedd gwely mewn cartref. *The standard formula used to determine occupancy rating in this table is based on the number of bedrooms in a household.	Deiliadaeth Rating (Ystafelloedd Gwely) Occupancy Rating (Bedrooms)		QS412EW
	+2 neu fwy/or more	46.0%	
	+1	34.1%	
	0	17.7%	
	-1	2.0%	
	-2	0.2%	
Anheddau / Dwellings			
Nifer o Anheddau / Number of Dwellings	1,132		KS401EW
Math o Anheddau / Type of Dwellings *Mae annedd yn cael ei rannu os yw'r ofodau aelwydydd sydd ynddo gael math o lety 'yn rhan o dŷ wedi'i addasu neu ei rannu', os nad pob ystafell y tu ôl i ddrws sydd ddim ond bod aelwyd yn eu defnyddio ac mae o leiaf un lle eraill y cartref yn y cyfeiriad hwnnw gyda y gellir ei gyfuno. * A dwelling is shared if the household spaces it contains have accommodation type 'part of a converted or shared house', if not all rooms are behind a door that only that household can use and there is at least one other household space at that address with which it can be combined.	Rhannu* Shared*	Na chant eu rhannu Not Shared	QS402EW
	0.0%	100.0%	
Deiliadaeth Cartref / Household Tenure	Perchen/Owned	Arall/Other	QS405EW
	61.4%	38.6%	
Nifer yr Ystafelloedd Gwely /	0	0.0%	QS411EW

Number of Bedrooms	1	8.3%	
	2	27.7%	
	3	42.1%	
	4+	21.9%	
Gwag / Ail Gartrefi Vacant / Second Homes	13.4%		KS401EW

Amcangyfrifon Poblogaeth 2011 / Population Estimates 2011	
Nifer o Dai / Number of Houses	723
Maint y Cartref / Household Size	2.28
Amcangyfrif Poblogaeth / Estimate Population	1,648

Ardal Gynnyrch Cyfrifiad / Census Output Area



Map mewnosod / Inset map



Cymhareb Fforddiadwyedd / Affordability Ratio

Pris canolrif eiddo i incwm canolrif aelwyd / Median house prices to Median household income (2014)

Ward	Cyfradd fforddiadwyaeth / Affordability ratio	Pris canolrif eiddo / Median House Price	Incwm canolrif aelwyd / Median Household Income	Nifer o werthiannau tai / Number of House sales
Biwmares / Beaumaris	8.4	£183,000	£21,840	31

Ffynhonnell / Source: CACI Paycheck & Gofrestrfa Dir/Land Registry

Ardal PrisiauTai / House Price Area: Biwmares / Beaumaris – o leiaf 25% o dai fforddiadwy ar safleoedd / at least 25% affordable housing on sites

Datblygu Tai Ers 2001 – Cwblhau / Housing Development Since 2001 - Completion

01 - 02	02 - 03	03 - 04	04 - 05	05 - 06	06 - 07	07 - 08	08 - 09	09 - 10	10 - 11	11 - 12	12 - 13	13 - 14
0	2	0	0	0	6	3	3	1	0	3	2	1

Safleoedd â Chaniatâd Cynllunio yn Ebrill 2014 / Sites with Planning Permission in April 2014

Heb ddechrau/Not Started	Wrthi'n cael ei adeiladu/Under Construction	Wedi Cwblhau/Completed
40	2	1

Cyfleusterau Cymunedol / Community Facilities

Ysgol Gynradd; Ysgolion Meithrin; Meddygfa; Deintyddfa; Llyfrgell; Canolfan Hamdden; Canolfannau Cymunedol; Swyddfa Bost; Siopau gan gynnwys Siop Nwyddau Cyfleus; Fferyllfa; Optegydd; Banciau/Cymdeithasau Adeiladu; Peiriant Arian Parod; Gorsaf Betrol; Tai Tafarn; Mannau Addoli; Gwasanaeth Bws; Gorsaf Ddan

Primary School; Playgroups; Doctor's Surgery; Dentist; Library; Leisure Centre; Community Centres; Post Office; Shops including a Convenience Shop; Pharmacy; Optician; Banks/Building Societies; ATM; Petrol Station; Public Houses; Places of Worship; Bus Service; Fire Station

Hygyrchedd a Chludiant Cyhoeddus / Accessibility & Public Transport

- Cael ei wasanaethu gan yr A545 a'r B5109 / *Served by A545 and B5109.*
- Nifer o arosfan bws yn yr anheddle – rhifau 50, 53, 56, a 57 / *Multiple bus stops within the settlement – Routes 50, 53, 56 and 57.*

Cyfleoedd Cyflogaeth/ Employment Opportunities

O fewn 10 km i Fangor (Canolfan Is-ranbarthol), sy'n cynnig cyfleoedd amrywiol iawn ar stadau diwydiannol/ busnes a llefydd gwaith eraill / *Within 10km km of Bangor (Sub-regional Centre) which provides a a wide variety of employment opportunities on industrial/ business estates and other employment sources.*

Ysgolion, meddygfa, siopau yn cynnig cyfleoedd cyflogaeth o fewn neu'n agos at yr anheddle/ *Schools, health clinic and shops located within or close to the settlement that provide employment opportunities.*

Cyfyngiadau Datblygu / Development Constraints

- Yr anheddle o fewn yr AHNE / *Settlement within the AONB*
- Rhan o'r anheddle o fewn parth risg llifogydd/ *C2 Part of settlement within C2 Flood Risk zone.*
- SoDdGA gyferbyn â'r anheddle / *SSSI adjacent to site*

Dynodiadau Trefol / Urban Designations

- Rhan o'r anheddle o fewn Ardal Gadwraeth / *Part of the settlement within Conservation Area*
- Safle treftadaeth y Byd / *World Heritage Site*

Cynllun Adnau – Ffeithiau allweddol / Deposit Plan – Key Facts

Targed Dangosol Tai / Housing Target

Lefel twf dangosol / Indicative housing growth	Unedau wedi ei cwblhau / Completed units (2011-14)	Banc tir presennol / Existing housing landbank	Nifer ychwanegol dangosol sydd eu angen / Indicative additional number required
96	6	38	52

Cyfradd cyfartalog adeiladu blynyddol / Annual average build rate = 6

Polisi Tai / Housing Policy

- Defnyddio gwybodaeth leol (e.e. arolwg anghenion tai lleol diweddar) a Chyfrifiad i ddylanwadu ar y math o dai (e.e. nifer o loffttydd, proffil oedran a.y.b.) (Polisi TAI 1);
- Sicrhau cymysgedd o dai marchnad lleol a thai fforddiadwy (gan gynnwys angen lleol) (Polisi TAI 1, TAI 5, TAI 9, TAI 10) ar:
 - Safleoedd / adeiladau ar hap du mewn i ffiniau datblygu (Polisi TAI 15);
 - 1 dynodiad – safle ar gyfer tua 35 o unedau, yn ddarostynedig i drafodaeth cyn ac adeg cyflwyno cais cynllunio (Polisi TAI 15);
 - Safleoedd eithrio gwledig (Polisi TAI 10).
- Ystyried datblygu fesul cam yn seiliedig ar ddadansoddiad o: argaeledd lle yn yr ysgol gynradd (capasiti sbar: 44.1% yn 2013); gostyngiad o 0.2% mewn siaradwyr Cymraeg 2001-2011 (ac o dan 70%); gostyngiad o 0.1% o ran unigolion a anwyd yng Nghymru 2001-2011; 13.4% tai haf / gwyliau/ gwag (Polisi TAI 1 a Polisi X).
- Use local knowledge (e.g. recent local housing need survey) and the Census to influence the type of housing (e.g. number of bedrooms, age profile etc.) (Policy TAI 1);
- Secure a mix of local market housing and affordable housing (including for local need) (Policy TAI 1, TAI 5, TAI 9, TAI 10) on:
 - Windfall sites / buildings within the development boundary (Policy TAI 15);
 - 1 allocated site – site for around 35 units, subject to pre-application and planning application stage (Policy TAI 15);

	<ul style="list-style-type: none"> ○ Rural exception sites (Policy TAI 10) • Consider phased development based on an analysis at planning application stage of: primary school capacity (spare capacity: 44.1% in 2013); 0.2% reduction in proportion of Welsh speakers 2001-2011 (and lower than 70%); 0.1% decrease in individuals born in Wales 2001-2011; 13.4% second/ holiday/ vacant homes (TAI 1 and TAI X).
Polisi Cyflogaeth / Employment Policy	<ul style="list-style-type: none"> • galluogi busnesau presennol i ehangu neu ail-leoli (Polisi PS10); • galluogi trosi adeiladau presennol neu unedau bach newydd ar gyfer busnes (Polisi CYF 5); • galluogi gweithio gartref (Polisi CYF 5); • gwarchod stadau diwydiannol & busnes cyfredol yn Gaerwen a Bangor (y canolfannau lefel uwch agosaf) • enable existing businesses to expand or re-locate (Policy PS10); • enable conversion of existing buildings or provision of small new business units (Policy CYF 5); • enable home working (Policy CYF 5); • safeguard existing industrial & business sites in Gaerwen and Bangor (the nearest high order centres)
Isadeiledd / Infrastructure	<ul style="list-style-type: none"> • sicrhau argaeledd isadeiledd angenrheidiol (Polisi ISA1, PS1, PS3, TRA1) • cynnal neu wella cyfleusterau a gwasanaethau cymunedol (Polisi ISA 2). • ensure availability of required infrastructure (Policy ISA 1, PS1, PS3, TRA 1) • maintain or improve community facilities and services (Policy ISA 2)

Cyf	Enw'r Safle	Disgrifiad	Ystyriaethau
T32	Casita	Safle tir llwyd gyda chaniatâd cynllunio presennol.	<ul style="list-style-type: none"> • Rhoddwyd caniatâd cynllunio (12C49L), datblygu heb gychwyn • Ni nodwyd unrhyw faterion o bwys

Ref	Site Name	Description	Considerations
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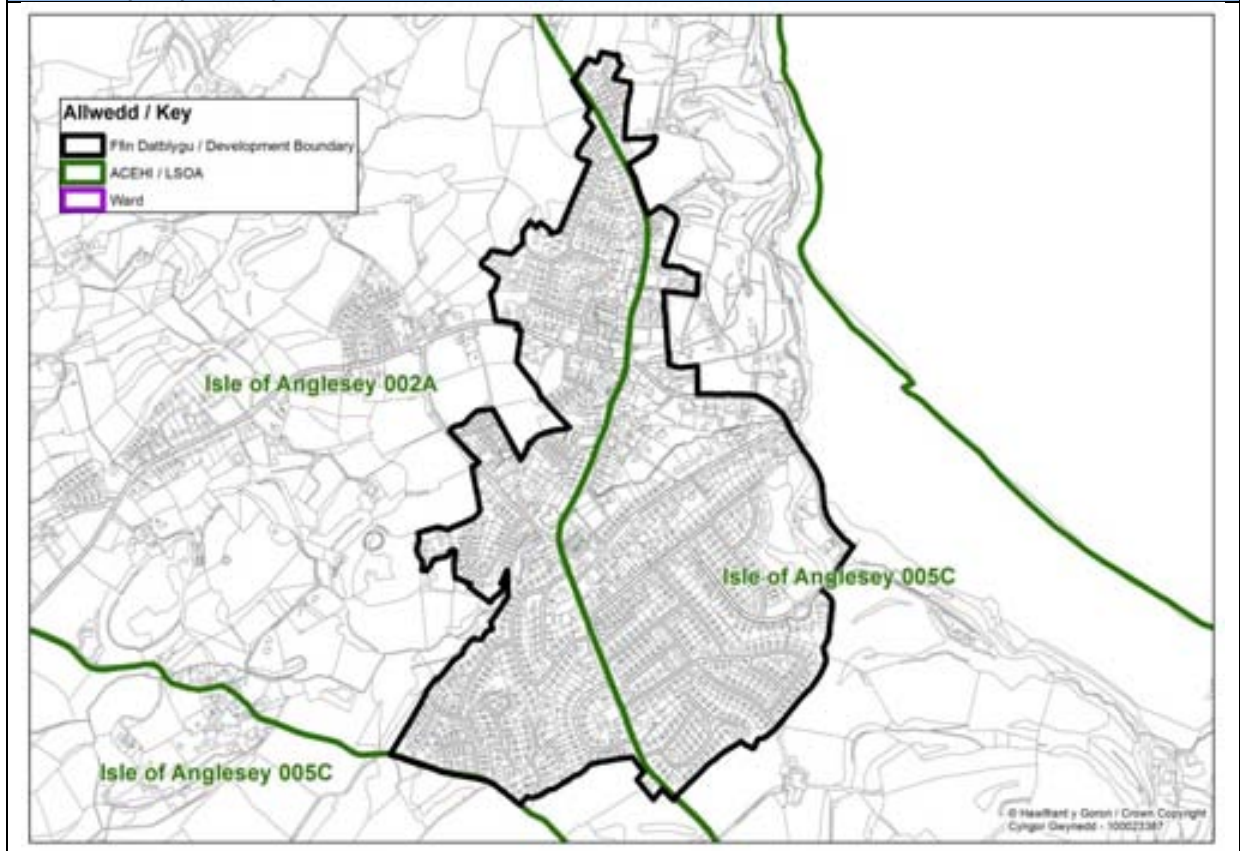
T32	Casita	Brownfield site with existing planning permission.	<ul style="list-style-type: none">• Planning consent given (12C49L) development not started• No notable issues identified
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Proffil Anheddle / Settlement Profile			
Enw / Name	Benllech		
Statws / Status	Canolfan Gwasanaeth Lleol / <i>Local Service Centre</i>		
Ardaloedd Cynnyrch Ehangach Haen Is / Lower Super Output Areas	Ynys Môn / <i>Isle of Anglesey</i> 002A; 005C		
Wardiau / Wards	Brynteg; Llanbedrgoch		
Ystadegau Allweddol – Cyfrifiad 2011 / Key Statistics – Census 2011			
Ar y Cyfan / Overall			
Poblogaeth / Population	Nifer / No.		Tabl/Table
Preswylwyr Arferol / Usual Residents	3,382		KS101EW
Nifer yr Aelwydydd / Number of Households	1,590		KS105EW
Siaradwyr Cymraeg / Welsh Speakers (2001)	48.4%		UV84
Siaradwyr Cymraeg / Welsh Speakers (2011)	46.5%		KS207WA
Gwlad Enedigol / Country of Birth (2001)	Cymru/Wales	Arall/Other	UV08
	47.7%	52.3%	
Gwlad Enedigol / Country of Birth (2011)	Cymru/Wales	Arall/Other	KS204EW
	47.0%	53.0%	
Aelwydydd / Households			
Cyfansoddiad y Cartref – Nifer y Bobl / Household Composition – Number of Persons	1	33.8%	QS406EW
	2	42.6%	
	3+	23.6%	
Proffil Oedran Cyfartalog o Aelwydydd / Average Age Profile of Households	51.0		KS102EW
Aelwydydd Cudd / Gorlawn* Hidden / Overcrowded Households* *Mae'r fformiwla safonol a ddefnyddir i bennu sgôr deiliadaeth yn y tabl hwm yn seiliedig ar nifer yr ystafelloedd gwely mewn cartref. *The standard formula used to determine occupancy rating in this table is based on the number of bedrooms in a household.	Deiliadaeth Rating (Ystafelloedd Gwely) Occupancy Rating (Bedrooms)		QS412EW
	+2 neu fwy/or more	44.8%	
	+1	39.9%	
	0	13.9%	
	-1	21.3%	
	-2	0.1%	
Anheddau / Dwellings			
Nifer o Anheddau / Number of Dwellings	1,852		KS401EW
Math o Anheddau / Type of Dwellings *Mae annedd yn cael ei rannu os yw'r ofodau aelwydydd sydd ynddo gael math o lety 'yn rhan o dŷ wedi'i addasu neu ei rannu', os nad pob ystafell y tu ôl i ddrws sydd ddim ond bod aelwyd yn eu defnyddio ac mae o leiaf un lle eraill y cartref yn y cyfeiriad hwnnw gyda y gellir ei gyfuno. * A dwelling is shared if the household spaces it contains have accommodation type 'part of a converted or shared house', if not all rooms are behind a door that only that household can use and there is at least one other household space at that address with which it can be combined.	Rhannu* Shared*	Na chant eu rhannu Not Shared	QS402EW
	0.0%	100.0%	
Deiliadaeth Cartref / Household Tenure	Perchen/Owned	Arall/Other	QS405EW
	80.3%	19.7%	

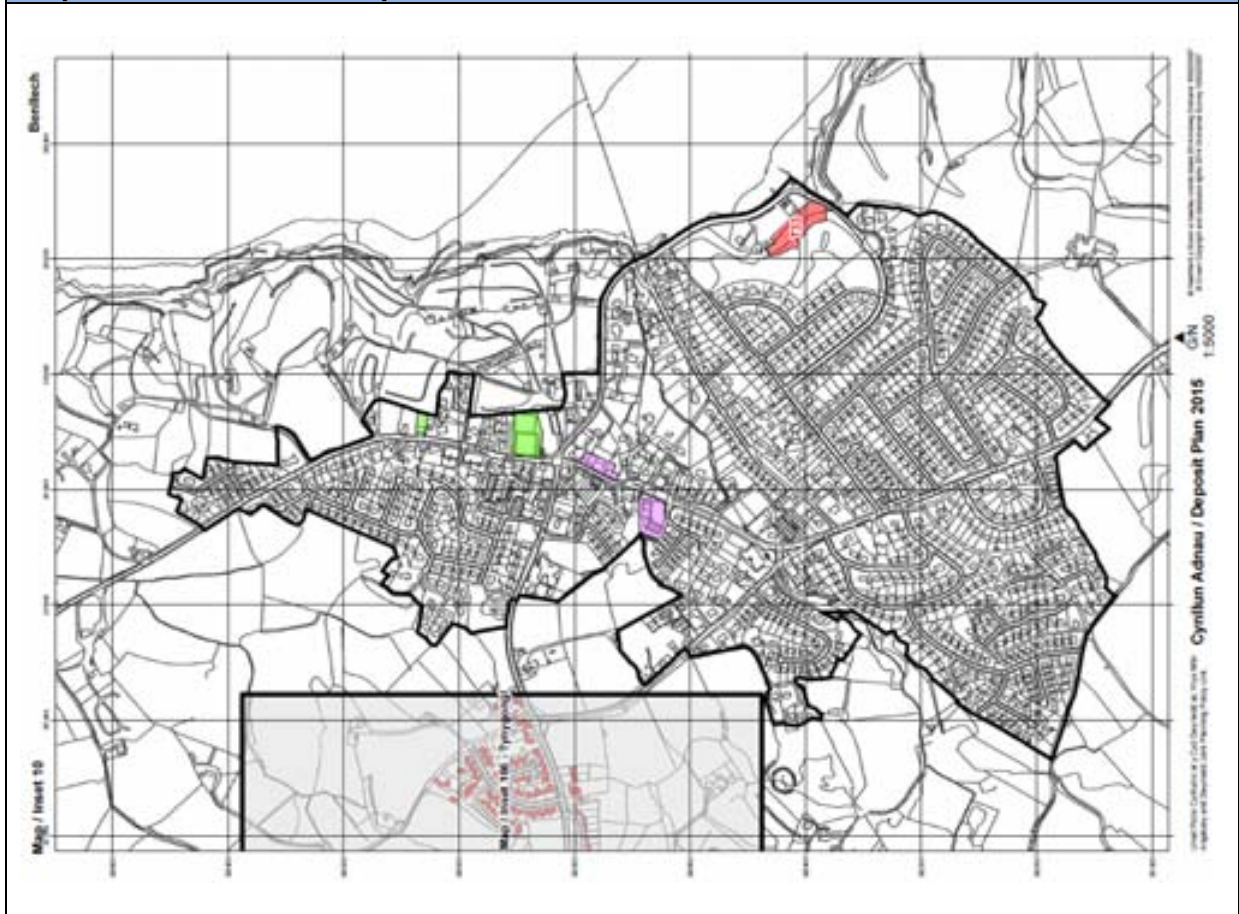
Nifer yr Ystafelloedd Gwely / Number of Bedrooms	0	0.0%	QS411EW
	1	6.1%	
	2	30.4%	
	3	38.9%	
	4+	24.6%	
Gwag / Ail Gartrefi Vacant / Second Homes	14.1%		KS401EW

Amcangyfrifon Poblogaeth 2011 / Population Estimates 2011	
Nifer o Dai / Number of Houses	833
Maint y Cartref / Household Size	2.28
Amcangyfrif Poblogaeth / Estimate Population	1,899

Ardal Gynnyrch Cyfrifiad / Census Output Area



Map Mewnrosod / Inset Map



Cymhareb Fforddiadwyedd / Affordability Ratio

Pris canolrif eiddo i incwm canolrif aelwyd / Median house prices to Median household income (2014)

Ward	Cyfradd fforddiadwyaeth / Affordability ratio	Pris canolrif eiddo / Median House Price	Incwm canolrif aelwyd / Median Household Income	Nifer o werthiannau tai / Number of House sales
Brynteg	7.4	£170,000	£22,842	45
Llanbedrgoch	6.7	£162,500	£24,194	37

Ffynhonnell / Source: CACI Paycheck & Gofrestrfa Dir/Land Registry

Ardal PrisiauTai / House Price Area: Gogledd-ddwyrain Wledig / North East Rural – o leiaf 25% o dai fforddiadwy ar safleoedd / at least 25% affordable housing on sites

Datblygu Tai Ers 2001 – Cwblhau / Housing Development Since 2001 - Completion

01 - 02	02 - 03	03 - 04	04 - 05	05 - 06	06 - 07	07 - 08	08 - 09	09 - 10	10 - 11	11 - 12	12 - 13	13 - 14
1	21	8	4	20	2	2	1	5	5	2	27	11

Safleoedd â Chaniatâd Cynllunio yn Ebrill 2014 / Sites with Planning Permission in April 2014

Heb ddechrau/Not Started	Wrthi'n cael ei adeiladu/Under Construction	Wedi Cwblhau/Completed
9	4	11

Cyfleusterau Cymunedol / Community Facilities

Ysgol Gynradd; Ysgolion Meithrin; Meddygfa; Deintyddfa; Llyfrgell; Canolfannau Cymunedol; Swyddfa Bost; Siopau gan gynnwys Siop Nwyddau Cyfleus; Fferyllfa; Banciau/Cymdeithasau Adeiladu; Peiriant Arian Parod; Gorsaf Betrol; Tŷ Tafarn; Mannau Addoli; Gwasanaeth Bws; Gorsaf Heddlu; Gorsaf Dân

Primary School; Playgroups; Doctor's Surgery; Dentist; Library; Community Centres; Post Office; Shops including a Convenience Shop; Pharmacy; Banks/Building Societies; ATM; Petrol Station; Public House; Places of Worship; Bus Service; Police Station; Fire Station

Hygyrchedd a Chludiant Cyhoeddus / Accessibility & Public Transport

- Cael ei wasanaethu gan yr A5205 and B5108 / *Served by A5025 and B5108.*
- Nifer o arosfan bws yn yr anheddle – rhifau 50, 51, 62 & 63. *Multiple bus stops within the settlement – routes 50, 51, 62 and 63.*

Cyfleoedd Cyflogaeth/ Employment Opportunities

O fewn 11 km i Langefni (Canolfan Wasanaeth trefol), sy'n cynnig cyfleoedd amrywiol ar stadau diwydiannol/ busnes a llefydd gwaith eraill / *Within 11km km of Llangefni (Urban Service Centre) which provide a variety of employment opportunities on industrial/ business estates and other employment sources.*

Ysgolion, meddygfa, siopau yn cynnig cyfleoedd cyflogaeth o fewn neu'n agos at yr anheddle/ Schools, health clinic and shops located within or close to the settlement that provide employment opportunities.

Cyfyngiadau Datblygu / Development Constraints

- Rhan o'r anheddle o fewn parth risg llifogydd/ *C2 Part of settlement within C2 Flood Risk zone.*
- Cyferbyn â'r AHNE / *Adjacent to the AONB*

Dynodiadau Trefol / Urban Designations

- Dim / *None*

Cynllun Adnau – Ffeithiau allweddol / Deposit Plan – Key Facts

Targed Dangosol Tai / Housing Target

Lefel twf dangosol / Indicative housing growth	Unedau wedi ei cwblhau / Completed units (2011-14)	Banc tir presennol / Existing housing landbank	Nifer ychwanegol dangosol sydd eu angen / Indicative additional number required
90	40	13	37

Cyfradd cyfartalog adeiladu blynyddol / Annual average build rate = 6

Polisi Tai / Housing Policy

- Defnyddio gwybodaeth leol (e.e. arolwg anghenion tai lleol diweddar) a Chyfrifiad i ddylanwadu ar y math o dai (e.e. nifer o lofftydd, proffil oedran a.y.b.) (Polisi TAI 1);
- Sicrhau cymysgedd o dai marchnad agored a thair fforddiadwy (gan gynnwys angen lleol) (Polisi TAI 1, TAI 9, TAI 10) ar:
 - Safleoedd hefo caniatad cynllunio yn barod (Polisi TAI 15);
 - Safleoedd / adeiladau ar hap du mewn i ffiniau datblygu (Polisi TAI 15);
 - 1 dynodiad – safle ar gyfer tua 12 o unedau, yn ddarostynedig i drafodaeth cyn ac adeg cyflwyno cais cynllunio (Polisi TAI 15);
 - Safleoedd eithrio gwledig (Polisi TAI 10).
- Ystyried datblygu fesul cam yn seiliedig ar ddadansoddiad o: ysgol gynradd (capasiti sbar: 19.0% yn 2013); gostyngiad o 1.9% mewn siaradwyr Cymraeg 2001-2011 (o dan 70%); gostyngiad o 0.7% o ran unigolion a anwyd yng Nghymru 2001-2011; 14.1% tai haf / gwyliau/ gwag (Polisi TAI 1 a Polisi X).
- Use local knowledge (e.g. recent local housing need survey) and the Census to influence the type of housing (e.g. number of bedrooms, age profile etc.) (Policy TAI 1);
- Secure a mix of open market and affordable housing (including for local need) (Policy TAI 1, TAI 9, TAI 10) on:
 - Sites already with planning permission (Policy TAI 15);
 - Windfall sites / buildings within the development boundary (Policy TAI 15);
 - 1 allocated site – site for around 12 units, subject to pre-application and planning application stage (Policy TAI 15);
 - Rural exception sites (Policy TAI 10)
- Consider phased development based on an analysis at planning application stage of: primary school (spare

	capacity: 19.0% in 2013); 1.9% reduction in proportion of Welsh speakers 2001-2011 (lower than 70%); 0.7% decrease in individuals born in Wales 2001-2011; 14.1% second/ holiday/ vacant homes (TAI 1 and TAI X).		
Polisi Cyflogaeth / Employment Policy	<ul style="list-style-type: none"> • galluogi busnesau presennol i ehangu neu ail-leoli (Polisi PS10); • galluogi trosi adeiladau presennol neu unedau bach newydd ar gyfer busnes (Polisi CYF 5); • galluogi gweithio gartref (Polisi CYF 5); • gwarchod stadau diwydiannol & busnes cyfredol yn Bangor ac Amlwch (y canolfanau lefel uwch) • enable existing businesses to expand or re-locate (Policy PS10); • enable conversion of existing buildings or provision of small new business units (Policy CYF 5); • enable home working (Policy CYF 5); • safeguard existing industrial & business sites in Bangor and Amlwch (the nearest high order centres) 		
Isadeiledd / Infrastructure	<ul style="list-style-type: none"> • sicrhau argaeledd isadeiledd angenrheidiol (Polisi ISA1, PS1, PS3, TRA1) • cynnal neu wella cyfleusterau a gwasanaethau cymunedol (Polisi ISA 2). • ensure availability of required infrastructure (Policy ISA 1, PS1, PS3, TRA 1) • maintain or improve community facilities and services (Policy ISA 2) 		
Cyf	Enw'r Safle	Disgrifiad	Ystyriaethau
T33	Gerllaw Caffi Wendon	Safle tir llwyd ar lan y dŵr	Carthffosiaeth a Seilwaith <ul style="list-style-type: none"> • Mae carthffos yn croesi'r safle a byddai angen mesurau diogelu ar ffurf lled hawddfrait neu wro'r bibell, a allai effeithio ar y dwysedd o dai y gellir ei gael ar y safle.

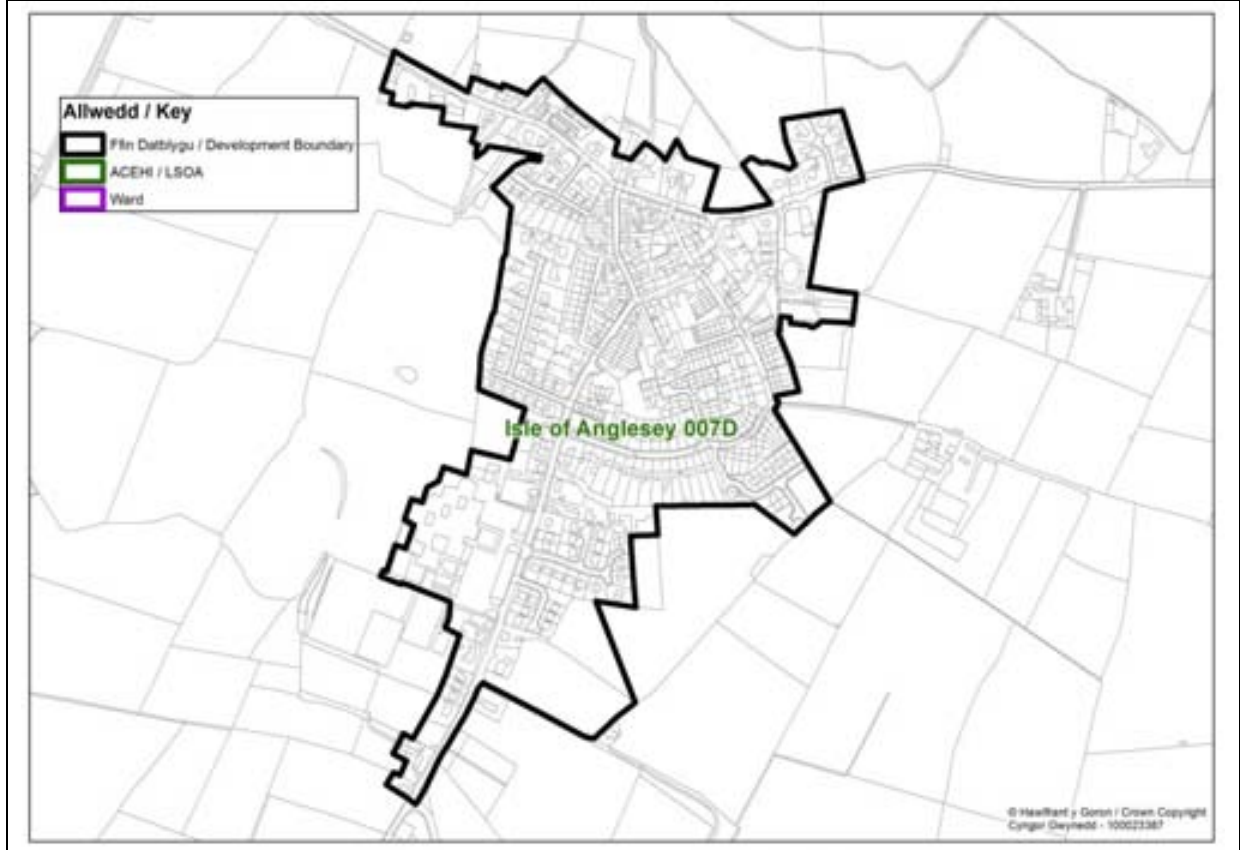
Ref	Site Name	Description	Considerations
T33	Adjoining Wendon Cafe	Brownfield site located near waterfront.	Sewerage and Infrastructure <ul style="list-style-type: none"> • Site is crossed by a sewer and protection measures in the form of easement widths or a diversion of the pipe would be required, which may impact upon the housing density achievable on site.

Proffil Anheddle / Settlement Profile			
Enw / Name	Bodedern		
Statws / Status	Canolfan Gwasanaeth Lleol / Local Service Centre		
Ardaloedd Cynnyrch Ehangach Haen Is / Lower Super Output Areas	Ynys Môn / Isle of Anglesey 007D		
Wardiau / Wards	Llanfair yn Neubwll		
Ystadegau Allweddol – Cyfrifiad 2011 / Key Statistics – Census 2011			
Ynys Môn / Isle of Anglesey 007D			
Poblogaeth / Population	Nifer / No.		Tabl/Table
Preswylwyr Arferol / Usual Residents	1,406		KS101EW
Nifer yr Aelwydydd / Number of Households	599		KS105EW
Siaradwyr Cymraeg / Welsh Speakers (2001)	68.8%		UV84
Siaradwyr Cymraeg / Welsh Speakers (2011)	66.9%		KS207WA
Gwlad Enedigol / Country of Birth (2001)	Cymru/Wales	Arall/Other	UV08
	73.6%	26.4%	
Gwlad Enedigol / Country of Birth (2011)	Cymru/Wales	Arall/Other	KS204EW
	73.8%	26.2%	
Aelwydydd / Households			
Cyfansoddiad y Cartref – Nifer y Bobl / Household Composition – Number of Persons	1	29.4%	QS406EW
	2	34.7%	
	3+	35.9%	
Proffil Oedran Cyfartalog o Aelwydydd / Average Age Profile of Households	41.9		KS102EW
Aelwydydd Cudd / Gorlawn* Hidden / Overcrowded Households* *Mae'r fformiwla safonol a ddefnyddir i bennu sgôr deiliadaeth yn y tabl hwm yn seiliedig ar nifer yr ystafelloedd gwely mewn cartref. *The standard formula used to determine occupancy rating in this table is based on the number of bedrooms in a household.	Deiliadaeth Rating (Ystafelloedd Gwely) Occupancy Rating (Bedrooms)		QS412EW
	+2 or more	40.6%	
	+1	35.2%	
	0	21.9%	
	-1	2.3%	
	-2	0.0%	
Anheddau / Dwellings			
Nifer o Anheddau / Number of Dwellings	626		KS401EW
Math o Anheddau / Type of Dwellings *Mae annedd yn cael ei rannu os yw'r ofodau aelwydydd sydd ynddo gael math o lety 'yn rhan o dŷ wedi'i addasu neu ei rannu', os nad pob ystafell y tu ôl i ddrws sydd ddim ond bod aelwyd yn eu defnyddio ac mae o leiaf un lle eraill y cartref yn y cyfeiriad hwnnw gyda y gellir ei gyfuno. * A dwelling is shared if the household spaces it contains have accommodation type 'part of a converted or shared house', if not all rooms are behind a door that only that household can use and there is at least one other household space at that address with which it can be combined.	Rhannu* Shared*	Na chant eu rhannu Not Shared	QS402EW
	0.0%	100.0%	
Deiliadaeth Cartref / Household Tenure	Perchen/Owned	Arall/Other	QS405EW
	65.3%	34.7%	
Nifer yr Ystafelloedd Gwely / Number of Bedrooms	0	0.2%	QS411EW
	1	7.3%	

	2	20.0%	
	3	52.6%	
	4+	19.9%	
Gwag / Ail Gartrefi Vacant / Second Homes	4.3%		KS401EW

Amcangyfrifon Poblogaeth 2011 / Population Estimates 2011	
Nifer o Dai / Number of Houses	299
Maint y Cartref / Household Size	2.28
Amcangyfrif Poblogaeth / Estimate Population	682

Ardal Gynnyrch Cyfrifiad / Census Output Area



Map Mewniod / Inset Map



Cymhareb Fforddiadwyedd / Affordability Ratio

Pris canolif eiddo i incwm canolrif aelwyd / Median house prices to Median household income (2014)

Ward	Cyfradd fforddiadwyaeth / Affordability ratio	Pris canolrif eiddo / Median House Price	Incwm canolrif aelwyd / Median Household Income	Nifer o werthiannau tai / Number of House sales
Llanfair-yn-Neubwll	3.7	£103,000	£27,889	37

Ffynhonnell / Source: CACI Paycheck & Gofrestrfa Dir/Land Registry

Ardal PrisiauTai / House Price Area: Gorllewin Gwledig / Rural West – o leiaf 25% o dai fforddiadwy ar safleoedd / at least 25% affordable housing on sites

Datblygu Tai Ers 2001 – Cwblhau / Housing Development Since 2001 - Completion

01 - 02	02 - 03	03 - 04	04 - 05	05 - 06	06 - 07	07 - 08	08 - 09	09 - 10	10 - 11	11 - 12	12 - 13	13 - 14
5	1	0	4	8	10	14	2	1	10	0	0	0

Safleoedd â Chaniatâd Cynllunio yn Ebrill 2014 / Sites with Planning Permission in April 2014

Heb ddechrau/Not Started	Wrthi'n cael ei adeiladu/Under Construction	Wedi Cwblhau/Completed
1	0	0

Cyfleusterau Cymunedol / Community Facilities

Ysgol Uwchradd; Ysgol Gynradd; Ysgolion Meithrin; Meddygfa; Canolfan Gymunedol; Swyddfa Bost; Siopau gan gynnwys Siop Nwyddau Cyfleus; Tai Tafarn; Mannau Addoli; Gwasanaeth Bws

Secondary School; Primary School; Playgroups; Doctor's Surgery; Community Centre; Post Office; Shops including a Convenience Shop; Public Houses; Places of Worship; Bus Service

Hygyrchedd a Chludiant Cyhoeddus / Accessibility & Public Transport

- Cael ei wasanaethu gan B5109 / *Served by B5109.*
- Pedwar arosfan bws yn yr anheddle – rhif 4 / *Four bus stops within the settlement – route 4.*

Cyfleoedd Cyflogaeth/ Employment Opportunities

O fewn 10 km i Gaergybi (Canolfan Wasanaeth trefol), sy'n cynnig cyfleoedd amrywiol ar stadau diwydiannol/ busnes a llefydd gwaith eraill / *Within 10 km of Holyhead (Urban Service Centre) that provide a variety of employment opportunities on industrial/ business estates and other employment sources.*

Ysgolion, meddygfa, siopau yn cynnig cyfleoedd cyflogaeth o fewn neu'n agos at yr anheddle/ *Schools, health clinic and shops located within or close to the settlement that provide employment opportunities.*

Cyfyngiadau Datblygu / Development Constraints

- Parth risg llifogydd C2 gyferbyn â'r anheddle / *C2 Flood risk zone adjacent to settlement*

Dynodiadau Trefol / Urban Designations

- Rhan o'r anheddle o fewn Ardal Gadwraeth / *Part of the settlement within Conservation Area*

Cynllun Adnau – Ffeithiau allweddol / Deposit Plan – Key Facts

Targed Dangosol Tai / Housing Target

Lefel twf dangosol / Indicative housing growth	Unedau wedi ei cwblhau / Completed units (2011-14)	Banc tir presennol / Existing housing landbank	Nifer ychwanegol dangosol sydd eu angen / Indicative additional number required
57	0	1	56

Cyfradd cyfartalog adeiladu blynyddol / Annual average build rate = 4

Polisi Tai / Housing Policy

- Defnyddio gwybodaeth leol (e.e. arolwg anghenion tai lleol diweddar) a Chyfrifiad i ddylanwadu ar y math o dai (e.e. nifer o lofftydd, proffil oedran a.y.b.) (Polisi TAI 1);
- Sicrhau cymysgedd o dai marchnad agored a thair fforddiadwy (gan gynnwys angen lleol) (Polisi TAI 1, TAI 9, TAI 10) ar:
 - Safleoedd hefo caniatad cynllunio yn barod (Polisi TAI 15);
 - Safleoedd / adeiladau ar hap du mewn i ffiniau datblygu (Polisi TAI 15);
 - 1 dynodiad – safle ar gyfer tua 48 o unedau, yn ddarostynedig i drafodaeth cyn ac adeg cyflwyno cais cynllunio (Polisi TAI 15);
 - Safleoedd eithrio gwledig (Polisi TAI 10).
- Ystyried datblygu fesul cam yn seiliedig ar ddadansoddiad o: ysgol gynradd 5.8% dros ei gapasiti (2013); gostyngiad o 1.9% mewn siaradwyr Cymraeg 2001-2011 (o dan 70%); cynydd o 0.2% o ran unigolion a anwyd yng Nghymru 2001-2011; 4.3% tai haf / gwyliau/ gwag (Polisi TAI 1 a Polisi X).
- Use local knowledge (e.g. recent local housing need survey) and the Census to influence the type of housing (e.g. number of bedrooms, age profile etc.) (Policy TAI 1);
- Secure a mix of open market and affordable housing (including for local need) (Policy TAI 1, TAI 9, TAI 10) on:
 - Sites already with planning permission (Policy TAI 15);
 - Windfall sites / buildings within the development boundary (Policy TAI 15);
 - 1 allocated site – site for around 48 units, subject to pre-application and planning application stage (Policy TAI 15);
 - Rural exception sites (Policy TAI 10)
- Consider phased development based on an analysis at

	<p>planning application stage of: primary school 5.8% over capacity (2013); 1.9% reduction in proportion of Welsh speakers 2001-2011 (lower than 70%); 0.2% increase in individuals born in Wales 2001-2011; 4.3% second/ holiday/ vacant homes (TAI 1 and TAI X).</p>
Polisi Cyflogaeth / Employment Policy	<ul style="list-style-type: none"> • galluogi busnesau presennol i ehangu neu ail-leoli (Polisi PS10); • galluogi trosi adeiladau presennol neu unedau bach newydd ar gyfer busnes (Polisi CYF 5); • galluogi gweithio gartref (Polisi CYF 5); • gwarchod stadau diwydiannol & busnes cyfredol yng Ngaergybi (y canolfanau lefel uwch) • enable existing businesses to expand or re-locate (Policy PS10); • enable conversion of existing buildings or provision of small new business units (Policy CYF 5); • enable home working (Policy CYF 5); • safeguard existing industrial & business sites in Holyhead (the nearest high order centres)
Isadeiledd / Infrastructure	<ul style="list-style-type: none"> • sicrhau argaeledd isadeiledd angenrheidiol (Polisi ISA1, PS1, PS3, TRA1) • cynnal neu wella cyfleusterau a gwasanaethau cymunedol (Polisi ISA 2). • ensure availability of required infrastructure (Policy ISA 1, PS1, PS3, TRA 1) • maintain or improve community facilities and services (Policy ISA 2)

Cyf	Enw'r Safle	Disgrifiad	Ystyriaethau
T34	Tir ger Llwyn Angharad	Safle maes glas o fewn pellter cerdded i nifer o gyfleusterau cymunedol.	<ul style="list-style-type: none"> • Ni nodwyd unrhyw faterion o bwys

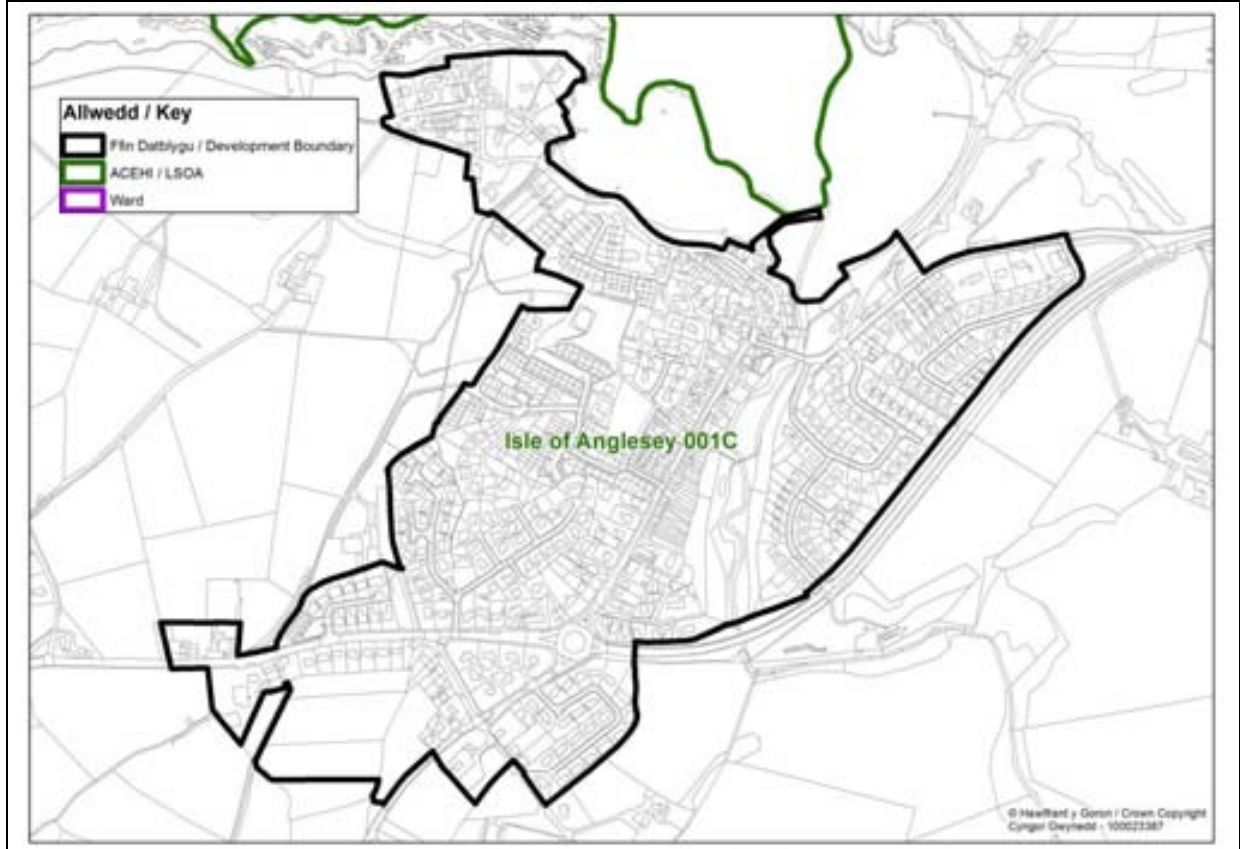
Ref	Site Name	Description	Considerations
T34	Land near Llwyn Angharad	Greenfield site within walking distance of a number of community facilities.	<ul style="list-style-type: none"> • No notable issues identified

Proffil Anheddle / Settlement Profile			
Enw / Name	Cemaes		
Statws / Status	Canolfan Gwasanaeth Lleol / Local Service Centre		
Ardaloedd Cynnyrch Ehangach Haen Is / Lower Super Output Areas	Ynys Môn / Isle of Anglesey 001C		
Wardiau / Wards	Llanbadrig		
Ystadegau Allweddol – Cyfrifiad 2011 / Key Statistics – Census 2011			
Ynys Môn / Isle of Anglesey 001C			
Poblogaeth / Population	Nifer / No.		Tabl/Table
Preswylwyr Arferol / Usual Residents	1,357		KS101EW
Nifer yr Aelwydydd / Number of Households	646		KS105EW
Siaradwyr Cymraeg / Welsh Speakers (2001)	54.4%		UV84
Siaradwyr Cymraeg / Welsh Speakers (2011)	52.4%		KS207WA
Gwlad Enedigol / Country of Birth (2001)	Cymru/Wales	Arall/Other	UV08
	54.2%	45.8%	
Gwlad Enedigol / Country of Birth (2011)	Cymru/Wales	Arall/Other	KS204EW
	54.8%	45.2%	
Aelwydydd / Households			
Cyfansoddiad y Cartref – Nifer y Bobl / Household Composition – Number of Persons	1	47.8%	QS406EW
	2	37.9%	
	3+	14.2%	
Proffil Oedran Cyfartalog o Aelwydydd / Average Age Profile of Households	45.3		KS102EW
Aelwydydd Cudd / Gorlawn* Hidden / Overcrowded Households* *Mae'r fformiwla safonol a ddefnyddir i bennu sgôr deiliadaeth yn y tabl hwm yn seiliedig ar nifer yr ystafelloedd gwely mewn cartref. *The standard formula used to determine occupancy rating in this table is based on the number of bedrooms in a household.	Deiliadaeth Rating (Ystafelloedd Gwely) Occupancy Rating (Bedrooms)		QS412EW
	+2 neu fwy/or more	47.8%	
	+1	37.9%	
	0	13.2%	
	-1	1.1%	
	-2	0.0%	
Anheddau / Dwellings			
Nifer o Anheddau / Number of Dwellings	752		KS401EW
Math o Anheddau / Type of Dwellings *Mae annedd yn cael ei rannu os yw'r ofodau aelwydydd sydd ynddo gael math o lety 'yn rhan o dŷ wedi'i addasu neu ei rannu', os nad pob ystafell y tu ôl i ddrws sydd ddim ond bod aelwyd yn eu defnyddio ac mae o leiaf un lle eraill y cartref yn y cyfeiriad hwnnw gyda y gellir ei gyfuno. * A dwelling is shared if the household spaces it contains have accommodation type 'part of a converted or shared house', if not all rooms are behind a door that only that household can use and there is at least one other household space at that address with which it can be combined.	Rhannu* Shared*	Na chant eu rhannu Not Shared	QS402EW
	0.0%	100.0%	
Deiliadaeth Cartref / Household Tenure	Perchen/Owned	Arall/Other	QS405EW
	71.2%	28.8%	
Nifer yr Ystafelloedd Gwely /	0	0.0%	QS411EW

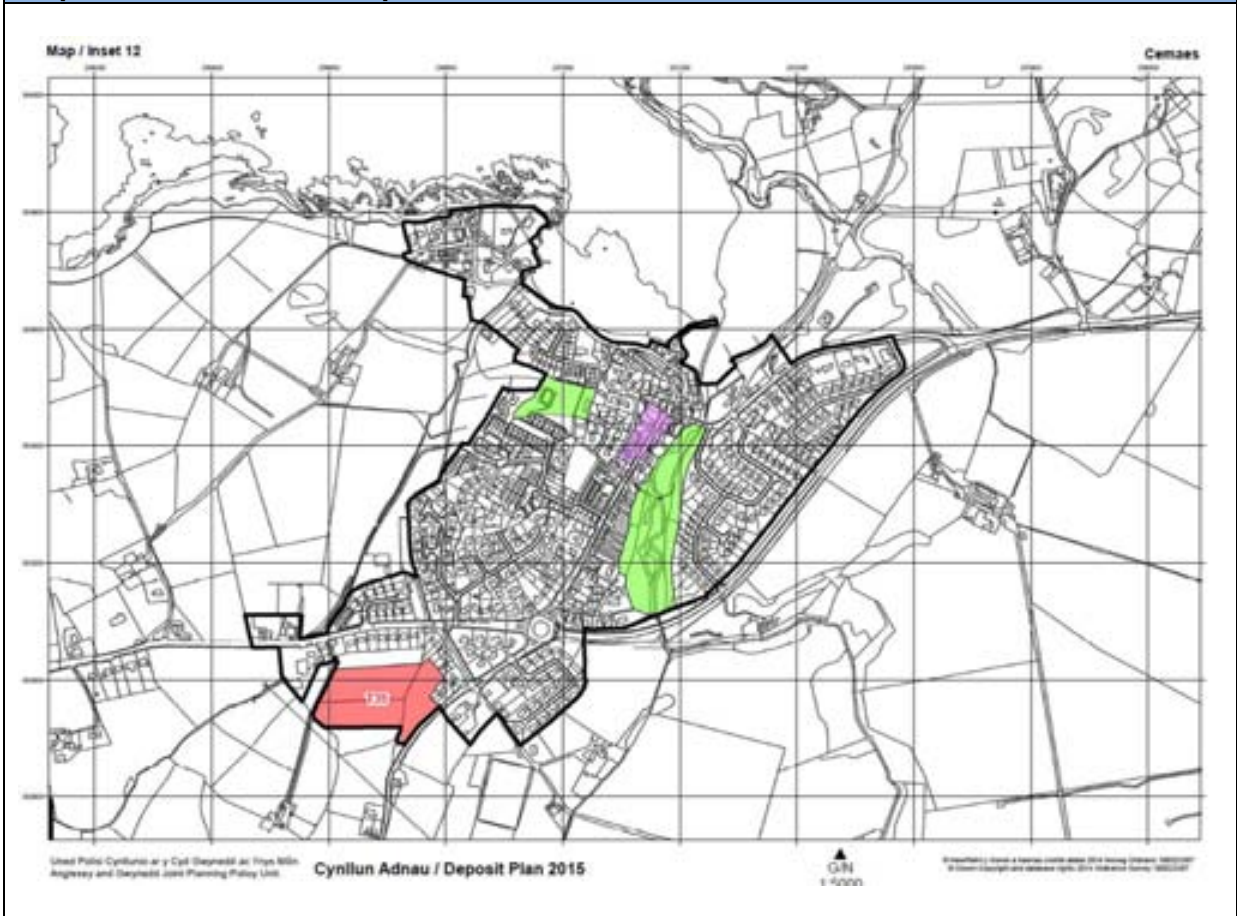
Number of Bedrooms	1	3.3%	
	2	24.9%	
	3	51.9%	
	4+	20.0%	
Gwag / Ail Gartrefi Vacant / Second Homes	14.1%		KS401EW

Amcangyfrifon Poblogaeth 2011 / Population Estimates 2011	
Nifer o Dai / Number of Houses	498
Maint y Cartref / Household Size	2.28
Amcangyfrif Poblogaeth / Estimate Population	1,135

Ardal Gynnyrch Cyfrifiad / Census Output Area



Map mewnosod / Inset map



Cymhareb Fforddiadwyedd / Affordability Ratio

Pris canolrif eiddo i incwm canolrif aelwyd / Median house prices to Median household income (2014)

Ward	Cyfradd fforddiadwyaeth / Affordability ratio	Pris canolrif eiddo / Median House Price	Incwm canolrif aelwyd / Median Household Income	Nifer o werthiannau tai / Number of House sales
Llanbadrig	6.3	£148,000	£23,474	33

Ffynhonnell / Source: CACI Paycheck & Gofrestrfa Dir/Land Registry

Ardal PrisiauTai / House Price Area: Gogledd-orllewin Gwledig / Rural North West – o leiaf 25% o dai fforddiadwy ar safleoedd / at least 25% affordable housing on sites

Datblygu Tai Ers 2001 – Cwblhau / Housing Development Since 2001 - Completion

01 - 02	02 - 03	03 - 04	04 - 05	05 - 06	06 - 07	07 - 08	08 - 09	09 - 10	10 - 11	11 - 12	12 - 13	13 - 14
0	0	3	2	1	7	16	17	3	2	2	0	1

Safleoedd â Chaniatâd Cynllunio yn Ebrill 2014 / Sites with Planning Permission in April 2014

Heb ddechrau/Not Started	Wrthi'n cael ei adeiladu/Under Construction	Wedi Cwblhau/Completed
2	5	1

Cyfleusterau Cymunedol / Community Facilities

Ysgol Gynradd; Ysgolion Meithrin; Meddygfa; Deintyddfa; Llyfrgell; Canolfan Gymunedol; Swyddfa Bost; Siopau gan gynnwys Siop Nwyddau Cyfleus; Fferyllfa; Banciau/Cymdeithasau Adeiladu; Peiriant Arian Parod; Tai Tafarn; Mannau Addoli; Gwasanaeth Bws

Primary School; Playgroups; Doctor's Surgery; Dentist; Library; Community Centre; Post Office; Shops including a Convenience Shop; Pharmacy; Banks/Building Societies; ATM; Public Houses; Places of Worship; Bus Service

Hygrychedd a Chludiant Cyhoeddus / Accessibility & Public Transport

- Cael ei wasanaethu gan yr A5025 / *Served by A5025.*
- 2 arosfan bws yn yr anheddle – rhifau 60 a 61 / *2 bus stops within the settlement – routes 60 and 61.*
- 2 arosfan bws yn agos i'r anheddle – rhifau 60 a 61 / *2 bus stops within close proximity to the settlement – routes 60 and 61.*

Cyfleoedd Cyflogaeth/ Employment Opportunities

O fewn 8 km i Amlwch (Canolfan Wasanaeth trefol), sy'n cynnig cyfleoedd amrywiol ar stadau diwydiannol/ busnes a llefydd gwaith eraill / *Within 8 km of Amlwch (Urban Service Centre) that provide a variety of employment opportunities on industrial/ business estates and other employment sources.*

Ysgol, meddygfa, siopau yn cynnig cyfleoedd cyflogaeth o fewn neu'n agos at yr anheddle/ *School, health clinic and shops located within or close to the settlement that provide employment opportunities.*

Cyfyngiadau Datblygu / Development Constraints

- Rhan o'r anheddle o fewn parth risg llifogydd/ *C2 Part of settlement within C2 Flood Risk zone.*
- Cyferbyn â'r AHNE / *Adjacent to the AONB*

Dynodiadau Trefol / Urban Designations

- Rhan o'r anheddle o fewn Ardal Gadwraeth / *Part of the settlement within Conservation Area*

Cynllun Adnau – Ffeithiau allweddol / Deposit Plan – Key Facts

Targed Dangosol Tai / Housing Target

Lefel twf dangosol / Indicative housing growth	Unedau wedi ei cwblhau / Completed units (2011-14)	Banc tir presennol / Existing housing landbank	Nifer ychwanegol dangosol sydd eu angen / Indicative additional number required
81	3	7	71

Cyfradd cyfartalog adeiladu blynyddol / Annual average build rate = 5

Polisi Tai / Housing Policy

- Defnyddio gwybodaeth leol (e.e. arolwg anghenion tai lleol diweddar) a Chyfrifiad i ddylanwadu ar y math o dai (e.e. nifer o loffydd, proffil oedran a.y.b.) (Polisi TAI 1);
- Sicrhau cymysgedd o dai marchnad agored a thai fforddiadwy (gan gynnwys angen lleol) (Polisi TAI 1, TAI 9, TAI 10) ar:
 - Safleoedd hefo caniatad cynllunio yn barod (Polisi TAI 15);
 - Safleoedd / adeiladau ar hap du mewn i ffiniau datblygu (Polisi TAI 15);
 - 1 dynodiad – safle ar gyfer tua 60 o unedau, yn ddarostynedig i drafodaeth cyn ac adeg cyflwyno cais cynllunio (Polisi TAI 15);
 - Safleoedd eithrio gwledig (Polisi TAI 10).
- Ystyried datblygu fesul cam yn seiliedig ar ddadansoddiad o: argaeledd lle yn yr ysgol gynradd (capasiti sbar: 27.4% yn 2013); gostyngiad o 2.0% mewn siaradwyr Cymraeg 2001-2011 (o dan 70%); cynydd o 0.6% o ran unigolion a anwyd yng Nghymru 2001-2011; 14.1% tai haf / gwyliau/gwag (Polisi TAI 1 a Polisi X).
- Use local knowledge (e.g. recent local housing need survey) and the Census to influence the type of housing (e.g. number of bedrooms, age profile etc.) (Policy TAI 1);
- Secure a mix of open market and affordable housing (including for local need) (Policy TAI 1, TAI 9, TAI 10) on:
 - Sites already with planning permission (Policy TAI 15);
 - Windfall sites / buildings within the development boundary (Policy TAI 15);
 - 1 allocated site – site for around 60 units, subject to pre-application and planning application stage (Policy

	<ul style="list-style-type: none"> TAI 15); <ul style="list-style-type: none"> o Rural exception sites (Policy TAI 10) • Consider phased development based on an analysis at planning application stage of: primary school capacity (spare capacity: 27.4% in 2013); 2.0% reduction in proportion of Welsh speakers 2001-2011 (lower than 70%); 0.6% increase in individuals born in Wales 2001-2011; 14.1% second/ holiday/ vacant homes (TAI 1 and TAI X).
Polisi Cyflogaeth / Employment Policy	<ul style="list-style-type: none"> • galluogi busnesau presennol i ehangu neu ail-leoli (Polisi PS10); • galluogi trosi adeiladau presennol neu unedau bach newydd ar gyfer busnes (Polisi CYF 5); • galluogi gweithio gartref (Polisi CYF 5); • gwarchod stadau diwydiannol & busnes cyfredol yn Amlwch (y canolfanau lefel uwch) • enable existing businesses to expand or re-locate (Policy PS10); • enable conversion of existing buildings or provision of small new business units (Policy CYF 5); • enable home working (Policy CYF 5); • safeguard existing industrial & business sites in Amlwch (the nearest high order centres)
Isadeiledd / Infrastructure	<ul style="list-style-type: none"> • sicrhau argaeledd isadeiledd angenrheidiol (Polisi ISA1, PS1, PS3, TRA1) • cynnal neu wella cyfleusterau a gwasanaethau cymunedol (Polisi ISA 2). • ensure availability of required infrastructure (Policy ISA 1, PS1, PS3, TRA 1) • maintain or improve community facilities and services (Policy ISA 2)

Cyf	Enw'r Safle	Disgrifiad	Ystyriaethau
T35	Tir yng nghefn Ffordd Caergybi	Safle maes glas o fewn pellter cerdded i nifer o gyfleusterau cymunedol.	Carthffosiaeth a Seilwaith <ul style="list-style-type: none"> • Efallai y byddai angen gwelliannau yng Ngwaith Trin Dŵr Gwastraff Cemaes (GTDG) y byddai angen eu hariannu drwy Gynllun Rheoli Asedau DCWW neu efallai ynghynt trwy gyfraniadau datblygwyr

Ref	Site Name	Description	Considerations
T35	Land to rear of Holyhead Road	Greenfield site within walking distance of a number of community	Sewerage and Infrastructure

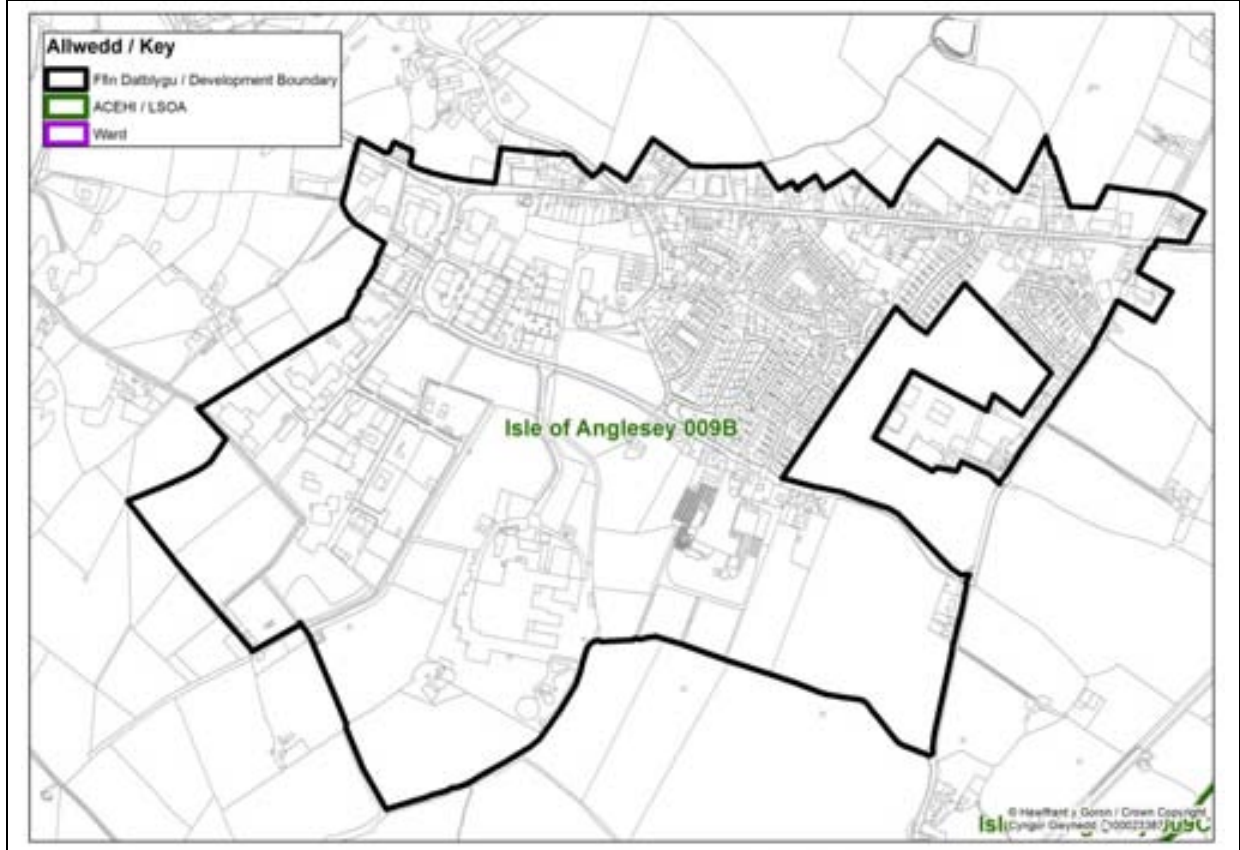
		facilities.	<ul style="list-style-type: none">• May require improvements at Cemaes Wastewater Treatment Works (WwTW) which would need to be funded through DCWW's Asset Management Plan or potentially earlier through developer contributions.
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Proffil Anheddle / Settlement Profile			
Enw / Name	Gaerwen		
Statws / Status	Canolfan Gwasanaeth Lleol / Local Service Centre		
Ardaloedd Cynnyrch Ehangach Haen Is / Lower Super Output Areas	Ynys Môn / Isle of Anglesey 009B		
Wardiau / Wards	Llanfihangel Ysgeifiog		
Ystadegau Allweddol – Cyfrifiad 2011 / Key Statistics – Census 2011			
Ynys Môn / Isle of Anglesey 009B			
Poblogaeth / Population	Nifer / No.		Tabl/Table
Preswylwyr Arferol / Usual Residents	2,016		KS101EW
Nifer yr Aelwydydd / Number of Households	859		KS105EW
Siaradwyr Cymraeg / Welsh Speakers (2001)	78.3%		UV84
Siaradwyr Cymraeg / Welsh Speakers (2011)	75.8%		KS207WA
Gwlad Enedigol / Country of Birth (2001)	Cymru/Wales	Arall/Other	UV08
	80.7%	19.3%	
Gwlad Enedigol / Country of Birth (2011)	Cymru/Wales	Arall/Other	KS204EW
	77.7%	22.3%	
Aelwydydd / Households			
Cyfansoddiad y Cartref – Nifer y Bobl / Household Composition – Number of Persons	1	27.8%	QS406EW
	2	37.0%	
	3+	35.2%	
Proffil Oedran Cyfartalog o Aelwydydd / Average Age Profile of Households	41.7		KS102EW
Aelwydydd Cudd / Gorlawn* Hidden / Overcrowded Households* *Mae'r fformiwla safonol a ddefnyddir i bennu sgôr deiliadaeth yn y tabl hwm yn seiliedig ar nifer yr ystafelloedd gwely mewn cartref. *The standard formula used to determine occupancy rating in this table is based on the number of bedrooms in a household.	Deiliadaeth Rating (Ystafelloedd Gwely) Occupancy Rating (Bedrooms)		QS412EW
	+2 or more	39.3%	
	+1	41.0%	
	0	17.0%	
	-1	2.4%	
	-2	0.2%	
Anheddau / Dwellings			
Nifer o Anheddau / Number of Dwellings	916		KS401EW
Math o Anheddau / Type of Dwellings *Mae annedd yn cael ei rannu os yw'r ofodau aelwydydd sydd ynddo gael math o lety 'yn rhan o dŷ wedi'i addasu neu ei rannu', os nad pob ystafell y tu ôl i ddrws sydd ddim ond bod aelwyd yn eu defnyddio ac mae o leiaf un lle eraill y cartref yn y cyfeiriad hwnnw gyda y gellir ei gyfuno. * A dwelling is shared if the household spaces it contains have accommodation type 'part of a converted or shared house', if not all rooms are behind a door that only that household can use and there is at least one other household space at that address with which it can be combined.	Rhannu* Shared*	Na chant eu rhannu Not Shared	QS402EW
	0.0%	100.0%	
Deiliadaeth Cartref / Household Tenure	Perchen/Owned	Arall/Other	QS405EW
	78.1%	21.9%	
Nifer yr Ystafelloedd Gwely / Number of Bedrooms	0	0.0%	QS411EW
	1	2.6%	

	2	30.2%	
	3	49.6%	
	4+	17.7%	
Gwag / Ail Gartrefi Vacant / Second Homes	6.2%		KS401EW

Amcangyfrifon Poblogaeth 2011 / Population Estimates 2011	
Nifer o Dai / Number of Houses	398
Maint y Cartref / Household Size	2.28
Amcangyfrif Poblogaeth / Estimate Population	907

Ardal Gynnyrch Cyfrifiad / Census Output Area



Map Mewnoshod / Inset Map



Cymhareb Fforddiadwyedd / Affordability Ratio

Pris canolrif eiddo i incwm canolrif aelwyd / Median house prices to Median household income (2014)

Ward	Cyfradd fforddiadwyiaeth / Affordability ratio	Pris canolrif eiddo / Median House Price	Incwm canolrif aelwyd / Median Household Income	Nifer o werthiannau tai / Number of House sales
Llanfihangel Ysgeifiog	4.8	£121,500	£25,359	31

Ffynhonnell / Source: CACI Paycheck & Gofrestrfa Dir/Land Registry

Ardal PrisiauTai / House Price Area: Y Canol Gwledig / Mid Rural – o leiaf 25% o dai fforddiadwy ar safleoedd / at least 25% affordable housing on sites

Datblygu Tai Ers 2001 – Cwblhau / Housing Development Since 2001 - Completion

01 - 02	02 - 03	03 - 04	04 - 05	05 - 06	06 - 07	07 - 08	08 - 09	09 - 10	10 - 11	11 - 12	12 - 13	13 - 14
0	0	1	0	3	2	0	0	0	23	1	3	14

Safleoedd â Chaniatâd Cynllunio yn Ebrill 2014 / Sites with Planning Permission in April 2014

Heb ddechrau/Not Started	Wrthi'n cael ei adeiladu/Under Construction	Wedi Cwblhau/Completed
3	1	14

Cyfleusterau Cymunedol / Community Facilities

Ysgol Gynradd; Ysgol Feithrin; Meddygfa; Canolfan Gymunedol; Swyddfa Bost; Siopau gan gynnwys Siop Nwyddau Cyfleus; Gorsaf Betrol; Tai Tafarn; Mannau Addoli; Gwasanaeth Bws; Gorsaf Heddlu

Primary School; Playgroup; Doctor's Surgery; Community Centre; Post Office; Shops including a Convenience Shop; Petrol Station; Public Houses; Places of Worship; Bus Service; Police Station

Hygyrchedd a Chludiant Cyhoeddus / Accessibility & Public Transport

- Cael ei wasanaethu gan yr A55, A5, A5152 a'r B4419 / *Served by A55, A5, A5152 and B4419.*
- Nider o arosfannau bws yn yr anheddle – rhifau X4 a 4A / *Multiple bus stops within the settlement – routes X4 and 4A.*

Cyfleoedd Cyflogaeth/ Employment Opportunities

O fewn 5 km i Langefni (Canolfan Wasanaeth trefol), sy'n cynnig cyfleoedd amrywiol ar stadau diwydiannol/ busnes a llefydd gwaith eraill / Within 5km of Pwllheli (Urban Service Centre) which provides a variety of employment opportunities on industrial/ business estates and other employment sources.

Ysgol, meddygfa, a siopau yn cynnig cyfleoedd cyflogaeth o fewn neu'n agos at yr anheddle/ Schools, health clinic and shops located within or close to the settlement that provide employment opportunities.

Cyfyngiadau Datblygu / Development Constraints

- Dim cyfyngiadau / *No constraints*

Dynodiadau Trefol / Urban Designations

- Dim / *none*

Cynllun Adnau – Ffeithiau allweddol / Deposit Plan – Key Facts

Targed Dangosol Tai / Housing Target

Lefel twf dangosol / Indicative housing growth	Unedau wedi ei cwblhau / Completed units (2011-14)	Banc tir presennol / Existing housing landbank	Nifer ychwanegol dangosol sydd eu angen / Indicative additional number required
58	18	4	36

Cyfradd cyfartalog adeiladu blynyddol / Annual average build rate = 4

Polisi Tai / Housing Policy

- Defnyddio gwybodaeth leol (e.e. arolwg anghenion tai lleol diweddar) a Chyfrifiad i ddylanwadu ar y math o dai (e.e. nifer o lofftydd, proffil oedran a.y.b.) (Polisi TAI 1);
- Sicrhau cymysgedd o dai marchnad agored a thair fforddiadwy (gan gynnwys angen lleol) (Polisi TAI 1, TAI 9, TAI 10) ar:
 - Safleoedd hefo caniatad cynllunio yn barod (Polisi TAI 15);
 - Safleoedd / adeiladau ar hap du mewn i ffiniau datblygu (Polisi TAI 15);
 - Safleoedd eithrio gwledig (Polisi TAI 10).
- Nid oes dynodiad tai yn y Ganolfan (Polisi TAI 15)
- Ystyried datblygu fesul cam yn seiliedig ar ddadansoddiad o: ysgol gynradd (capasiti sbar: 20.2% yn 2013); gostyngiad o 2.5% mewn siaradwyr Cymraeg 2001-2011 ond dros 70%; gostyngiad o 3.0% o ran unigolion a anwyd yng Nghymru 2001-2011; 6.2% tai haf / gwyliau/ gwag (Polisi TAI 1 a Polisi X).
- Use local knowledge (e.g. recent local housing need survey) and the Census to influence the type of housing (e.g. number of bedrooms, age profile etc.) (Policy TAI 1);
- Secure a mix of open market and affordable housing (including for local need) (Policy TAI 1, TAI 9, TAI 10) on:
 - Sites already with planning permission (Policy TAI 15);
 - Windfall sites / buildings within the development boundary (Policy TAI 15);
 - Rural exception sites (Policy TAI 10)
- There is no allocated site in the Centre (Policy TAI 15)
- Consider phased development based on an analysis at planning application stage of: primary school (spare capacity: 29.9% in 2013); 2.5% reduction in proportion of Welsh speakers 2001-2011 but higher than 70%); 3.0% decrease in individuals born in Wales 2001-2011; 6.2%

	second/ holiday/ vacant homes (TAI 1 and TAI X).
Polisi Cyflogaeth / Employment Policy	<ul style="list-style-type: none"> • Dynodir neu gwarchodir tir ar gyfer defnydd cyflogaeth o fewn yr anheddle (Polisi Strategol PS10, Polisi CYF1 a Pholisi CYF2). • Galluogi busnesau presennol i ehangu neu ail-leoli (Polisi PS10); • galluogi trosi adeiladau presennol neu unedau bach newydd ar gyfer busnes (Polisi CYF 5); • galluogi gweithio gartref (Polisi CYF 5); • Land within the settlement will be either safeguarded or allocated for employment purposes (Strategic Policy PS10, Policy CYF1 and Policy CYF2); • enable existing businesses to expand or re-locate (Policy PS10); • enable conversion of existing buildings or provision of small new business units (Policy CYF 5); • enable home working (Policy CYF 5);
Isadeiledd / Infrastructure	<ul style="list-style-type: none"> • sicrhau argaeledd isadeiledd angenrheidiol (Polisi ISA1, PS1, PS3, TRA1) • cynnal neu wella cyfleusterau a gwasanaethau cymunedol (Polisi ISA 2). • ensure availability of required infrastructure (Policy ISA 1, PS1, PS3, TRA 1) • maintain or improve community facilities and services (Policy ISA 2)

Cyf	Enw'r Safle	Disgrifiad	Ystyriaethau
C33	Stad Ddiwydiannol Gaerwen	Safle Cyflogaeth Eilaidd a Ddiogelir	<ul style="list-style-type: none"> • Safle presennol a ddiogelir. Carthffosiaeth a Seilwaith <ul style="list-style-type: none"> • Mae prif bibell ddŵr yn croesi'r safle a byddai angen mesurau diogelu ar ffurf lled hawddfrait neu wro'r bibell, a allai effeithio ar y dwysedd o dai y gellir ei gael ar y safle
C(LIC)35	Estyniad i Stad Ddiwydiannol Gaerwen	Safle Cyflogaeth Wrth Gefn a Ddyrannwyd	Carthffosiaeth a Seilwaith <ul style="list-style-type: none"> • Mae achosion ynysig o lifogydd yn y system garthffosiaeth gyhoeddus sydd efallai angen eu datrys er mwyn caniatáu i'r datblygiad fynd rhagddo. Gall datblygwyr posibl naill ai aros i DCWW ddatrys y

			llifogydd, yn amodol ar gyllid yn cael ei gymeradwyo gan ein rheoleiddiwr Ofwat, neu symud y gwelliannau trwy ddarpariaethau gofynion carthffosiaeth y Ddeddf Diwydiant Dŵr 1991 neu A106 y Ddeddf Cynllunio Gwlad a Thref 1990
C38	Parc Gwyddoniaeth Menai	<ul style="list-style-type: none"> • Safle Cyflogaeth a Ddyrannwyd • Safle Ardal Fenter 	<ul style="list-style-type: none"> • Wedi cael caniatâd cynllunio (33C304B/ECON) <p>Carthffosiaeth a Seilwaith</p> <ul style="list-style-type: none"> • Mae achosion ynysig o lifogydd yn y system garthffosiaeth gyhoeddus sydd efallai angen eu datrys er mwyn caniatáu i'r datblygiad fynd rhagddo. Gall datblygwyr posibl naill ai aros i DCWW ddatrys y llifogydd, yn amodol ar gyllid yn cael ei gymeradwyo gan ein rheoleiddiwr Ofwat, neu symud y gwelliannau trwy ddarpariaethau gofynion carthffosiaeth y Ddeddf Diwydiant Dŵr 1991 neu A106 y Ddeddf Cynllunio Gwlad a Thref 1990

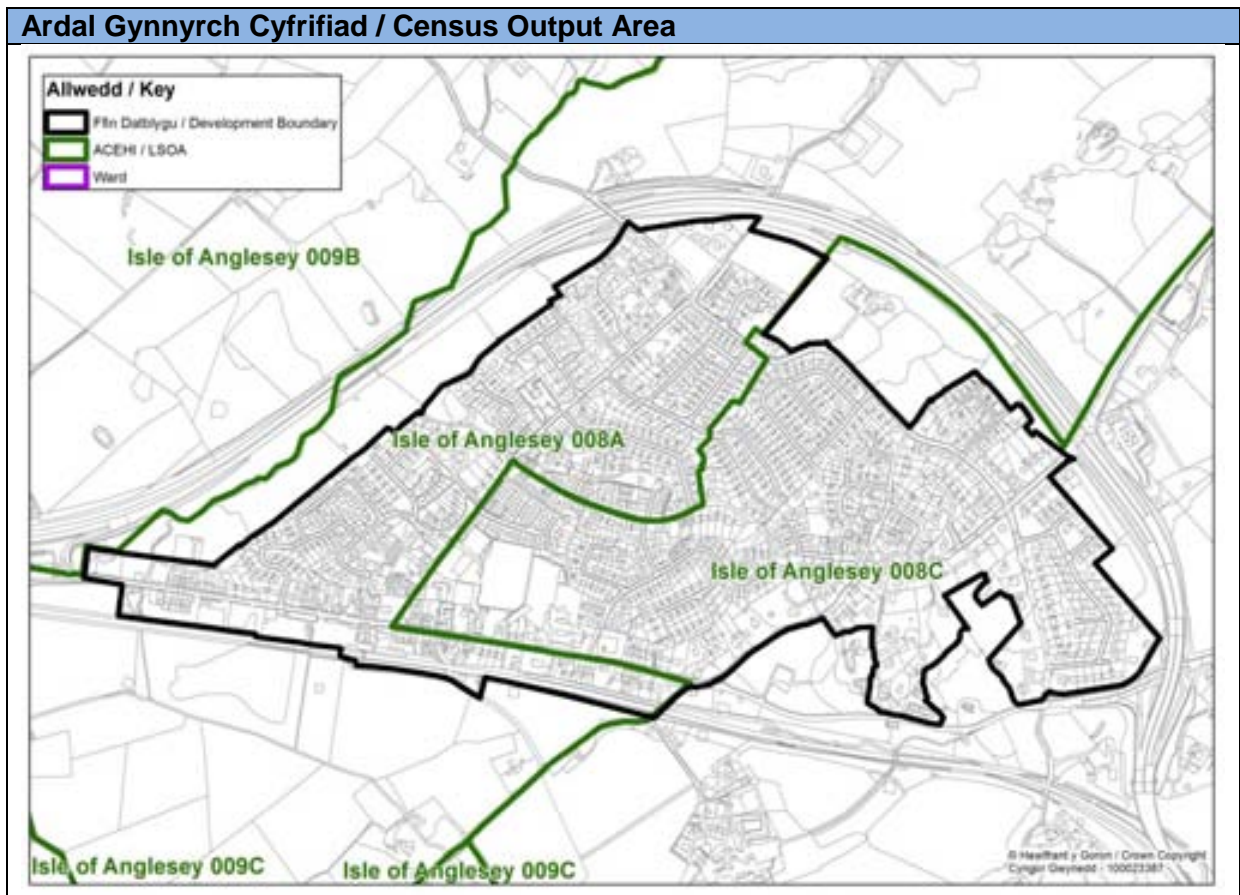
Ref	Site Name	Description	Considerations
C33	Gaerwen Industrial Estate	Safeguarded Secondary Employment Site	<ul style="list-style-type: none"> • Existing safeguarded site. <p>Sewerage and Infrastructure</p> <ul style="list-style-type: none"> • Site is crossed by water main and protection measures in the form of easement widths or a diversion of the pipe would be required, which may impact upon the density achievable on site
C(wg)35	Extension to Gaerwen Industrial Estate	Allocated Reserve Employment Site	<p>Sewerage and Infrastructure</p> <ul style="list-style-type: none"> • There are isolated incidents of flooding in the public sewerage system that may need to be resolved to allow

			<p>development to proceed. Potential developers can either wait for DCWW to resolve the flooding, subject to funding being approved by our regulator Ofwat, or progress the improvements through the sewerage requisition provisions of the Water Industry Act 1991 or S106 of the Town & Country Planning Act 1990</p>
C38	Menai Science Park	<ul style="list-style-type: none"> • Allocated Employment Site • Enterprise Zone Site 	<ul style="list-style-type: none"> • Planning consent given (33C304B/ECON) <p>Sewerage and Infrastructure</p> <ul style="list-style-type: none"> • There are isolated incidents of flooding in the public sewerage system that may need to be resolved to allow development to proceed. Potential developers can either wait for DCWW to resolve the flooding, subject to funding being approved by our regulator Ofwat, or progress the improvements through the sewerage requisition provisions of the Water Industry Act 1991 or S106 of the Town & Country Planning Act 1990

Proffil Anheddle / Settlement Profile			
Enw / Name	Llanfairpwll		
Statws / Status	Canolfan Gwasanaeth Lleol / <i>Local Service Centre</i>		
Ardaloedd Cynnyrch Ehangach Haen Is / Lower Super Output Areas	Ynys Môn / <i>Isle of Anglesey</i> 008A; 008C		
Wardiau / Wards	Braint; Gwyngyll		
Ystadegau Allweddol – Cyfrifiad 2011 / Key Statistics – Census 2011			
Ar y Cyfan / Overall			
Poblogaeth / Population	Nifer / No.		Tabl/Table
Preswylwyr Arferol / Usual Residents	3,107		KS101EW
Nifer yr Aelwydydd / Number of Households	1,270		KS105EW
Siaradwyr Cymraeg / Welsh Speakers (2001)	75.4%		UV84
Siaradwyr Cymraeg / Welsh Speakers (2011)	71.8%		KS207WA
Gwlad Enedigol / Country of Birth (2001)	Cymru/Wales	Arall/Other	UV08
	77.9%	22.1%	
Gwlad Enedigol / Country of Birth (2011)	Cymru/Wales	Arall/Other	KS204EW
	76.3%	23.7%	
Aelwydydd / Households			
Cyfansoddiad y Cartref – Nifer y Bobl / Household Composition – Number of Persons	1	26.9%	QS406EW
	2	37.6%	
	3+	35.4%	
Proffil Oedran Cyfartalog o Aelwydydd / Average Age Profile of Households	45.4		KS102EW
Aelwydydd Cudd / Gorlawn* Hidden / Overcrowded Households* *Mae'r fformiwla safonol a ddefnyddir i bennu sgôr deiliadaeth yn y tabl hwm yn seiliedig ar nifer yr ystafelloedd gwely mewn cartref. *The standard formula used to determine occupancy rating in this table is based on the number of bedrooms in a household.	Deiliadaeth Rating (Ystafelloedd Gwely) Occupancy Rating (Bedrooms)		QS412EW
	+2 neu fwy/or more	51.3%	
	+1	32.8%	
	0	14.4%	
	-1	1.6%	
	-2	0.0%	
Anheddau / Dwellings			
Nifer o Anheddau / Number of Dwellings	1,328		KS401EW
Math o Anheddau / Type of Dwellings *Mae annedd yn cael ei rannu os yw'r ofodau aelwydydd sydd ynddo gael math o lety 'yn rhan o dŷ wedi'i addasu neu ei rannu', os nad pob ystafell y tu ôl i ddrws sydd ddim ond bod aelwyd yn eu defnyddio ac mae o leiaf un lle eraill y cartref yn y cyfeiriad hwnnw gyda y gellir ei gyfuno. * A dwelling is shared if the household spaces it contains have accommodation type 'part of a converted or shared house', if not all rooms are behind a door that only that household can use and there is at least one other household space at that address with which it can be combined.	Rhannu* Shared*	Na chant eu rhannu Not Shared	QS402EW
	0.0%	100%	
Deiliadaeth Cartref / Household Tenure	Perchen/Owned	Arall/Other	QS405EW
	77.5%	22.5%	

Nifer yr Ystafelloedd Gwely / Number of Bedrooms	0	0.0%	QS411EW
	1	4.3%	
	2	18.1%	
	3	48.1%	
	4+	29.4%	
Gwag / Ail Gartrefi Vacant / Second Homes	4.4%		KS401EW

Amcangyfrifon Poblogaeth 2011 / Population Estimates 2011	
Nifer o Dai / Number of Houses	1,123
Maint y Cartref / Household Size	2.28
Amcangyfrif Poblogaeth / Estimate Population	2,560



Mapiau Mewnol / Inset Map



Cymhareb Fforddiadwyedd / Affordability Ratio

Pris canolrif eiddo i incwm canolrif aelwyd / Median house prices to Median household income (2014)

Ward	Cyfradd fforddiadwyaeth / Affordability ratio	Pris canolrif eiddo / Median House Price	Incwm canolrif aelwyd / Median Household Income	Nifer o werthiannau tai / Number of House sales
Braint	7.4	£207,500	£27,961	17
Gwyngyll	7.2	£189,000	£26,383	27

Ffynhonnell / Source: CACI Paycheck & Gofrestrfa Dir/Land Registry

Ardal PrisiauTai / House Price Area: Ardal y Pontydd / Bridgehead – o leiaf 25% o dai fforddiadwy ar safleoedd / at least 25% affordable housing on sites

Datblygu Tai Ers 2001 – Cwblhau / Housing Development Since 2001 - Completion

01 - 02	02 - 03	03 - 04	04 - 05	05 - 06	06 - 07	07 - 08	08 - 09	09 - 10	10 - 11	11 - 12	12 - 13	13 - 14
5	1	1	17	6	8	29	1	3	0	1	3	3

Safleoedd â Chaniatâd Cynllunio yn Ebrill 2014 / Sites with Planning Permission in April 2014

Heb ddechrau/Not Started	Wrthi'n cael ei adeiladu/Under Construction	Wedi Cwblhau/Completed
34	6	3

Cyfleusterau Cymunedol / Community Facilities

Ysgol Gynradd; Ysgol Feithrin; Meddygfa; Deintyddfa; Canolfan Gymunedol; Swyddfa Bost; Siopau gan gynnwys Siop Nwyddau Cyfleus; Fferyllfa; Gorsaf Betrol; Tai Tafarn; Mannau Addoli; Gwasanaeth Bws; Gwasanaeth Tren

Primary School; Playgroup; Doctor's Surgery; Dentist; Library; Community Centre; Post Office; Shops including a Convenience Shop; Pharmacy; Petrol Station; Public Houses; Places of Worship; Bus Service; Train Service

Hygyrchedd a Chludiant Cyhoeddus / Accessibility & Public Transport

-

- Cael ei wasanaethu gan yr A55, A5 a'r A5025 / *Served by A55, A5 and A5025.*
- Nifer o arosfannau yn yr anheddle – rhifau routes X4, 4A, 42, 43 a 47 / *Multiple bus stops within the settlement – routes X4, 4A, 42, 43 and 47.*
- Cyfleuster parcio a Theithio / *Park and Ride facility.*
- Gorsaf drên yn yr anheddle / *Train station within the settlement.*

Cyfleoedd Cyflogaeth/ Employment Opportunities

O fewn 5 km i Fangorsy'n cynnig cyfleoedd amrywiol ar stadau diwydiannol/ busnes a llefydd gwaith eraill / *Within 5 km of Bangor which provides a variety of employment opportunities on industrial/ business estates and other employment sources.*

Ysgolion, meddygfa, siopau yn cynnig cyfleoedd cyflogaeth o fewn neu'n agos at yr anheddle/ *Schools, health clinic and shops located within or close to the settlement that provide employment opportunities.*

Cyfyngiadau Datblygu / Development Constraints

- Cyferbyn â'r AHNE / *Adjacent to the AONB*
- Parth risg llifogydd C2 gyferbyn â'r anheddle / *C2 Flood risk zone adjacent to settlement*

Dynodiadau Trefol / Urban Designations

- Adeiladau Rhestredig / *Listed Buildings*

Cynllun Adnau – Ffeithiau allweddol / Deposit Plan – Key Facts

Targed Dangosol Tai / Housing Target

Lefel twf dangosol / Indicative housing growth	Unedau wedi ei cwblhau / Completed units (2011-14)	Banc tir presennol / Existing housing landbank	Nifer ychwanegol dangosol sydd eu angen / Indicative additional number required
82	7	40	35

Cyfradd cyfartalog adeiladu blynyddol / Annual average build rate = 5

Polisi Tai / Housing Policy

- Defnyddio gwybodaeth leol (e.e. arolwg anghenion tai lleol diweddar) a Chyfrifiad i ddylanwadu ar y math o dai (e.e. nifer o lofftydd, proffil oedran a.y.b.) (Polisi TAI 1);
- Sicrhau cymysgedd o dai marchnad agored a thai fforddiadwy (gan gynnwys angen lleol) (Polisi TAI 1, TAI 9, TAI 10) ar:
 - Safleoedd hefo caniatad cynllunio yn barod (Polisi TAI 15);
 - Safleoedd / adeiladau ar hap du mewn i ffiniau datblygu (Polisi TAI 15);
 - 2 dynodiad – safleoed ar gyfer tua 30 a 10 o unedau, yn ddarostynedig i drafodaeth cyn ac adeg cyflwyno cais cynllunio (Polisi TAI 15);
 - Safleoedd eithrio gwledig (Polisi TAI 10).
- Ystyried datblygu fesul cam yn seiliedig ar ddadansoddiad o: ysgol gynradd (capasiti sbar: 11.5% yn 2013); gostyngiad o 3.6% mewn siaradwyr Cymraeg 2001-2011 ond yn uwch na 70%; gostyngiad o 1.6% o ran unigolion a anwyd yng Nghymru 2001-2011; 4.4% tai haf / gwyliau/gwag (Polisi TAI 1 a Polisi X).
- Use local knowledge (e.g. recent local housing need survey) and the Census to influence the type of housing (e.g. number of bedrooms, age profile etc.) (Policy TAI 1);
- Secure a mix of open market and affordable housing (including for local need) (Policy TAI 1, TAI 9, TAI 10) on:
 - Sites already with planning permission (Policy TAI 15);
 - Windfall sites / buildings within the development boundary (Policy TAI 15);
 - 2 allocated sites – sites for around 30 and 10 units, subject to pre-application and planning application stage (Policy TAI 15);
 - Rural exception sites (Policy TAI 10)
- Consider phased development based on an analysis at

	<p>planning application stage of: primary school (spare capacity: 11.5% in 2013); 3.6% reduction in proportion of Welsh speakers 2001-2011 but higher than 70%; 1.6% decrease in individuals born in Wales 2001-2011; 4.4% second/ holiday/ vacant homes (TAI 1 and TAI X).</p>
Polisi Cyflogaeth / Employment Policy	<ul style="list-style-type: none"> • galluogi busnesau presennol i ehangu neu ail-leoli (Polisi PS10); • galluogi trosi adeiladau presennol neu unedau bach newydd ar gyfer busnes (Polisi CYF 5); • galluogi gweithio gartref (Polisi CYF 5); • gwarchod stadau diwydiannol & busnes cyfredol yn Bangor a Llangedfni (y canolfanau lefel uwch) • enable existing businesses to expand or re-locate (Policy PS10); • enable conversion of existing buildings or provision of small new business units (Policy CYF 5); • enable home working (Policy CYF 5); • safeguard existing industrial & business sites in Bangor and Llangedfni (the nearest high order centres)
Isadeiledd / Infrastructure	<ul style="list-style-type: none"> • sicrhau argaeledd isadeiledd angenrheidiol (Polisi ISA1, PS1, PS3, TRA1) • cynnal neu wella cyfleusterau a gwasanaethau cymunedol (Polisi ISA 2). • ensure availability of required infrastructure (Policy ISA 1, PS1, PS3, TRA 1) • maintain or improve community facilities and services (Policy ISA 2)

Cyf	Enw'r Safle	Disgrifiad	Ystyriaethau
T36	Tir ger Bryn Eira	Safle maes glas gerllaw ardal breswyl gyda chysylltiadau mynediad da i ganol y pentref.	<p>Carthffosiaeth a Seilwaith</p> <ul style="list-style-type: none"> • Mae prif bibell ddŵr yn croesi'r safle a byddai angen mesurau diogelu ar ffurf lled hawddfraint neu wro'r bibell, a allai effeithio ar y dwysedd o dai y gellir ei gael ar y safle. • Byddai angen carthffosydd oddi ar y safle i gysylltu â'r rhwydwaith carthffosiaeth cyhoeddus. Gall y rhain gael eu darparu drwy'r cynllun gofynion carthffos dan Adrannau 98-101 y Ddeddf Diwydiant Dŵr 1991

T37	Tir ger Lôn Penmynydd	Safle maes glas gyda chaniatâd cynllunio presennol	<ul style="list-style-type: none"> • Rhoddwyd caniatâd cynllunio (31C170B/DA), datblygu heb gychwyn • Ni nodwyd unrhyw faterion o bwys
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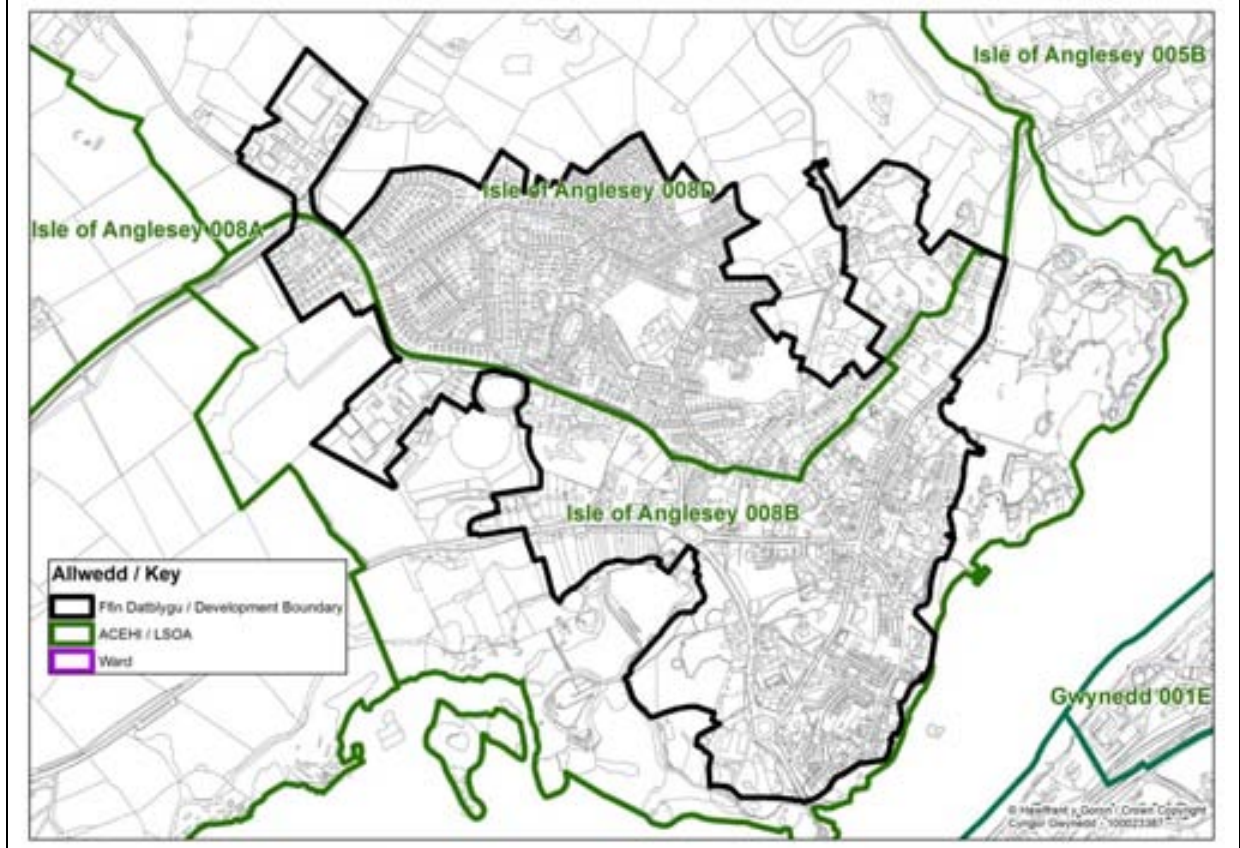
Ref	Site Name	Description	Considerations
T36	Land near Bryn Eira	Greenfield site adjoining residential area with good access links to village centre.	Sewerage and Infrastructure <ul style="list-style-type: none"> • Site is crossed by a water main and protection measures in the form of easement widths or a diversion of the pipe would be required, which may impact upon the density achievable on site. • Off-site sewers would be required to connect to the public sewerage network. These can be provided through the sewer requisition scheme under Sections 98-101 of the Water Industry Act 1991
T37	Land near Penmynydd Road	Greenfield site with existing planning permission	<ul style="list-style-type: none"> • Planning consent given (31C170B/DA) development not started • No notable issues identified

Proffil Anheddle / Settlement Profile			
Enw / Name	Porthaethwy		
Statws / Status	Canolfan Gwasanaeth Lleol / <i>Local Service Centre</i>		
Ardaloedd Cynnyrch Ehangach Haen Is / Lower Super Output Areas	Ynys Môn / <i>Isle of Anglesey</i> 008B; 008D		
Wardiau / Wards	Cadnant; Tysilio		
Ystadegau Allweddol – Cyfrifiad 2011 / Key Statistics – Census 2011			
Ar y Cyfan / Overall			
Poblogaeth / Population	Nifer / No.		Tabl/Table
Preswylwyr Arferol / Usual Residents	3,376		KS101EW
Nifer yr Aelwydydd / Number of Households	1,519		KS105EW
Siaradwyr Cymraeg / Welsh Speakers (2001)	60.1%		UV84
Siaradwyr Cymraeg / Welsh Speakers (2011)	54.9%		KS207WA
Gwlad Enedigol / Country of Birth (2001)	Cymru/Wales	Arall/Other	UV08
	67.8%	32.2%	
Gwlad Enedigol / Country of Birth (2011)	Cymru/Wales	Arall/Other	KS204EW
	62.6%	37.4%	
Aelwydydd / Households			
Cyfansoddiad y Cartref – Nifer y Bobl / Household Composition – Number of Persons	1	36.1%	QS406EW
	2	30.8%	
	3+	33.0%	
Proffil Oedran Cyfartalog o Aelwydydd / Average Age Profile of Households	42.1		KS102EW
Aelwydydd Cudd / Gorlawn* Hidden / Overcrowded Households* *Mae'r fformiwla safonol a ddefnyddir i bennu sgôr deiliadaeth yn y tabl hwm yn seiliedig ar nifer yr ystafelloedd gwely mewn cartref. *The standard formula used to determine occupancy rating in this table is based on the number of bedrooms in a household.	Deiliadaeth Rating (Ystafelloedd Gwely) Occupancy Rating (Bedrooms)		QS412EW
	+2 neu fwy/or more	40.8%	
	+1	35.2%	
	0	21.5%	
	-1	2.4%	
	-2	0.2%	
Anheddau / Dwellings			
Nifer o Anheddau / Number of Dwellings	1,598		KS401EW
Math o Anheddau / Type of Dwellings *Mae annedd yn cael ei rannu os yw'r ofodau aelwydydd sydd ynddo gael math o lety 'yn rhan o dŷ wedi'i addasu neu ei rannu', os nad pob ystafell y tu ôl i ddrws sydd ddim ond bod aelwyd yn eu defnyddio ac mae o leiaf un lle eraill y cartref yn y cyfeiriad hwnnw gyda y gellir ei gyfuno. * A dwelling is shared if the household spaces it contains have accommodation type 'part of a converted or shared house', if not all rooms are behind a door that only that household can use and there is at least one other household space at that address with which it can be combined.	Rhannu* Shared*	Na chant eu rhannu Not Shared	QS402EW
	0.5%	99.5%	
Deiliadaeth Cartref / Household Tenure	Perchen/Owned	Arall/Other	QS405EW
	67.5%	32.5%	

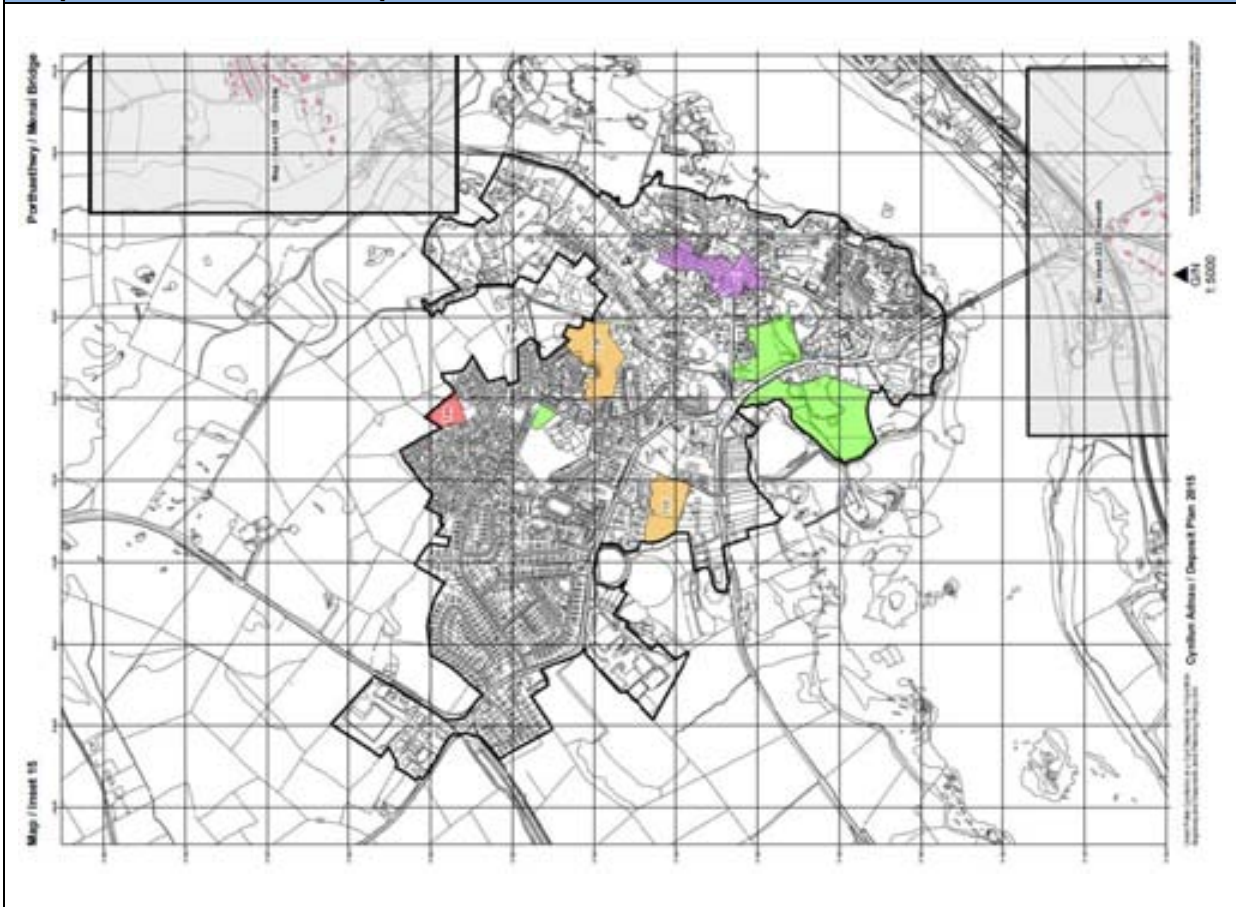
Nifer yr Ystafelloedd Gwely / Number of Bedrooms	0	0.1%	QS411EW
	1	7.4%	
	2	26.3%	
	3	43.8%	
	4+	22.4%	
Gwag / Ail Gartrefi Vacant / Second Homes	5.2%		KS401EW

Amcangyfrifon Poblogaeth 2011 / Population Estimates 2011	
Nifer o Dai / Number of Houses	1,356
Maint y Cartref / Household Size	2.28
Amcangyfrif Poblogaeth / Estimate Population	3,092

Ardal Gynnyrch Cyfrifiad / Census Output Area



Map Mewnosod / Inset Map



Cymhareb Fforddiadwyedd / Affordability Ratio

Pris canolif eiddo i incwm canolrif aelwyd / Median house prices to Median household income (2014)

Ward	Cyfradd fforddiadwyiaeth / Affordability ratio	Pris canolrif eiddo / Median House Price	Incwm canolrif aelwyd / Median Household Income	Nifer o werthiannau tai / Number of House sales
Cadnant	7.9	£200,000	£25,376	27
Tysilio	6.2	£154,225	£24,885	38

Ffynhonnell / Source: CACI Paycheck & Gofrestrfa Dir/Land Registry

Ardal PrisiauTai / House Price Area: Ardal y Pontydd / Bridgehead – o leiaf 25% o dai fforddiadwy ar safleoedd / at least 25% affordable housing on sites

Datblygu Tai Ers 2001 – Cwblhau / Housing Development Since 2001 - Completion

01 - 02	02 - 03	03 - 04	04 - 05	05 - 06	06 - 07	07 - 08	08 - 09	09 - 10	10 - 11	11 - 12	12 - 13	13 - 14
8	10	1	4	1	20	29	4	2	11	7	7	7

Safleoedd â Chaniatâd Cynllunio yn Ebrill 2014 / Sites with Planning Permission in April 2014

Heb ddechrau/Not Started	Wrthi'n cael ei adeiladu/Under Construction	Wedi Cwblhau/Completed
107	2	7

Cyfleusterau Cymunedol / Community Facilities

Ysgol Uwchradd; Ysgol Gynradd; Ysgolion Meithrin; Meddygfa; Deintyddfeydd; Llyfrgell; Canolfan Hamdden; Canolfan Gymunedol; Swyddfa Bost; Siopau gan gynnwys Siop Nwyddau Cyfleus; Fferyllfa; Banciau/Cymdeithasau Adeiladu; Peiriant Arian Parod; Gorsaf Betrol; Tai Tafarn; Mannau Addoli; Gwasanaeth Bws; Gorsaf Heddlu; Gorsaf Dân

Secondary School; Primary School; Playgroups; Doctor's Surgery; Dentists; Library; Leisure Centre; Community Centre; Post Office; Shops including a Convenience Shop; Pharmacy; Optician; Banks/Building Societies; ATM; Petrol Station; Public Houses; Places of Worship; Bus Service; Police Station; Fire Station

Hygyrchedd a Chludiant Cyhoeddus / Accessibility & Public Transport

- Cael ei wasanaethu gan yr A55, A5025 a'r A545 / *Served by A5, A5025 and A545.*
- Nifer o arsofannu yn yr anheddle – rhifau X4, 42, 43, 47, 53, 56, 57, 62 a 63 / *Multiple bus stops within the settlement – routes X4, 42, 43, 47, 53, 56, 57, 62 and 63.*

Cyfleoedd Cyflogaeth/ Employment Opportunities

O fewn 3 km i Fangor (Canolfan Wasanaeth Trefol), sy'n cynnig cyfleoedd amrywiol ar stadau diwydiannol/ busnes a llefydd gwaith eraill / *Within 3 km of Bangor (Urban Service Centre) that provide a variety of employment opportunities on industrial/ business estates and other employment sources.*

Ysgolion, meddygfa, tafarndai ac amrywiaeth o siop yn cynnig cyfleoedd cyflogaeth o fewn neu'n agos at yr anheddle/ *Schools, health clinic, public houses and a variety of shops located within or close to the settlement that provide employment opportunities.*

Cyfyngiadau Datblygu / Development Constraints

- SoDdGA gyferbyn â'r anheddle / *SSSI adjacent to site*
- Parth risg llifogydd C2 gyferbyn â'r anheddle / *C2 Flood risk zone adjacent to settlement*

Dynodiadau Trefol / Urban Designations

- Rhan o'r anheddle o fewn Ardal Gadwraeth / *Part of the settlement within Conservation Area*
- Adeiladau Rhestredig / *Listed Buildings*

Cynllun Adnau – Ffeithiau allweddol / Deposit Plan – Key Facts

Targed Dangosol Tai / Housing Target

Lefel twf dangosol / Indicative housing growth	Unedau wedi ei cwblhau / Completed units (2011-14)	Banc tir presennol / Existing housing landbank	Nifer ychwanegol dangosol sydd eu angen / Indicative additional number required
115	21	69	25

Cyfradd cyfartalog adeiladu blynyddol / *Annual average build rate = 8*

Polisi Tai / Housing Policy

- Defnyddio gwybodaeth leol (e.e. arolwg anghenion tai lleol diweddar) a Chyfrifiad i ddylanwadu ar y math o dai (e.e. nifer o loffydd, proffil oedran a.y.b.) (Polisi TAI 1);
- Sicrhau cymysgedd o dai marchnad agored a thai fforddiadwy (gan gynnwys angen lleol) (Polisi TAI 1, TAI 9, TAI 10) ar:
 - Safleoedd hefo caniatad cynllunio yn barod (Polisi TAI 15);
 - Safleoedd / adeiladau ar hap du mewn i ffiniau datblygu (Polisi TAI 15);
 - 3 dynodiad – safleoed ar gyfer tua 40, 20 a 14 o unedau, yn ddarostynedig i drafodaeth cyn ac adeg cyflwyno cais cynllunio (Polisi TAI 15);
 - Safleoedd eithrio gwledig (Polisi TAI 10).
- Ystyried datblygu fesul cam yn seiliedig ar ddadansoddiad o: ysgol gynradd (capasiti sbar: 8.5% yn 2013); gostyngiad o 5.2% mewn siaradwyr Cymraeg 2001-2011 (o dan 70%); gostyngiad o 5.2% o ran unigolion a anwyd yng Nghymru 2001-2011; 5.2% tai haf / gwyliau/ gwag (Polisi TAI 1 a Polisi X).
- *Use local knowledge (e.g. recent local housing need survey) and the Census to influence the type of housing (e.g. number of bedrooms, age profile etc.) (Policy TAI 1);*
- *Secure a mix of open market and affordable housing (including for local need) (Policy TAI 1, TAI 9, TAI 10) on:*
 - *Sites already with planning permission (Policy TAI 15);*
 - *Windfall sites / buildings within the development boundary (Policy TAI 15);*
 - *3 allocated sites – sites for around 40, 20 and 14*

	<p><i>units, subject to pre-application and planning application stage (Policy TAI 15);</i></p> <ul style="list-style-type: none"> ○ <i>Rural exception sites (Policy TAI 10)</i> • <i>Consider phased development based on an analysis at planning application stage of: primary school (spare capacity: 8.5% in 2013); 5.2% reduction in proportion of Welsh speakers 2001-2011 (lower than 70%); 5. 2% decrease in in individuals born in Wales 2001-2011; 5.2% second/ holiday/ vacant homes (TAI 1 and TAI X).</i>
Polisi Cyflogaeth / Employment Policy	<ul style="list-style-type: none"> • galluogi busnesau presennol i ehangu neu ail-leoli (Polisi PS10); • galluogi trosi adeiladau presennol neu unedau bach newydd ar gyfer busnes (Polisi CYF 5); • galluogi gweithio gartref (Polisi CYF 5); • gwarchod stadau diwydiannol & busnes cyfredol yn Bangor (y canolfanau lefel uwch) • enable existing businesses to expand or re-locate (Policy PS10); • enable conversion of existing buildings or provision of small new business units (Policy CYF 5); • enable home working (Policy CYF 5); • safeguard existing industrial & business sites in Bangor (the nearest high order centres)
Isadeiledd / Infrastructure	<ul style="list-style-type: none"> • sicrhau argaeledd isadeiledd angenrheidiol (Polisi ISA1, PS1, PS3, TRA1) • cynnal neu wella cyfleusterau a gwasanaethau cymunedol (Polisi ISA 2). • ensure availability of required infrastructure (Policy ISA 1, PS1, PS3, TRA 1) • maintain or improve community facilities and services (Policy ISA 2)

Cyf	Enw'r Safle	Disgrifiad	Ystyriaethau
T38	Tŷ Mawr	Safle maes glas gyda chaniatâd cynllunio presennol	<ul style="list-style-type: none"> • Caniatâd cynllunio a ddiogelir (39C18E) • Ni nodwyd unrhyw faterion o bwys
T39	Tyddyn Mostyn	Safle maes glas gyda chaniatâd cynllunio presennol	<ul style="list-style-type: none"> • Caniatâd cynllunio a ddiogelir (1/59/LPA/206A), datblygu heb gychwyn • Ni nodwyd unrhyw faterion o bwys
T40	Tir ger Lôn Gamfa	Safle maes glas gerllaw ardal breswyl gyda chysylltiadau mynediad da i'r canol.	<p>Carthffosiaeth a Seilwaith</p> <ul style="list-style-type: none"> • Byddai angen gwelliannau yn y gwaith triniaeth y byddai angen eu hariannu drwy Gynllun Rheoli

			Asedau DCWW neu efallai ynghynt trwy gyfraniadau datblygwyr.
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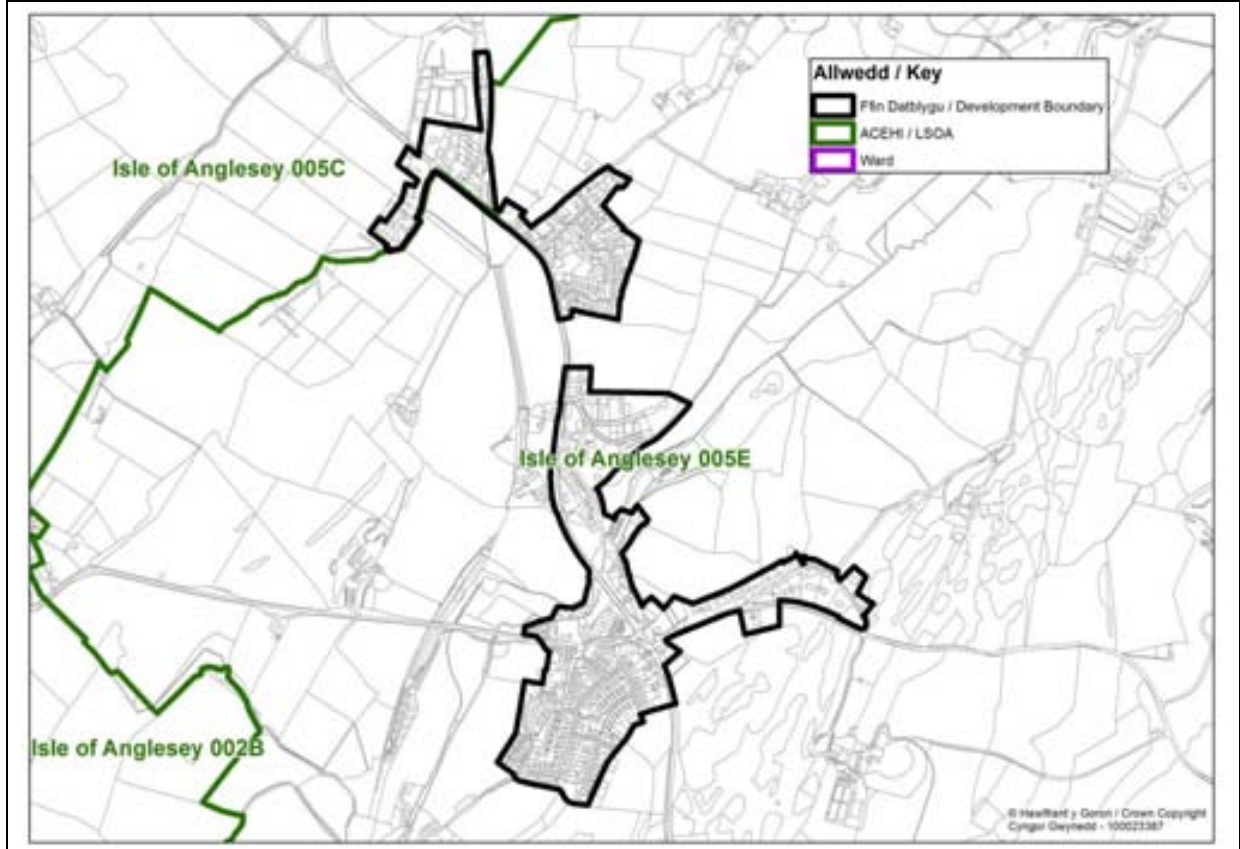
Ref	Site Name	Description	Considerations
<i>T38</i>	<i>Ty Mawr</i>	<i>Greenfield site with existing planning permission</i>	<ul style="list-style-type: none"> • <i>Safeguarded planning permission (39C18E)</i> • <i>No notable issues identified</i>
<i>T39</i>	<i>Tyddyn Mostyn</i>	<i>Greenfield site with existing planning permission</i>	<ul style="list-style-type: none"> • <i>Safeguarded planning permission (1/59/LPA/206A) development not started</i> • <i>No notable issues identified</i>
<i>T40</i>	<i>Land near Lôn Gamfa</i>	<i>Greenfield site adjoining residential area with good access links to centre.</i>	<p>Sewerage and Infrastructure</p> <ul style="list-style-type: none"> • <i>Would require improvements at the treatment works which would need to be funded through DCWW's Asset Management Plan or potentially earlier through developer contributions.</i>

Proffil Anheddle / Settlement Profile			
Enw / Name	Pentraeth		
Statws / Status	Canolfan Gwasanaeth Lleol / Local Service Centre		
Ardaloedd Cynnyrch Ehangach Haen Is / Lower Super Output Areas	Ynys Môn / Isle of Anglesey 005E		
Wardiau / Wards	Pentraeth		
Ystadegau Allweddol – Cyfrifiad 2011 / Key Statistics – Census 2011			
Ynys Môn / Isle of Anglesey 005E			
Poblogaeth / Population	Nifer / No.		Tabl/Table
Preswylwyr Arferol / Usual Residents	2,146		KS101EW
Nifer yr Aelwydydd / Number of Households	910		KS105EW
Siaradwyr Cymraeg / Welsh Speakers (2001)	64.4%		UV84
Siaradwyr Cymraeg / Welsh Speakers (2011)	59.2%		KS207WA
Gwlad Enedigol / Country of Birth (2001)	Cymru/Wales	Arall/Other	UV08
	73.2%	26.8%	
Gwlad Enedigol / Country of Birth (2011)	Cymru/Wales	Arall/Other	KS204EW
	68.5%	31.5%	
Aelwydydd / Households			
Cyfansoddiad y Cartref – Nifer y Bobl / Household Composition – Number of Persons	1	31.4%	QS406EW
	2	30.7%	
	3+	37.9%	
Proffil Oedran Cyfartalog o Aelwydydd / Average Age Profile of Households	39.9		KS102EW
Aelwydydd Cudd / Gorlawn* Hidden / Overcrowded Households* *Mae'r fformiwla safonol a ddefnyddir i bennu sgôr deiliadaeth yn y tabl hwm yn seiliedig ar nifer yr ystafelloedd gwely mewn cartref. *The standard formula used to determine occupancy rating in this table is based on the number of bedrooms in a household.	Deiliadaeth Rating (Ystafelloedd Gwely) Occupancy Rating (Bedrooms)		QS412EW
	+2 neu fwy/or more	41.4%	
	+1	37.0%	
	0	19.3%	
	-1	2.1%	
	-2	0.1%	
Anheddau / Dwellings			
Nifer o Anheddau / Number of Dwellings	946		KS401EW
Math o Anheddau / Type of Dwellings *Mae annedd yn cael ei rannu os yw'r ofodau aelwydydd sydd ynddo gael math o lety 'yn rhan o dŷ wedi'i addasu neu ei rannu', os nad pob ystafell y tu ôl i ddrws sydd ddim ond bod aelwyd yn eu defnyddio ac mae o leiaf un lle eraill y cartref yn y cyfeiriad hwnnw gyda y gellir ei gyfuno. * A dwelling is shared if the household spaces it contains have accommodation type 'part of a converted or shared house', if not all rooms are behind a door that only that household can use and there is at least one other household space at that address with which it can be combined.	Rhannu* Shared*	Na chant eu rhannu Not Shared	QS402EW
	0.0%	100.0%	
Deiliadaeth Cartref / Household Tenure	Perchen/Owned	Arall/Other	QS405EW
	73.1%	26.9%	
Nifer yr Ystafelloedd Gwely /	0	0.1%	QS411EW

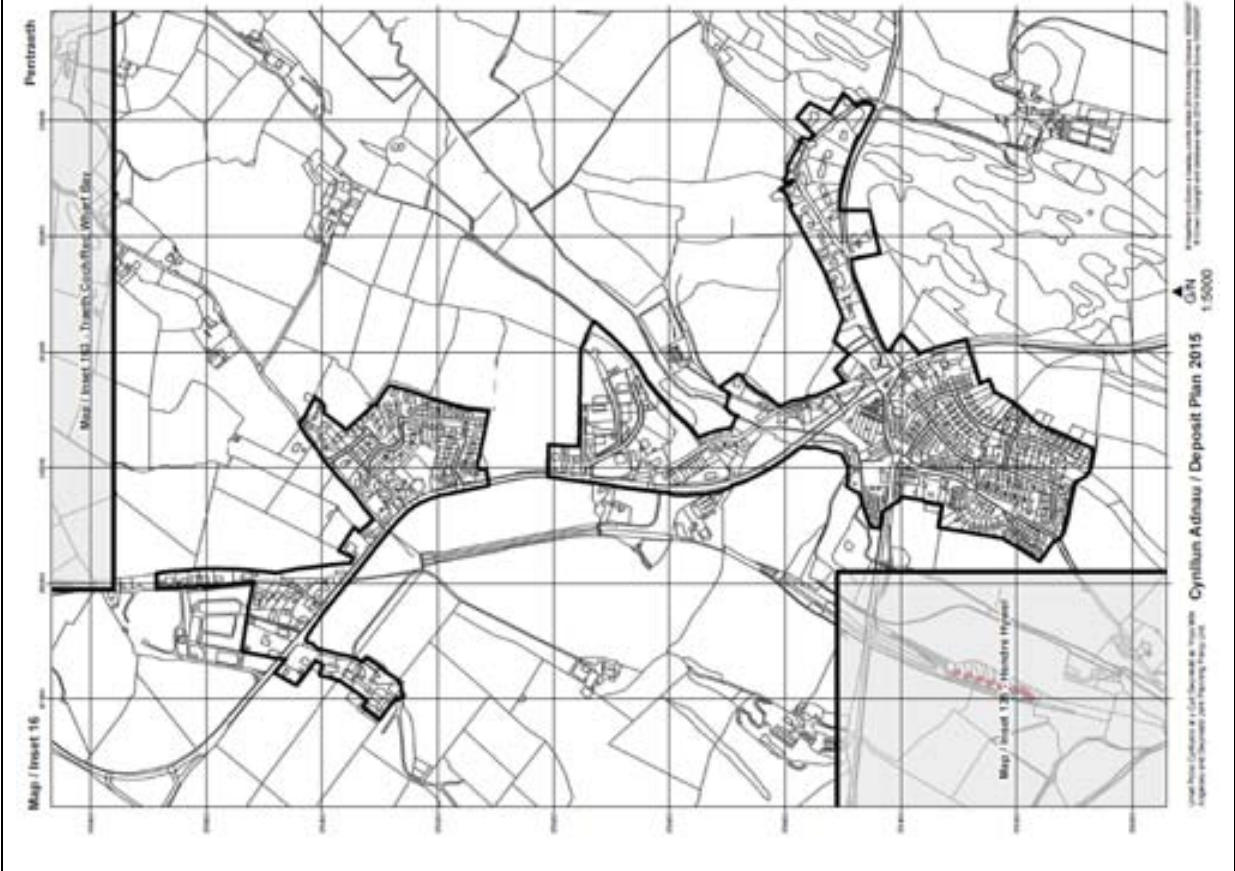
Number of Bedrooms	1	3.5%	
	2	24.6%	
	3	51.9%	
	4+	19.9%	
Gwag / Ail Gartrefi Vacant / Second Homes	3.8%		KS401EW

Amcangyfrifon Poblogaeth 2011 / Population Estimates 2011	
Nifer o Dai / Number of Houses	356
Maint y Cartref / Household Size	2.28
Amcangyfrif Poblogaeth / Estimate Population	812

Ardal Gynnyrch Cyfrifiad / Census Output Area



Map Mewnsood / Inset Map



Cymhareb Fforddiadwyedd / Affordability Ratio

Pris canolif eiddo i incwm canolrif aelwyd / Median house prices to Median household income (2014)

Ward	Cyfradd fforddiadwyaeth / Affordability ratio	Pris canolrif eiddo / Median House Price	Incwm canolrif aelwyd / Median Household Income	Nifer o werthiannau tai / Number of House sales
Pentraeth	5.0	£135,000	£27,128	33

Ffynhonnell / Source: CACI Paycheck & Gofrestrfa Dir/Land Registry

Ardal PrisiauTai / House Price Area: Gogledd-orllewin Wledig / North East Rural – o leiaf 25% o dai fforddiadwy ar safleoedd / at least 25% affordable housing on sites

Datblygu Tai Ers 2001 – Cwblhau / Housing Development Since 2001 - Completion

01 - 02	02 - 03	03 - 04	04 - 05	05 - 06	06 - 07	07 - 08	08 - 09	09 - 10	10 - 11	11 - 12	12 - 13	13 - 14
0	0	1	0	2	0	1	1	2	1	0	6	16

Safleoedd â Chaniatâd Cynllunio yn Ebrill 2014 / Sites with Planning Permission in April 2014

Heb ddechrau/Not Started	Wrthi'n cael ei adeiladu/Under Construction	Wedi Cwblhau/Completed
5	8	16

Cyfleusterau Cymunedol / Community Facilities

Ysgol Gynradd; Ysgolion Meithrin; Canolfan Gymunedol; Swyddfa Bost; Siopau gan gynnwys Siop Nwyddau Cyfleus; Gorsaf Betrol; Tai Tafarn; Mannau Addoli; Gwasanaeth Bws

Primary School; Playgroups; Community Centre; Post Office; Shops including a Convenience Shop; Petrol Station; Public Houses; Places of Worship; Bus Service

Hygyrchedd a Chludiant Cyhoeddus / Accessibility & Public Transport

- Cael ei wasanaethu gan yr A5025 a'r B5109 / *Served by A5025 and B5109.*
- Nifer o arosfannau bws o fewn yr anheddle – rhifau 50, 55 a 63 / *Multiple bus stops within the settlement – routes 50, 55 and 63.*

Cyfleoedd Cyflogaeth/ Employment Opportunities

O fewn 7 km i Langefni (Canolfan Wasanaeth trefol), sy'n cynnig cyfleoedd amrywiol ar stadau diwydiannol/ busnes a lleydd gwaith eraill / *Within 7 km of Langefni (Urban Service Centre) that provides a variety of employment opportunities on industrial/ business estates and other employment sources.*

Ysgol, siopau yn cynnig cyfleoedd cyflogaeth o fewn neu'n agos at yr anheddle/ *Schools, and shops located within or close to the settlement that provide employment opportunities.*

Cyfyngiadau Datblygu / Development Constraints

- Rhan o'r anheddle o fewn yr AHNE / *Part of the settlement within the AONB*
- Parth risg llifogydd C2 gyferbyn â'r anheddle / *C2 Flood risk zone adjacent to settlement*

Dynodiadau Trefol / Urban Designations

- Adeiladau Rhestredig / *Listed Buildings*

Cynllun Adnau – Ffeithiau allweddol / Deposit Plan – Key Facts

Targed Dangosol Tai / Housing Target

Lefel twf dangosol / Indicative housing growth	Unedau wedi ei cwblhau / Completed units (2011-14)	Banc tir presennol / Existing housing landbank	Nifer ychwanegol dangosol sydd eu angen / Indicative additional number required
57	22	13	22

Cyfradd cyfartalog adeiladu blynyddol / *Annual average build rate = 4*

Polisi Tai / Housing Policy

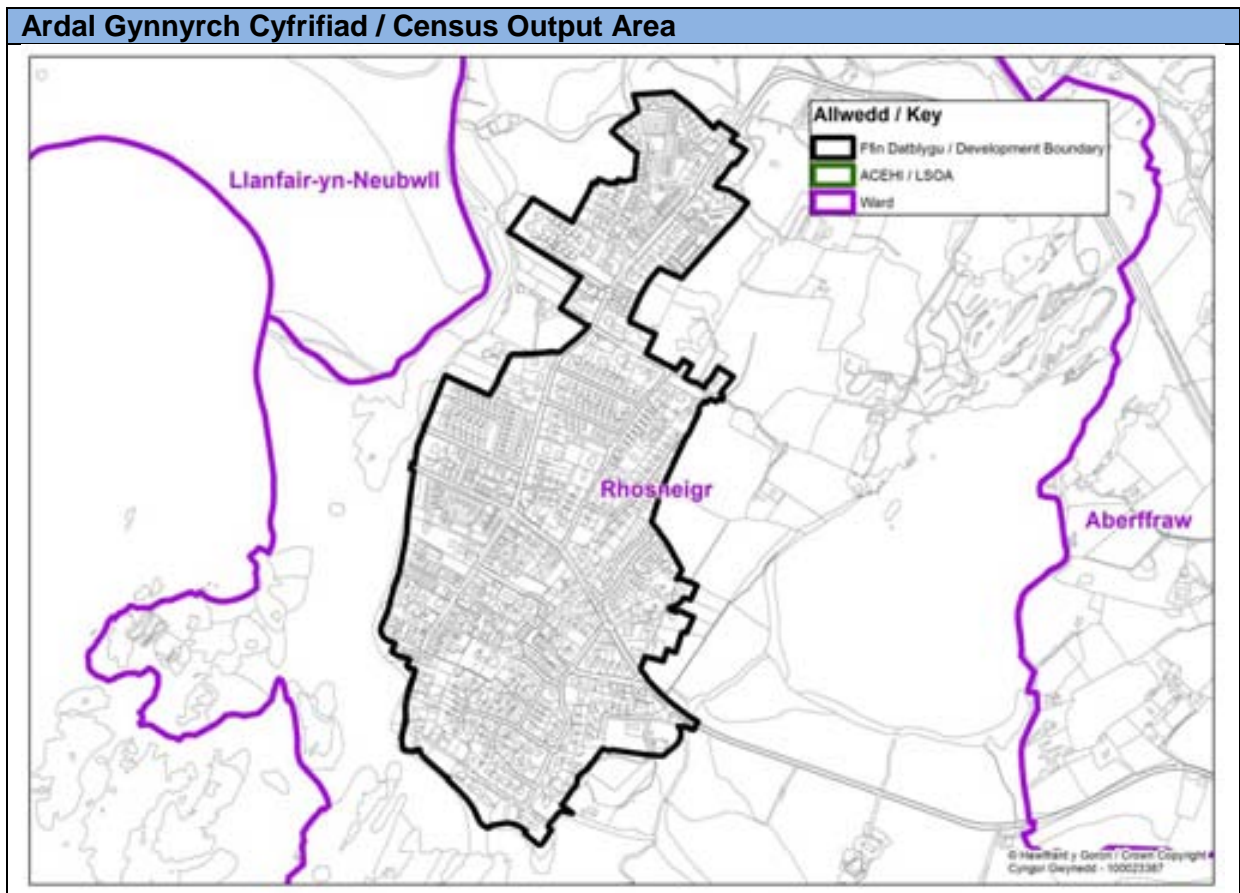
- Defnyddio gwybodaeth leol (e.e. arolwg anghenion tai lleol diweddar) a Chyfrifiad i ddylanwadu ar y math o dai (e.e. nifer o loffydd, proffil oedran a.y.b.) (Polisi TAI 1);
- Sicrhau cymysgedd o dai marchnad agored a thai fforddiadwy (gan gynnwys angen lleol) (Polisi TAI 1, TAI 9, TAI 10) ar:
 - Safleoedd hefo caniatad cynllunio yn barod (Polisi TAI 15);
 - Safleoedd / adeiladau ar hap du mewn i ffiniau datblygu (Polisi TAI 15);
 - Safleoedd eithrio gwledig (Polisi TAI 10).
- Nid oes dynodiad tai yn y Ganolfan (Polisi TAI 15)
- Ystyried datblygu fesul cam yn seiliedig ar ddadansoddiad o: ysgol gynradd (capasiti sbar: 30.0% yn 2013); gostyngiad o 5.2% mewn siaradwyr Cymraeg 2001-2011 (o dan 70%); gostyngiad o 4.7% o ran unigolion a anwyd yng Nghymru 2001-2011; 3.8% tai haf / gwyliau/ gwag (Polisi TAI 1 a Polisi X).
- *Use local knowledge (e.g. recent local housing need survey) and the Census to influence the type of housing (e.g. number of bedrooms, age profile etc.) (Policy TAI 1);*
- *Secure a mix of open market and affordable housing (including for local need) (Policy TAI 1, TAI 9, TAI 10) on:*
 - *Sites already with planning permission (Policy TAI 15);*
 - *Windfall sites / buildings within the development boundary (Policy TAI 15);*
 - *Rural exception sites (Policy TAI 10)*
- *There is no allocated site in the Centre (Policy TAI 15)*
- *Consider phased development based on an analysis at planning application stage of: primary school (spare capacity: 30.0% in 2013); 5.2% reduction in proportion of Welsh speakers 2001-2011 (lower than 70%); 4.7% decrease in individuals born in Wales 2001-2011; 3.8% second/ holiday/ vacant homes (TAI 1 and TAI X).*

Polisi Cyflogaeth / Employment Policy	<ul style="list-style-type: none"> • galluogi busnesau presennol i ehangu neu ail-leoli (Polisi PS10); • galluogi trosi adeiladau presennol neu unedau bach newydd ar gyfer busnes (Polisi CYF 5); • galluogi gweithio gartref (Polisi CYF 5); • gwarchod stadau diwydiannol & busnes cyfredol yn Llangefni (y canolfan lefel uwch) • <i>enable existing businesses to expand or re-locate (Policy PS10);</i> • <i>enable conversion of existing buildings or provision of small new business units (Policy CYF 5);</i> • <i>enable home working (Policy CYF 5);</i> • <i>safeguard existing industrial & business sites in Llangefni (the nearest high order centre)</i>
Isadeiledd / Infrastructure	<ul style="list-style-type: none"> • sicrhau argaeledd isadeiledd angenrheidiol (Polisi ISA1, PS1, PS3, TRA1) • cynnal neu wella cyfleusterau a gwasanaethau cymunedol (Polisi ISA 2). • <i>ensure availability of required infrastructure (Policy ISA 1, PS1, PS3, TRA 1)</i> • <i>maintain or improve community facilities and services (Policy ISA 2)</i>

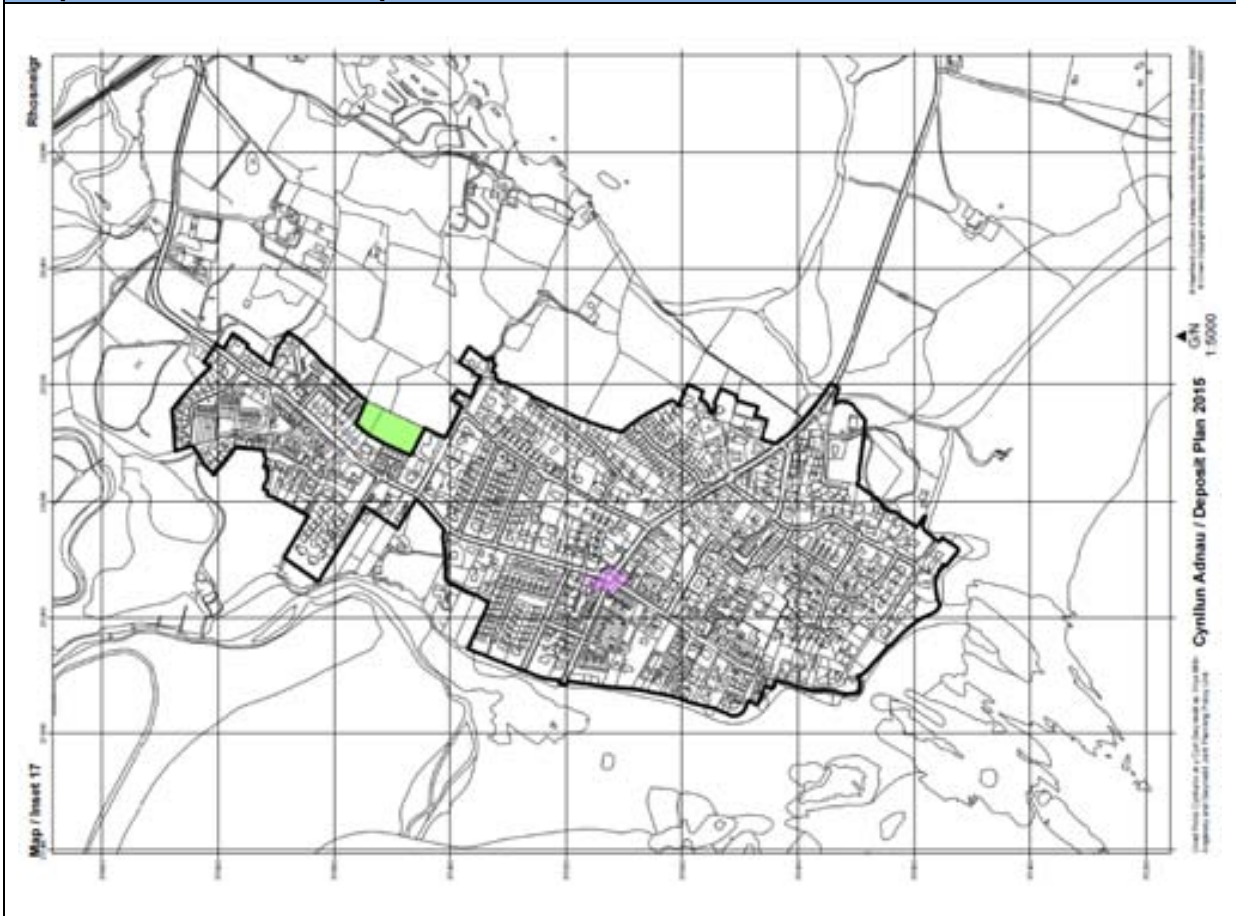
Proffil Anheddle / Settlement Profile			
Enw / Name	Rhosneigr		
Statws / Status	Canolfan Gwasanaeth Lleol / <i>Local Service Centre</i>		
Ardaloedd Cynnyrch Ehangach Haen Is / Lower Super Output Areas	N/A		
Wardiau / Wards	Rhosneigr		
Ystadegau Allweddol – Cyfrifiad 2011 / Key Statistics – Census 2011			
Ward (Rhosneigr)			
Poblogaeth / Population	Nifer / No.		Tabl/Table
Preswylwyr Arferol / Usual Residents	1,008		KS101EW
Nifer yr Aelwydydd / Number of Households	489		KS105EW
Siaradwyr Cymraeg / Welsh Speakers (2001)	42.6%		UV84
Siaradwyr Cymraeg / Welsh Speakers (2011)	36.0%		KS207WA
Gwlad Enedigol / Country of Birth (2001)	Cymru/Wales	Arall/Other	UV08
	48.4%	51.6%	
Gwlad Enedigol / Country of Birth (2011)	Cymru/Wales	Arall/Other	KS204EW
	47.0%	53.0%	
Aelwydydd / Households			
Cyfansoddiad y Cartref – Nifer y Bobl / Household Composition – Number of Persons	1	39.1%	QS406EW
	2	35.6%	
	3+	25.4%	
Proffil Oedran Cyfartalog o Aelwydydd / Average Age Profile of Households	47.6		KS102EW
Aelwydydd Cudd / Gorlawn* Hidden / Overcrowded Households* *Mae'r fformiwla safonol a ddefnyddir i bennu sgôr deiliadaeth yn y tabl hwm yn seiliedig ar nifer yr ystafelloedd gwely mewn cartref. *The standard formula used to determine occupancy rating in this table is based on the number of bedrooms in a household.	Deiliadaeth Rating (Ystafelloedd Gwely) Occupancy Rating (Bedrooms)		QS412EW
	+2 neu fwy/or more	52.1%	
	+1	32.5%	
	0	13.3%	
	-1	1.8%	
	-2	0.2%	
Anheddau / Dwellings			
Nifer o Anheddau / Number of Dwellings	853		KS401EW
Math o Anheddau / Type of Dwellings *Mae annedd yn cael ei rannu os yw'r ofodau aelwydydd sydd ynddo gael math o lety 'yn rhan o dŷ wedi'i addasu neu ei rannu', os nad pob ystafell y tu ôl i ddrws sydd ddim ond bod aelwyd yn eu defnyddio ac mae o leiaf un lle eraill y cartref yn y cyfeiriad hwnnw gyda y gellir ei gyfuno. * A dwelling is shared if the household spaces it contains have accommodation type 'part of a converted or shared house', if not all rooms are behind a door that only that household can use and there is at least one other household space at that address with which it can be combined.	Rhannu* Shared*	Na chant eu rhannu Not Shared	QS402EW
	0.0%	100.0%	
Deiliadaeth Cartref / Household Tenure	Perchen/Owned	Arall/Other	QS405EW
	67.9%	32.1%	

Nifer yr Ystafelloedd Gwely / Number of Bedrooms	0	0.0%	QS411EW
	1	5.5%	
	2	24.1%	
	3	37.0%	
	4+	33.3%	
Gwag / Ail Gartrefi Vacant / Second Homes	42.7%		KS401EW

Amcangyfrifon Poblogaeth 2011 / Population Estimates 2011	
Nifer o Dai / Number of Houses	641
Maint y Cartref / Household Size	2.28
Amcangyfrif Poblogaeth / Estimate Population	1,461



Map Mewnoshod / Inset Map



Cymhareb Fforddiadwyedd / Affordability Ratio

Pris canolif eiddo i incwm canolrif aelwyd / Median house prices to Median household income (2014) – Noder/ Note: Gwybodaeth ddim ar gael ar lefel wardiau ar gyfer yr anheddle hwn / Information not available on a ward basis for this settlement

Ardaloedd Cynnyrch Ehangach Haen Is / Lower Super Output Areas	Cyfradd fforddiadwyaeth / Affordability ratio	Pris canolrif eiddo / Median House Price	Incwm canolrif aelwyd / Median Household Income	Nifer o werthiannau tai / Number of House sales
Aberffraw & Rhosneigr 1	5.5	£113,750	£20,593	18
Aberffraw & Rhosneigr 2	9.4	£214,975	£22,946	28

Ffynhonnell / Source: CACI Paycheck & Gofrestrfa Dir/Land Registry

Ardal PrisiauTai / House Price Area: Rhosneigr – o leiaf 25% o dai fforddiadwy ar safleoedd / at least 25% affordable housing on sites

Datblygu Tai Ers 2001 – Cwblhau / Housing Development Since 2001 - Completion

01 - 02	02 - 03	03 - 04	04 - 05	05 - 06	06 - 07	07 - 08	08 - 09	09 - 10	10 - 11	11 - 12	12 - 13	13 - 14
0	2	7	8	16	12	23	9	21	4	3	11	2

Safleoedd â Chaniatâd Cynllunio yn Ebrill 2014 / Sites with Planning Permission in April 2014

Not Started	Under Construction	Completed
17	0	2

Cyfleusterau Cymunedol / Community Facilities

Ysgol Gynradd; Ysgolion Meithrin; Llyfrgell; Canolfan Gymunedol; Swyddfa Bost; Siopau gan gynnwys Siop Nwyddau Cyfleus; Fferyllfa; Tai Tafarn; Mannau Addoli; Gwasanaeth Bws; Gwasanaeth Tren; Gorsaf Dân

Primary School; Playgroups; Library; Community Centre; Post Office; Shops including a Convenience Shop; Pharmacy; Public Houses; Places of Worship; Bus Service; Train Service; Fire Station

Hygyrchedd a Chludiant Cyhoeddus / Accessibility & Public Transport

-

- Cael ei wasanaethu gan yr A4080 / *Served by A4080.*
- Nifer o arosfannau yn yr anheddle – rhifau 25 a 45 / *Multiple bus stops within the settlement – routes 25 and 45.*
- Gorsaf drên gyda gwasanaeth lleol cyfyngedig / *Train station with limited local service.*

Cyfleoedd Cyflogaeth/ Employment Opportunities

O fewn 15km i Gaerdybi (Canolfan Wasanaeth trefol), sy'n cynnig cyfleoedd amrywiol ar stadau diwydiannol/ busnes a llefydd gwaith eraill / *Within 15 km of Holyhead (Urban Service Centre) that provide a variety of employment opportunities on industrial/ business estates and other employment sources.*

Ysgolion, siopau yn cynnig cyfleoedd cyflogaeth o fewn neu'n agos at yr anheddle/ *Schools, and shops located within or close to the settlement that provide employment opportunities.*

Cyfyngiadau Datblygu / Development Constraints

- SoDdGA gyferbyn â'r anheddle / *SSSI adjacent to site*
- Rhan o'r anheddle o fewn yr AHNE / *Part of the settlement within the AONB*
- Parth risg llifogydd C2 gyferbyn â'r anheddle / *C2 Flood risk zone adjacent to settlement*

Dynodiadau Trefol / Urban Designations

- Adeiladau Rhestredig / Listed Buildings

Cynllun Adnau – Ffeithiau allweddol / Deposit Plan – Key Facts

Targed Dangosol Tai / Housing Target

Lefel twf dangosol / Indicative housing growth	Unedau wedi ei cwblhau / Completed units (2011-14)	Banc tir presennol / Existing housing landbank	Nifer ychwanegol dangosol sydd eu angen / Indicative additional number required
70	16	17	37

Cyfradd cyfartalog adeiladu blynyddol / *Annual average build rate = 5*

Polisi Tai / Housing Policy

- Defnyddio gwybodaeth leol (e.e. arolwg anghenion tai lleol diweddar) a Chyfrifiad i ddylanwadu ar y math o dai (e.e. nifer o lofftydd, proffil oedran a.y.b.) (Polisi TAI 1);
- Sicrhau cymysgedd o dai marchnad lleol a thai fforddiadwy (gan gynnwys angen lleol) (Polisi TAI 1, TAI 5, TAI 9, TAI 10) ar:
 - Safleoedd / adeiladau ar hap du mewn i ffiniau datblygu (Polisi TAI 15);
 - Safleoedd eithrio gwledig (Polisi TAI 10).
- Nid oes dynodiad tai yn y Ganolfan (Polisi TAI 15)
- Ystyried datblygu fesul cam yn seiliedig ar ddadansoddiad o: argaeledd lle yn yr ysgol gynradd (capasiti sbar: 17.2% yn 2013); gostyngiad o 6.6% mewn siaradwyr Cymraeg 2001-2011 (ac o dan 70%); gostyngiad o 1.4% o ran unigolion a anwyd yng Nghymru 2001-2011; 42.7% tai haf / gwyliau/ gwag (Polisi TAI 1 a Polisi X).
- *Use local knowledge (e.g. recent local housing need survey) and the Census to influence the type of housing (e.g. number of bedrooms, age profile etc.) (Policy TAI 1);*
- *Secure a mix of local market housing and affordable housing (including for local need) (Policy TAI 1, TAI 5, TAI 9, TAI 10) on:*
 - *Windfall sites / buildings within the development boundary (Policy TAI 15);*
 - *Rural exception sites (Policy TAI 10)*
- *There is no allocated site in the Centre (Policy TAI 15)*
- *Consider phased development based on an analysis at planning application stage of: primary school capacity (spare capacity: 17.2% in 2013); 6.6% reduction in proportion of Welsh speakers 2001-2011 (and lower than 70%); 1.4% decrease in individuals born in Wales 2001-2011; 42.7% second/ holiday/ vacant homes (TAI 1*

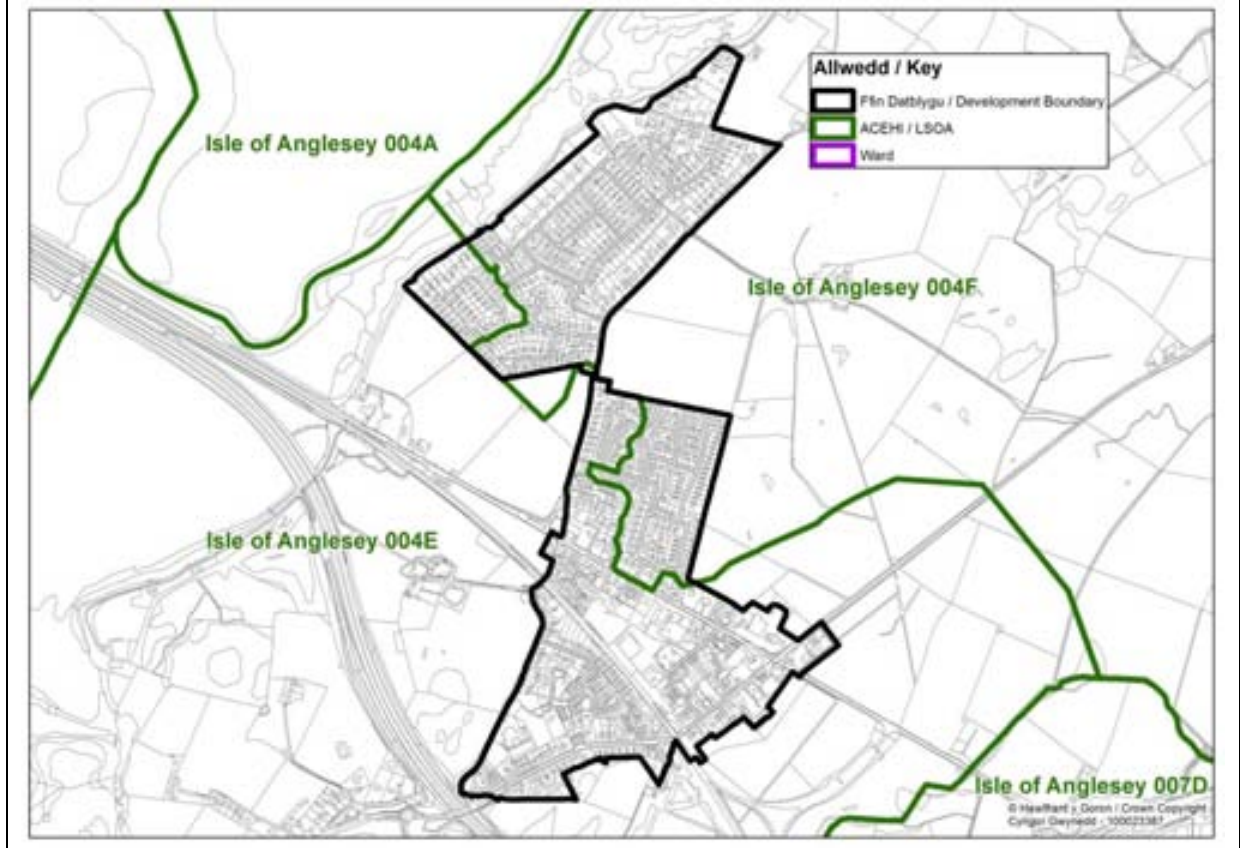
	<i>and TAI X).</i>
Polisi Cyflogaeth / Employment Policy	<ul style="list-style-type: none"> • galluogi busnesau presennol i ehangu neu ail-leoli (Polisi PS10); • galluogi trosi adeiladau presennol neu unedau bach newydd ar gyfer busnes (Polisi CYF 5); • galluogi gweithio gartref (Polisi CYF 5); • gwarchod stadau diwydiannol & busnes cyfredol yng Nghaergybi (y canolfan lefel uwch) • <i>enable existing businesses to expand or re-locate (Policy PS10);</i> • <i>enable conversion of existing buildings or provision of small new business units (Policy CYF 5);</i> • <i>enable home working (Policy CYF 5);</i> • <i>safeguard existing industrial & business sites in Holyhead (the nearest high order centre)</i>
Isadeiledd / Infrastructure	<ul style="list-style-type: none"> • sicrhau argaeledd isadeiledd angenrheidiol (Polisi ISA1, PS1, PS3, TRA1) • cynnal neu wella cyfleusterau a gwasanaethau cymunedol (Polisi ISA 2). • <i>ensure availability of required infrastructure (Policy ISA 1, PS1, PS3, TRA 1)</i> • <i>maintain or improve community facilities and services (Policy ISA 2)</i>

Proffil Anheddle / Settlement Profile			
Enw / Name	Y Fali		
Statws / Status	Canolfan Gwasanaeth Lleol / <i>Local Service Centre</i>		
Ardaloedd Cynnyrch Ehangach Haen Is / Lower Super Output Areas	Ynys Môn /Isle of Anglesey 004E; 004F		
Wardiau / Wards	Valley		
Ystadegau Allweddol – Cyfrifiad 2011 / Key Statistics – Census 2011			
Ar y Cyfan / Overall			
Poblogaeth / Population	Nifer / No.		Tabl/Table
Preswylwyr Arferol / Usual Residents	2,361		KS101EW
Nifer yr Aelwydydd / Number of Households	1,023		KS105EW
Siaradwyr Cymraeg / Welsh Speakers (2001)	55.0%		UV84
Siaradwyr Cymraeg / Welsh Speakers (2011)	54.7%		KS207WA
Gwlad Enedigol / Country of Birth (2001)	Cymru/Wales	Arall/Other	UV08
	63.5%	36.5%	
Gwlad Enedigol / Country of Birth (2011)	Cymru/Wales	Arall/Other	KS204EW
	64.5%	35.5%	
Aelwydydd / Households			
Cyfansoddiad y Cartref – Nifer y Bobl / Household Composition – Number of Persons	1	29.8%	QS406EW
	2	38.2%	
	3+	32.0%	
Proffil Oedran Cyfartalog o Aelwydydd / Average Age Profile of Households	44.0		KS102EW
Aelwydydd Cudd / Gorlawn* Hidden / Overcrowded Households* *Mae'r fformiwla safonol a ddefnyddir i bennu sgôr deiliadaeth yn y tabl hwm yn seiliedig ar nifer yr ystafelloedd gwely mewn cartref. *The standard formula used to determine occupancy rating in this table is based on the number of bedrooms in a household.	Deiliadaeth Rating (Ystafelloedd Gwely) Occupancy Rating (Bedrooms)		QS412EW
	+2 neu fwy/or more	51.1%	
	+1	33.8%	
	0	14.1%	
	-1	0.8%	
	-2	0.2%	
Anheddau / Dwellings			
Nifer o Anheddau / Number of Dwellings	1,074		KS401EW
Math o Anheddau / Type of Dwellings *Mae annedd yn cael ei rannu os yw'r ofodau aelwydydd sydd ynddo gael math o lety 'yn rhan o dŷ wedi'i addasu neu ei rannu', os nad pob ystafell y tu ôl i ddrws sydd ddim ond bod aelwyd yn eu defnyddio ac mae o leiaf un lle eraill y cartref yn y cyfeiriad hwnnw gyda y gellir ei gyfuno. * A dwelling is shared if the household spaces it contains have accommodation type 'part of a converted or shared house', if not all rooms are behind a door that only that household can use and there is at least one other household space at that address with which it can be combined.	Rhannu* Shared*	Na chant eu rhannu Not Shared	QS402EW
	0.0%	100%	
Deiliadaeth Cartref / Household Tenure	Perchen/Owned	Arall/Other	QS405EW
	79.2%	20.8%	

Nifer yr Ystafelloedd Gwely / Number of Bedrooms	0	0.0%	QS411EW
	1	2.6%	
	2	19.1%	
	3	59.3%	
	4+	19.0%	
Gwag / Ail Gartrefi Vacant / Second Homes	4.7%		KS401EW

Amcangyfrifon Poblogaeth 2011 / Population Estimates 2011	
Nifer o Dai / Number of Houses	906
Maint y Cartref / Household Size	2.28
Amcangyfrif Poblogaeth / Estimate Population	2,066

Ardal Gynnyrch Cyfrifiad / Census Output Area



Map Mewniod / Inset Map



Cymhareb Fforddiadwyedd / Affordability Ratio

Pris canolif eiddo i incwm canolrif aelwyd / Median house prices to Median household income (2014)

Ward	Cyfradd fforddiadwyedd / Affordability ratio	Pris canolrif eiddo / Median House Price	Incwm canolrif aelwyd / Median Household Income	Nifer o werthiannau tai / Number of House sales
Y Fali / Valley	5.2	£135,000	£25,774	36

Ffynhonnell / Source: CACI Paycheck & Gofrestrfa Dir/Land Registry

Ardal Prisiau Tai / House Price Area: Gorllewin Gwledig / Rural West – o leiaf 25% o dai fforddiadwy ar safleoedd / at least 25% affordable housing on sites

Datblygu Tai Ers 2001 – Cwblhau / Housing Development Since 2001 - Completion

01 - 02	02 - 03	03 - 04	04 - 05	05 - 06	06 - 07	07 - 08	08 - 09	09 - 10	10 - 11	11 - 12	12 - 13	13 - 14
1	0	1	3	6	4	6	6	8	0	7	6	0

Safleoedd â Chaniatâd Cynllunio yn Ebrill 2014 / Sites with Planning Permission in April 2014

Heb ddechrau/Not Started	Wrthi'n cael ei adeiladu/Under Construction	Wedi Cwblhau/Completed
37	5	0

Cyfleusterau Cymunedol / Community Facilities

Ysgol Gynradd; Ysgolion Meithrin; Meddygfa; Deintyddfa; Canolfan Gymunedol; Swyddfa Bost; Siopau gan gynnwys Siop Nwyddau Cyfleus; Fferyllfa; Banciau/Cymdeithasau Adeiladu; Peiriant Arian Parod; Gorsaf Betrol; Tai Tafarn; Mannau Addoli; Gwasanaeth Bws; Gwasanaeth Tren

Primary School; Playgroups; Doctor's Surgery; Dentist; Community Centre; Post Office; Shops including a Convenience Shop; Pharmacy; Banks/Building Societies; ATM; Petrol Station; Public Houses; Places of Worship; Bus Service; Train Service

Hygyrchedd a Chludiant Cyhoeddus / Accessibility & Public Transport

- Cael ei wasnaethu gan yr A55, A5 a'r A5025 / *Served by A55, A5 and A5025.*
- Nifer o arosfannau o fewn yr anheddle – rhifau X4, 4, 25 a 61 / *Multiple bus stops within the settlement – routes X4, 4, 25 and 61.*
- Gorsaf drên gyda gwasanaeth lleol cyfyngedig / *Train station with limited local service.*

Cyfleoedd Cyflogaeth/ Employment Opportunities

O fewn 5 km i Gaerdybi (Canolfan Wasanaeth trefol), sy'n cynnig cyfleoedd amrywiol ar stadau diwydiannol/ busnes a llefydd gwaith eraill / *Within 5 km of Holyhead (Urban Service Centre) that provide a variety of employment opportunities on industrial/ business estates and other employment sources.*

Ysgol, meddygfa, siopau yn cynnig cyfleoedd cyflogaeth o fewn neu'n agos at yr anheddle/ *Schools, health clinic and shops located within or close to the settlement that provide employment opportunities.*

Cyfyngiadau Datblygu / Development Constraints

- Rhan o'r anheddle o fewn yr AHNE / *Part the settlement within the AONB*
- Parth risg llifogydd C1 gyferbyn â'r anheddle / *C1 Flood risk zone adjacent to settlement*
- SoDdGA gyferbyn â'r anheddle / *SSSI adjacent to site*

Dynodiadau Trefol / Urban Designations

- Adeiladau Rhestredig / *Listed Buildings*

Cynllun Adnau – Ffeithiau allweddol / Deposit Plan – Key Facts

Targed Dangosol Tai / Housing Target

Lefel twf dangosol / Indicative housing growth	Unedau wedi ei cwblhau / Completed units (2011-14)	Banc tir presennol / Existing housing landbank	Nifer ychwanegol dangosol sydd eu angen / Indicative additional number required
84	13	32	39

Cyfradd cyfartalog adeiladu blynyddol / Annual average build rate = 6

Polisi Tai / Housing Policy

- Defnyddio gwybodaeth leol (e.e. arolwg anghenion tai lleol diweddar) a Chyfrifiad i ddylanwadu ar y math o dai (e.e. nifer o lofftydd, proffil oedran a.y.b.) (Polisi TAI 1);
- Sicrhau cymysgedd o dai marchnad agored a thai fforddiadwy (gan gynnwys angen lleol) (Polisi TAI 1, TAI 9, TAI 10) ar:
 - Safleoedd hefo caniatad cynllunio yn barod (Polisi TAI 15);
 - Safleoedd / adeiladau ar hap du mewn i ffiniau datblygu (Polisi TAI 15);
 - 1 dynodiad – safle ar gyfer tua 40 o unedau, yn ddarostynedig i drafodaeth cyn ac adeg cyflwyno cais cynllunio (Polisi TAI 15);
 - Safleoedd eithrio gwledig (Polisi TAI 10).
- Ystyried datblygu fesul cam yn seiliedig ar ddadansoddiad o: ysgol gynradd (capasiti sbar: 5.8% yn 2013); gostyngiad o 0.3% mewn siaradwyr Cymraeg 2001-2011 (o dan 70%); cynydd o 1.0% o ran unigolion a anwyd yng Nghymru 2001-2011; 4.7% tai haf / gwyliau/ gwag (Polisi TAI 1 a Polisi X).
- *Use local knowledge (e.g. recent local housing need survey) and the Census to influence the type of housing (e.g. number of bedrooms, age profile etc.) (Policy TAI 1);*
- *Secure a mix of open market and affordable housing (including for local need) (Policy TAI 1, TAI 9, TAI 10) on:*
 - *Sites already with planning permission (Policy TAI 15);*
 - *Windfall sites / buildings within the development boundary (Policy TAI 15);*
 - *1 allocated site – site for around 40 units, subject to pre-application and planning application stage (Policy TAI 15);*
 - *Rural exception sites (Policy TAI 10)*
- *Consider phased development based on an analysis at*

	<p><i>planning application stage of: primary school (spare capacity: 5.8% in 2013); 0.3% reduction in proportion of Welsh speakers 2001-2011 (lower than 70%); 1.0% increase in individuals born in Wales 2001-2011; 4.7% second/ holiday/ vacant homes (TAI 1 and TAI X).</i></p>
Polisi Cyflogaeth / Employment Policy	<ul style="list-style-type: none"> • galluogi busnesau presennol i ehangu neu ail-leoli (Polisi PS10); • galluogi trosi adeiladau presennol neu unedau bach newydd ar gyfer busnes (Polisi CYF 5); • galluogi gweithio gartref (Polisi CYF 5); • gwarchod stadau diwydiannol & busnes cyfredol yn Caergybi (y canolfanau lefel uwch) <ul style="list-style-type: none"> • <i>enable existing businesses to expand or re-locate (Policy PS10);</i> • <i>enable conversion of existing buildings or provision of small new business units (Policy CYF 5);</i> • <i>enable home working (Policy CYF 5);</i> • <i>safeguard existing industrial & business sites in Holyhead (the nearest high order centres)</i>
Isadeiledd / Infrastructure	<ul style="list-style-type: none"> • sicrhau argaeledd isadeiledd angenrheidiol (Polisi ISA1, PS1, PS3, TRA1) • cynnal neu wella cyfleusterau a gwasanaethau cymunedol (Polisi ISA 2). <ul style="list-style-type: none"> • <i>ensure availability of required infrastructure (Policy ISA 1, PS1, PS3, TRA 1)</i> • <i>maintain or improve community facilities and services (Policy ISA 2)</i>

Cyf	Enw'r Safle	Disgrifiad	Ystyriaethau
T41	Cyn Safle'r Farchnad Wartheg	Safle tir llwyd o fewn pellter cerdded i nifer o gyfleusterau cymunedol.	<ul style="list-style-type: none"> • Ni nodwyd unrhyw faterion o bwys

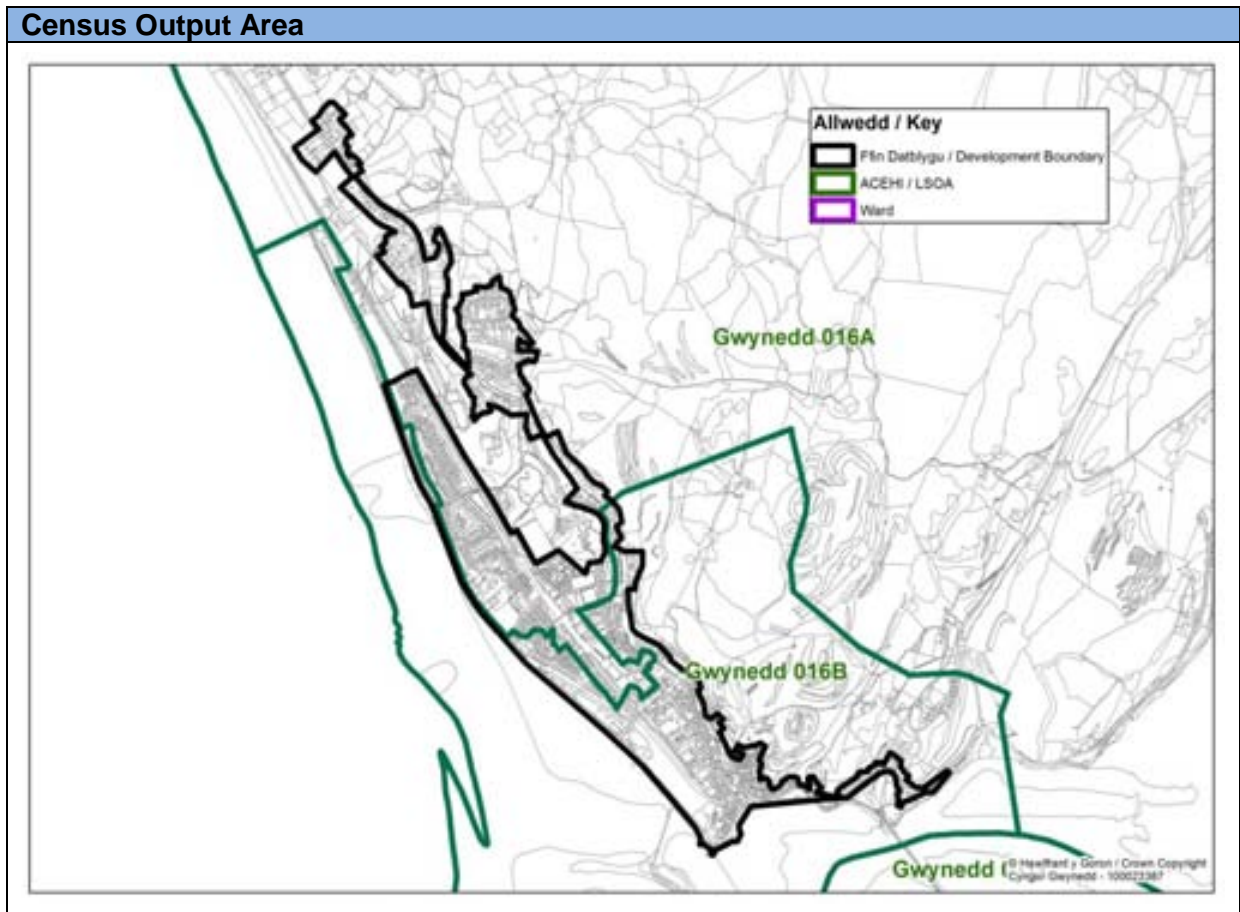
Ref	Site Name	Description	Considerations
T41	<i>Former Cattle Market Site</i>	<i>Brownfield site within walking distance to a</i>	<ul style="list-style-type: none"> • <i>No notable issues</i>

		<i>number of community facilities.</i>	<i>identified</i>
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Proffil Anheddle / Settlement Profile			
Enw / Name	Abermaw		
Statws / Status	Canolfan Gwasanaeth Lleol / Local Service Centre		
Ardaloedd Cynnyrch Ehangach Haen Is / Lower Super Output Areas	Gwynedd 016A; 016B		
Wardiau / Wards	Abermaw		
Ystadegau Allweddol – Cyfrifiad 2011 / Key Statistics – Census 2011			
Ar y Cyfan / Overall			
Poblogaeth / Population	Nifer / No.		Tabl/Table
Preswylwyr Arferol / Usual Residents	2,522		KS101EW
Nifer yr Aelwydydd / Number of Households	1,245		KS105EW
Siaradwyr Cymraeg / Welsh Speakers (2001)	43.8%		UV84
Siaradwyr Cymraeg / Welsh Speakers (2011)	41.5%		KS207WA
Gwlad Enedigol / Country of Birth (2001)	Cymru/Wales	Arall/Other	UV08
	46.6%	53.4%	
Gwlad Enedigol / Country of Birth (2011)	Cymru/Wales	Arall/Other	KS204EW
	48.7%	51.3%	
Aelwydydd / Households			
Cyfansoddiad y Cartref – Nifer y Bobl / Household Composition – Number of Persons	1	45.0%	QS406EW
	2	30.9%	
	3+	24.1%	
Proffil Oedran Cyfartalog o Aelwydydd / Average Age Profile of Households	43.6		KS102EW
Aelwydydd Cudd / Gorlawn* Hidden / Overcrowded Households* *Mae'r fformiwla safonol a ddefnyddir i bennu sgôr deiliadaeth yn y tabl hwm yn seiliedig ar nifer yr ystafelloedd gwely mewn cartref. *The standard formula used to determine occupancy rating in this table is based on the number of bedrooms in a household.	Deiliadaeth Rating (Ystafelloedd Gwely) Occupancy Rating (Bedrooms)		QS412EW
	+2 neu fwy/or more	41.0%	
	+1	31.4%	
	0	25.0%	
	-1	2.2%	
	-2	0.3%	
Anheddau / Dwellings			
Nifer o Anheddau / Number of Dwellings	1,491		KS401EW
Math o Anheddau / Type of Dwellings *Mae annedd yn cael ei rannu os yw'r ofodau aelwydydd sydd ynddo gael math o lety 'yn rhan o dŷ wedi'i addasu neu ei rannu', os nad pob ystafell y tu ôl i ddrws sydd ddim ond bod aelwyd yn eu defnyddio ac mae o leiaf un lle eraill y cartref yn y cyfeiriad hwnnw gyda y gellir ei gyfuno. * A dwelling is shared if the household spaces it contains have accommodation type 'part of a converted or shared house', if not all rooms are behind a door that only that household can use and there is at least one other household space at that address with which it can be combined.	Rhannu* Shared*	Na chant eu rhannu Not Shared	QS402EW
	0.2%	99.8%	
Deiliadaeth Cartref / Household Tenure	Perchen/Owned	Arall/Other	QS405EW
	53.6%	46.4%	
Nifer yr Ystafelloedd Gwely /	0	0.0%	QS411EW

Number of Bedrooms	1	16.7%	
	2	26.2%	
	3	32.4%	
	4+	24.7%	
Gwag / Ail Gartrefi Vacant / Second Homes	16.6%		KS401EW

Amcangyfrifon Poblogaeth 2011 / Population Estimates 2011	
Nifer o Dai / Number of Houses	1,291
Maint y Cartref / Household Size	2.32
Amcangyfrif Poblogaeth / Estimate Population	2,995



Development Boundary



Affordability Ratio

Pris canolif eiddo i incwm canolrif aelwyd / Median house prices to Median household income (2014)

Ward	Cyfradd fforddiadwyaeth / Affordability ratio	Pris canolrif eiddo / Median House Price	Incwm canolrif aelwyd / Median Household Income	Nifer o werthiannau tai / Number of House sales
Abermaw	6.3	£117,000	£18,686	47

Ffynhonnell / Source: CACI Paycheck & Gofrestrfa Dir/Land Registry

Ardal PrisiauTai / House Price Area: Arfordir Gorllewinol ac Arfon Wledig / Western Coastal & Rural Arfon – o leiaf 15% o dai fforddiadwy ar safleoedd / at least 15% affordable housing on sites

Housing Development Since 2001 - Completion

01 - 02	02 - 03	03 - 04	04 - 05	05 - 06	06 - 07	07 - 08	08 - 09	09 - 10	10 - 11	11 - 12	12 - 13	13 - 14
0	0	3	23	5	5	19	1	5	4	6	6	5

Sites with Planning Permission in April 2014

Heb eu Dechrau / Not Started	Wrthi yn cael eu hadeiladu / Under Construction	Wedi'i cwblhau / Completed
64	9	5

Community Facilities

(Settlement Score based on the range of services available –)

Ysgol Gynradd; Ysgol Feithrin; Meddygfa; Deintyddfa; Llyfrgell; Canolfan Hamdden; Swyddfa Bost; Siopau gan gynnwys Siop Nwyddau Cyfleus; Siop Bwyd Mawr; Fferyllfa; Optegydd; Banciau/Cymdeithasau Adeiladu; Peiriant Arian Parod; Canolfan Gymunedol; Tai Tafarn; Mannau Addoli; Gwasanaeth Bws; Gwasanaeth Tren; Gorsaf Heddlu; Gorsaf Dân

Primary School; Playgroup; Doctor's Surgery; Dentist; Library; Leisure Centre; Post Office; Shops including a Convenience Shop; Large Food Shop; Pharmacy; Optician; Banks/Building Societies; ATM; Community Centre; Public Houses; Places of Worship; Bus Service; Train Service; Police Station; Fire Station

Hygyrchedd a thrafnidiaeth Cyhoeddus / Accessibility & Public Transport

- Gwasanaethir gan yr A496 / *Served by the A496.*
- Gorsaf dren mawr yn y ganolfan / *Major train station located in town.*
- Nifer o orsafoedd bysus o fewn yr anheddle / *Multiple bus stops located throughout the settlement.*

Employment Opportunities – Safeguarded Employment Sites

Ysgolion, meddygfa, ac amrywiarth o siopau yn cynnig cyfleoedd cyflogaeth o fewn neu'n agos at yr anheddle/ *Schools, health clinic and a variety of shops located within or close to the settlement that provide employment opportunities.*

Cyfyngiadau Datblygu / Development Constraints

- Ardaloedd o fewn risg llifogydd o fewn y ffin datblygu / *Areas of at risk of flooding within the development boundary.*
- ACA Coedlannau Meirionnydd a Safloedd Ystlumod yn ymylu'r ffin datblygu / *Meirionnydd*

Oakwoods and Bat Sites SAC bordering the development boundary.

Dynodiadau Trefol / Urban Designations

- Adeiladau Rhestredig / *Listed Buildings*
- Ardal Gadwraeth / *Conservation Area*

Deposit Plan – Key Facts

Housing Target

Lefel twf dangosol / Indicative housing growth	Unedau wedi ei cwblhau / Completed units (2011-14)	Banc tir presennol / Existing housing landbank	Nifer ychwanegol dangosol sydd eu angen / Indicative additional number required
91	17	47	27

Cyfradd cyfartalog adeiladu blynyddol / *Annual average build rate = 6*

Completions

- 2014 – 5
- 2015 – 3

Housing Policy

- Defnyddio gwybodaeth leol (e.e. arolwg anghenion tai lleol diweddar) a Chyfrifiad i ddylanwadu ar y math o dai (e.e. nifer o loffydd, proffil oedran a.y.b.) (Polisi TAI 1);
- Sicrhau cymysgedd o dai marchnad agored a thai fforddiadwy (gan gynnwys angen lleol) (Polisi TAI 1, TAI 9, TAI 10) ar:
 - Safleoedd hefo caniatad cynllunio yn barod (Polisi TAI 15);
 - Safleoedd / adeiladau ar hap du mewn i ffiniau datblygu (Polisi TAI 15);
 - Safleoedd eithrio gwledig (Polisi TAI 10).
- Nid oes dynodiad tai yn y Ganolfan (Polisi TAI 15)
- Ystyried datblygu fesul cam yn seiliedig ar ddadansoddiad o: ysgol gynradd (capasiti sbar: 11.1% yn 2013); gostyngiad o 2.3% mewn siaradwyr Cymraeg 2001-2011 (o dan 70%); cynydd o 2.1% o ran unigolion a anwyd yng Nghymru 2001-2011; 16.6% tai haf / gwyliau/ gwag (Polisi TAI 1 a Polisi X).
- *Use local knowledge (e.g. recent local housing need survey) and the Census to influence the type of housing (e.g. number of bedrooms, age profile etc.) (Policy TAI 1);*
- *Secure a mix of open market and affordable housing (including for local need) (Policy TAI 1, TAI 9, TAI 10) on:*
 - *Sites already with planning permission (Policy TAI 15);*

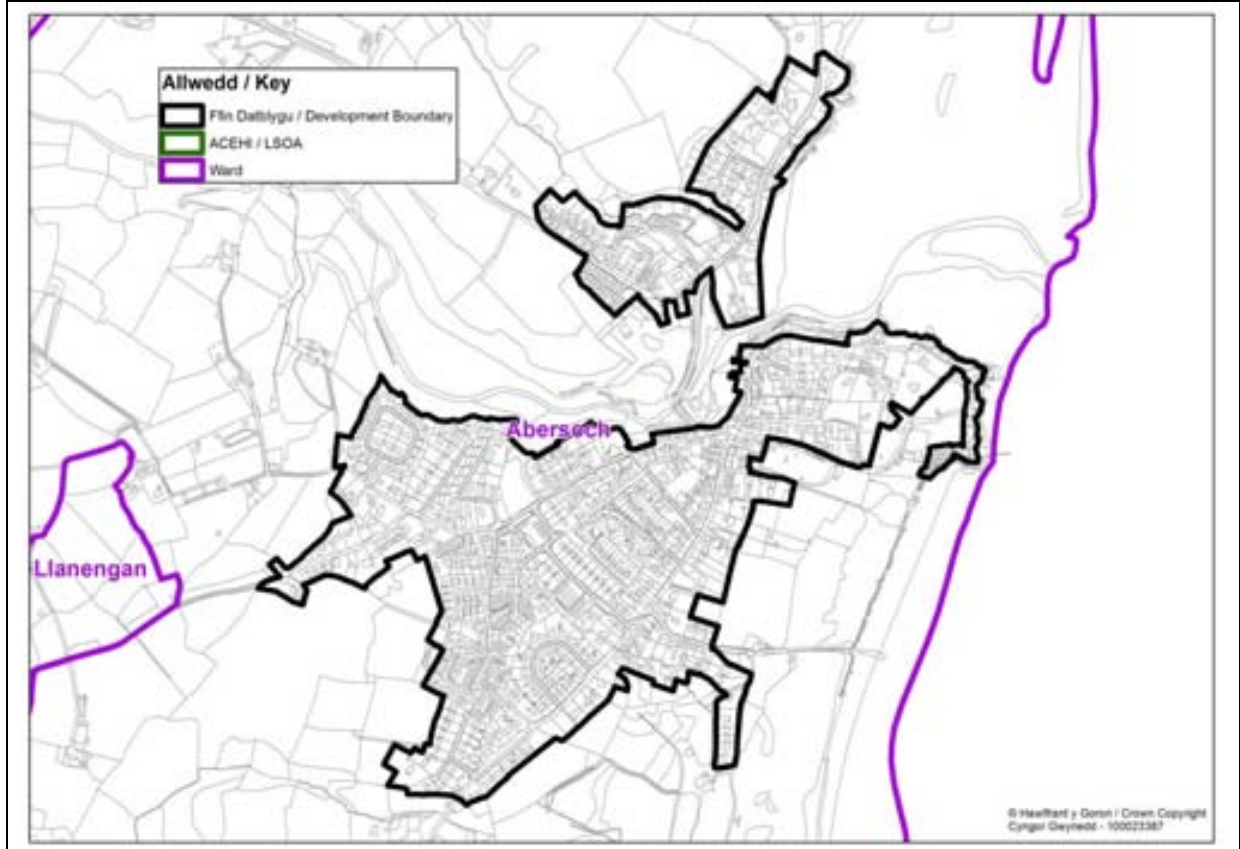
	<ul style="list-style-type: none"> ○ <i>Windfall sites / buildings within the development boundary (Policy TAI 15);</i> ○ <i>Rural exception sites (Policy TAI 10)</i> ● <i>There is no allocated site in the Centre (Policy TAI 15)</i> <p><i>Consider phased development based on an analysis at planning application stage of: primary school (spare capacity: 11% in 2013); 2.3% reduction in proportion of Welsh speakers 2001-2011 (lower than 70%); 2.1% increase in individuals born in Wales 2001-2011; 16.6% second/ holiday/ vacant homes (TAI 1 and TAI X).</i></p>
<p>Polisi Cyflogaeth / Employment Policy</p>	<ul style="list-style-type: none"> ● <i>galluogi busnesau presennol i ehangu neu ail-leoli (Polisi PS10);</i> ● <i>galluogi trosi adeiladau presennol neu unedau bach newydd ar gyfer busnes (Polisi CYF 5);</i> ● <i>galluogi gweithio gartref (Polisi CYF 5);</i> ● <i>gwarchod stadau diwydiannol & busnes cyfredol yn Tywyn (y canolfanau lefel uwch)</i> ● <i>enable existing businesses to expand or re-locate (Policy PS10);</i> ● <i>enable conversion of existing buildings or provision of small new business units (Policy CYF 5);</i> ● <i>enable home working (Policy CYF 5);</i> ● <i>safeguard existing industrial & business sites in Tywyn (the nearest high order centres)</i>
<p>Isadeiledd / Infrastructure</p>	<ul style="list-style-type: none"> ● <i>sicrhau argaeledd isadeiledd angenrheidiol (Polisi ISA1, PS1, PS3, TRA1)</i> ● <i>cynnal neu wella cyfleusterau a gwasanaethau cymunedol (Polisi ISA 2).</i> ● <i>ensure availability of required infrastructure (Policy ISA 1, PS1, PS3, TRA 1)</i> ● <i>maintain or improve community facilities and services (Policy ISA 2)</i>

Proffil Anheddle / Settlement Profile			
Enw / Name	Abersoch		
Statws / Status	Canolfan Gwasanaeth Lleol / Local Service Centre		
Ardaloedd Cynnyrch Ehangach Haen Is / Lower Super Output Areas	N/A		
Wardiau / Wards	Abersoch		
Ystadegau Allweddol – Cyfrifiad 2011 / Key Statistics – Census 2011			
Abersoch Ward			
Poblogaeth / Population	Nifer / No.		Tabl/Table
Preswylwyr Arferol / Usual Residents	783		KS101EW
Nifer yr Aelwydydd / Number of Households	408		KS105EW
Siaradwyr Cymraeg / Welsh Speakers (2001)	50.5%		UV84
Siaradwyr Cymraeg / Welsh Speakers (2011)	43.5%		KS207WA
Gwlad Enedigol / Country of Birth (2001)	Cymru/Wales	Arall/Other	UV08
	47.4%	52.6%	
Gwlad Enedigol / Country of Birth (2011)	Cymru/Wales	Arall/Other	KS204EW
	44.7%	55.3%	
Aelwydydd / Households			
Cyfansoddiad y Cartref – Nifer y Bobl / Household Composition – Number of Persons	1	42.6%	QS406EW
	2	38.7%	
	3+	18.6%	
Proffil Oedran Cyfartalog o Aelwydydd / Average Age Profile of Households	50.4		KS102EW
Aelwydydd Cudd / Gorlawn* Hidden / Overcrowded Households* *Mae'r fformiwla safonol a ddefnyddir i bennu sgôr deiliadaeth yn y tabl hwm yn seiliedig ar nifer yr ystafelloedd gwely mewn cartref. *The standard formula used to determine occupancy rating in this table is based on the number of bedrooms in a household.	Deiliadaeth Rating (Ystafelloedd Gwely) Occupancy Rating (Bedrooms)		QS412EW
	+2 neu fwy/or more	63.5%	
	+1	28.9%	
	0	7.4%	
	-1	0.2%	
	-2	0.0%	
Anheddau / Dwellings			
Nifer o Anheddau / Number of Dwellings	887		KS401EW
Math o Anheddau / Type of Dwellings *Mae annedd yn cael ei rannu os yw'r ofodau aelwydydd sydd ynddo gael math o lety 'yn rhan o dŷ wedi'i addasu neu ei rannu', os nad pob ystafell y tu ôl i ddrws sydd ddim ond bod aelwyd yn eu defnyddio ac mae o leiaf un lle eraill y cartref yn y cyfeiriad hwnnw gyda y gellir ei gyfuno. * A dwelling is shared if the household spaces it contains have accommodation type 'part of a converted or shared house', if not all rooms are behind a door that only that household can use and there is at least one other household space at that address with which it can be combined.	Rhannu* Shared*	Na chant eu rhannu Not Shared	QS402EW
	0.0%	100.0%	
Deiliadaeth Cartref / Household Tenure	Perchen/Owned	Arall/Other	QS405EW
	70.0%	30.0%	
Nifer yr Ystafelloedd Gwely /	0	0.0%	QS411EW

Number of Bedrooms	1	2.7%	
	2	20.1%	
	3	40.4%	
	4+	36.8%	
Gwag / Ail Gartrefi Vacant / Second Homes	54.0%		KS401EW

Amcangyfrifon Poblogaeth 2011 / Population Estimates 2011	
Nifer o Dai / Number of Houses	792
Maint y Cartref / Household Size	2.32
Amcangyfrif Poblogaeth / Estimate Population	1,837

Ardal Gynnyrch Cyfrifiad / Census Output Area



Map mewnosod / Inset map



Cymhareb Fforddiadwyedd / Affordability Ratio

Pris canolif eiddo i incwm canolrif aelwyd / Median house prices to Median household income (2014)

Ward	Cyfradd fforddiadwyedd / Affordability ratio	Pris canolrif eiddo / Median House Price	Incwm canolrif aelwyd / Median Household Income	Nifer o werthiannau tai / Number of House sales
Abersoch	14.8	£344,660	£23,360	39

Ffynhonnell / Source: CACI Paycheck & Gofrestrfa Dir/Land Registry

Ardal PrisiauTai / House Price Area: Arfordir Gwerth Uchel Gwynedd / Gwynedd High Value Coastal – o leiaf 25% o dai fforddiadwy ar safleoedd / at least 25% affordable housing on sites

Datblygu Tai Ers 2001 – Cwblhau / Housing Development Since 2001 - Completion

01 - 02	02 - 03	03 - 04	04 - 05	05 - 06	06 - 07	07 - 08	08 - 09	09 - 10	10 - 11	11 - 12	12 - 13	13 - 14
7	9	17	3	2	3	2	1	1	20	0	0	2

Safleoedd â Chaniatâd Cynllunio yn Ebrill 2014 / Sites with Planning Permission in April 2014

Heb eu Dechrau / Not Started	Wrthi yn cael eu hadeiladu / Under Construction	Wedi'i cwblhau / Completed
21	11	2

Cyfleusterau Cymunedol / Community Facilities

Ysgol Gynradd; Meddygfa; Deintyddfa; Swyddfa Bost; Siopau; Banciau/Cymdeithasau Adeiladu; Peiriant Arian Parod; Fferyllfa; Gorsaf Betrol; Canolfan Gymunedol; Tai Tafarn; Mannau Addoli; Gwasanaeth Bws; Gorsaf Heddlu; Gorsaf Dân

Primary School; Doctor's Surgery; Dentist; Post Office; Shops; Banks/Building Societies; ATM; Pharmacy; Petrol Station; Community Centre; Public Houses; Places of Worship; Bus Service; Police Station; Fire Station

Hygyrchedd a Chludiant Cyhoeddus / Accessibility & Public Transport

- Gwasanaethir gan yr A499 / *Served by A499.*
- Nifer o orsafoedd bysus o fewn yr anheddle / *Multiple bus stops within the settlement – route 18.*

Cyfleoedd Cyflogaeth/ Employment Opportunities

O fewn 10 km i Bwllheli (Canolfan Wasanaeth trefol), sy'n cynnig cyfleoedd amrywiol ar stadau diwydiannol/ busnes a llefydd gwaith eraill / *Within 10 km of Pwllheli (Urban Service Centre) that provide a variety of employment opportunities on industrial/ business estates and other employment sources.*

Ysgoli, meddygfa, siopau yn cynnig cyfleoedd cyflogaeth o fewn neu'n agos at yr anheddle/ *Schools, health clinic and shops located within or close to the settlement that provide employment opportunities.*

Cyfyngiadau Datblygu / Development Constraints

- Yr anheddle o fewn yr AHNE / *Settlement within the AONB*
- Parth risg llifogydd C1 gyferbyn â'r anheddle / *C1 Flood risk zone adjacent to settlement*
- SoDdGA gyferbyn â'r anheddle / *SSSI adjacent to site*

Dynodiadau Trefol / Urban Designations

- Adeiladau Rhestredig / *Listed Buildings*

Cynllun Adnau – Ffeithiau allweddol / Deposit Plan – Key Facts**Targed Dangosol Tai /
Housing Target**

Lefel twf dangosol / Indicative housing growth	Unedau wedi ei cwblhau / Completed units (2011-14)	Banc tir presennol / Existing housing landbank	Nifer ychwanegol dangosol sydd eu angen / Indicative additional number required
67	2	32	33

Cyfradd cyfartalog adeiladu blynyddol / Annual average build rate = 4

<p>Polisi Tai / Housing Policy</p>	<ul style="list-style-type: none"> • Defnyddio gwybodaeth leol (e.e. arolwg anghenion tai lleol diweddar) a Chyfrifiad i ddylanwadu ar y math o dai (e.e. nifer o lofftydd, proffil oedran a.y.b.) (Polisi TAI 1); • Sicrhau cymysgedd o dai marchnad lleol a thai fforddiadwy (gan gynnwys angen lleol) (Polisi TAI 1, TAI 5, TAI 9, TAI 10) ar: <ul style="list-style-type: none"> ○ Safleoedd / adeiladau ar hap du mewn i ffiniau datblygu (Polisi TAI 15); ○ Safleoedd eithrio gwledig (Polisi TAI 10). • Nid oes dynodiad tai yn y Ganolfan (Polisi TAI 15) • Ystyried datblygu fesul cam yn seiliedig ar ddadansoddiad o: argaeledd lle yn yr ysgol gynradd (capasiti sbar: 79.2% yn 2013); gostyngiad o 7.0% mewn siaradwyr Cymraeg 2001-2011 (ac o dan 70%); gostyngiad o 2.7% o ran unigolion a anwyd yng Nghymru 2001-2011; 54.0% tai haf / gwyliau/ gwag (Polisi TAI 1 a Polisi X). • <i>Use local knowledge (e.g. recent local housing need survey) and the Census to influence the type of housing (e.g. number of bedrooms, age profile etc.) (Policy TAI 1);</i> • <i>Secure a mix of local market housing and affordable housing (including for local need) (Policy TAI 1, TAI 5, TAI 9, TAI 10) on:</i> <ul style="list-style-type: none"> ○ <i>Windfall sites / buildings within the development boundary (Policy TAI 15);</i> ○ <i>Rural exception sites (Policy TAI 10)</i> • <i>There is no allocated site in the Centre (Policy TAI 15)</i> • <i>Consider phased development based on an analysis at planning application stage of: primary school capacity (spare capacity: 79.2% in 2013); 7.0% reduction in proportion of Welsh speakers 2001-2011 (and lower than 70%); 2.7% decrease in individuals born in Wales 2001-2011; 54.0% second/ holiday/ vacant homes (TAI 1 and TAI X).</i>
<p>Polisi Cyflogaeth / Employment Policy</p>	<ul style="list-style-type: none"> • galluogi busnesau presennol i ehangu neu ail-leoli (Polisi PS10); • galluogi trosi adeiladau presennol neu unedau bach newydd ar gyfer busnes (Polisi CYF 5); • galluogi gweithio gartref (Polisi CYF 5); • gwarchod stadau diwydiannol & busnes cyfredol yn Pwllheli a Nefyn (y canolfanau lefel uwch) • <i>enable existing businesses to expand or re-locate (Policy PS10);</i> • <i>enable conversion of existing buildings or provision of small new business units (Policy CYF 5);</i> • <i>enable home working (Policy CYF 5);</i> • <i>safeguard existing industrial & business sites in Pwllheli and Nefyn (the nearest high order centres)</i>
<p>Isadeiledd / Infrastructure</p>	<ul style="list-style-type: none"> • sicrhau argaeledd isadeiledd angenrheidiol (Polisi ISA1,

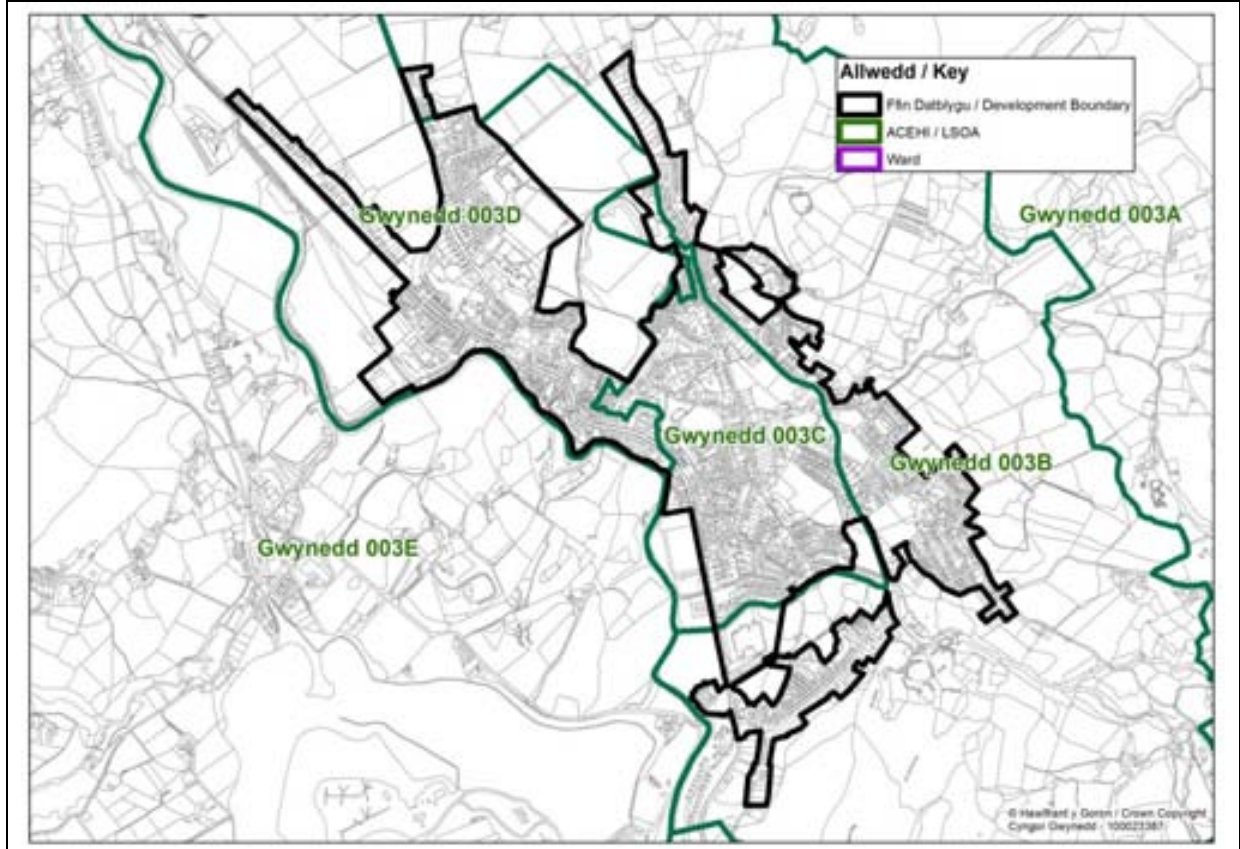
	<p>PS1, PS3, TRA1)</p> <ul style="list-style-type: none">• cynnal neu wella cyfleusterau a gwasanaethau cymunedol (Polisi ISA 2).• <i>ensure availability of required infrastructure (Policy ISA 1, PS1, PS3, TRA 1)</i>• <i>maintain or improve community facilities and services (Policy ISA 2)</i>
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Proffil Anheddle / Settlement Profile			
Enw / Name	Bethesda		
Statws / Status	Canolfan Gwasanaeth Lleol / Local Service Centre		
Ardaloedd Cynnyrch Ehangach Haen Is / Lower Super Output Areas	Gwynedd 003B; 003C; 003D		
Wardiau / Wards	Gerlan; Ogwen		
Ystadegau Allweddol – Cyfrifiad 2011 / Key Statistics – Census 2011			
Ar y Cyfan / Overall			
Poblogaeth / Population	Nifer / No.		Tabl/Table
Preswylwyr Arferol / Usual Residents	4,735		KS101EW
Nifer yr Aelwydydd / Number of Households	2,058		KS105EW
Siaradwyr Cymraeg / Welsh Speakers (2001)	77.1%		UV84
Siaradwyr Cymraeg / Welsh Speakers (2011)	77.5%		KS207WA
Gwlad Enedigol / Country of Birth (2001)	Cymru/Wales	Arall/Other	UV08
	77.8%	22.2%	
Gwlad Enedigol / Country of Birth (2011)	Cymru/Wales	Arall/Other	KS204EW
	77.5%	22.5%	
Aelwydydd / Households			
Cyfansoddiad y Cartref – Nifer y Bobl / Household Composition – Number of Persons	1	34.5%	QS406EW
	2	30.0%	
	3+	35.5%	
Proffil Oedran Cyfartalog o Aelwydydd / Average Age Profile of Households	38.4		KS102EW
Aelwydydd Cudd / Gorlawn* Hidden / Overcrowded Households* *Mae'r fformiwla safonol a ddefnyddir i bennu sgôr deiliadaeth yn y tabl hwm yn seiliedig ar nifer yr ystafelloedd gwely mewn cartref. *The standard formula used to determine occupancy rating in this table is based on the number of bedrooms in a household.	Deiliadaeth Rating (Ystafelloedd Gwely) Occupancy Rating (Bedrooms)		QS412EW
	+2 neu fwy/or more	33.0%	
	+1	40.3%	
	0	23.9%	
	-1	2.6%	
	-2	0.2%	
Anheddau / Dwellings			
Nifer o Anheddau / Number of Dwellings	2,188		KS401EW
Math o Anheddau / Type of Dwellings *Mae annedd yn cael ei rannu os yw'r ofodau aelwydydd sydd ynddo gael math o lety 'yn rhan o dŷ wedi'i addasu neu ei rannu', os nad pob ystafell y tu ôl i ddrws sydd ddim ond bod aelwyd yn eu defnyddio ac mae o leiaf un lle eraill y cartref yn y cyfeiriad hwnnw gyda y gellir ei gyfuno. * A dwelling is shared if the household spaces it contains have accommodation type 'part of a converted or shared house', if not all rooms are behind a door that only that household can use and there is at least one other household space at that address with which it can be combined.	Rhannu* Shared*	Na chant eu rhannu Not Shared	QS402EW
	0.0%	100.0%	
Deiliadaeth Cartref / Household Tenure	Perchen/Owned	Arall/Other	QS405EW
	65.5%	34.5%	
Nifer yr Ystafelloedd Gwely /	0	0.2%	QS411EW

Number of Bedrooms	1	6.8%	
	2	30.5%	
	3	47.7%	
	4+	14.9%	
Gwag / Ail Gartrefi Vacant / Second Homes	5.9%		KS401EW

Amcangyfrifon Poblogaeth 2011 / Population Estimates 2011	
Nifer o Dai / Number of Houses	1,726
Maint y Cartref / Household Size	2.32
Amcangyfrif Poblogaeth / Estimate Population	4,004

Ardal Gynnyrch Cyfrifiad / Census Output Area



Map mewnosod / Inset map



Cymhareb Fforddiadwyedd / Affordability Ratio

Pris canolif eiddo i incwm canolrif aelwyd / Median house prices to Median household income (2014)

Ward	Cyfradd fforddiadwyaeth / Affordability ratio	Pris canolrif eiddo / Median House Price	Incwm canolrif aelwyd / Median Household Income	Nifer o werthiannau tai / Number of House sales
Gerlan	5.1	£116,500	£22,624	30
Ogwen	6.5	£129,000	£19,923	31

Ffynhonnell / Source: CACI Paycheck & Gofrestrfa Dir/Land Registry

Ardal PrisiauTai / House Price Area: Y Mynyddoedd / The Mountains – o leiaf 15% o dai fforddiadwy ar safleoedd / at least 15% affordable housing on sites

Datblygu Tai Ers 2001 – Cwblhau / Housing Development Since 2001 - Completion

01 - 02	02 - 03	03 - 04	04 - 05	05 - 06	06 - 07	07 - 08	08 - 09	09 - 10	10 - 11	11 - 12	12 - 13	13 - 14
4	9	24	6	6	1	11	10	5	5	5	12	1

Safleoedd â Chaniatâd Cynllunio yn Ebrill 2014 / Sites with Planning Permission in April 2014

Heb eu Dechrau / Not Started	Wrthi yn cael eu hadeiladu / Under Construction	Wedi'i cwblhau / Completed
19	9	0

Cyfleusterau Cymunedol / Community Facilities

Ysgol Uwchradd; Ysgolion Cynradd; Ysgolion Meithrin; Meddygfa; Deintyddfeydd; Llyfrgell; Canolfan Hamdden; Swyddfeydd Post; Siopau gan gynnwys Siop Nwyddau Cyfleus; Peiriant Arian Parod; Fferyllfeydd; Canolfannau Cymunedol; Tai Tafarn; Mannau Addoli; Gwasanaeth Bws

Secondary School; Primary Schools; Playgroups; Doctor's Surgery; Dentists; Library; Leisure Centre; Post Offices; Shops including a Convenience Shop; ATM; Pharmacies; Community Centres; Public Houses; Places of Worship; Bus Service

Hygyrchedd a Chludiant Cyhoeddus / Accessibility & Public Transport

- Gwasanaethir gan yr A5 a'r B4409 / Served by A5 and B4409.
- Nifer o orsafoedd bysus o fewn yr andle – llwybrau 6, 6A, 67 a 67A. Multiple bus stops within the settlement – routes 6, 6A, 67 and 67A.

Cyfleoedd Cyflogaeth/ Employment Opportunities

O fewn 8 km i Fangor sy'n cynnig cyfleoedd amrywiol ar stadau diwydiannol/ busnes a llefydd gwaith eraill / *Within 8 km of Bangor (Urban Service Centre) that provide a variety of employment opportunities on industrial/ business estates and other employment sources.*

Ysgolion, meddygfeydd, ac amrywiaeth o siopau yn cynnig cyfleoedd cyflogaeth o fewn neu'n agos at yr anheddle. Ystad ddiwydiannol yn cynnig rhagor o gyfleoedd cyflogaeth / *Schools, health clinics and a variety shops located within or close to the settlement that provide employment opportunities. Industrial Estate provides further employment opportunities.*

Cyfyngiadau Datblygu / Development Constraints

- Rhan o'r anheddle o fewn parth risg llifogydd/ *C2 Part of settlement within C2 Flood Risk zone.*

Dynodiadau Trefol / Urban Designations

- Adeiladau Rhestredig / *Listed Buildings*
- Ardal Gadwraeth / *Conservation Area*

Cynllun Adnau – Ffeithiau allweddol / Deposit Plan – Key Facts

Targed Dangosol Tai / Housing Target

Lefel twf dangosol / Indicative housing growth	Unedau wedi ei cwblhau / Completed units (2011-14)	Banc tir presennol / Existing housing landbank	Nifer ychwanegol dangosol sydd eu angen / Indicative additional number required
99	17	28	54

Cyfradd cyfartalog adeiladu blynyddol / *Annual average build rate = 7*

Polisi Tai / Housing Policy

- Defnyddio gwybodaeth leol (e.e. arolwg anghenion tai lleol diweddar) a Chyfrifiad i ddylanwadu ar y math o dai (e.e. nifer o lofftydd, proffil oedran a.y.b.) (Polisi TAI 1);
- Sicrhau cymysgedd o dai marchnad agored a thair fforddiadwy (gan gynnwys angen lleol) (Polisi TAI 1, TAI 9, TAI 10) ar:
 - Safleoedd hefo caniatad cynllunio yn barod (Polisi TAI 15);
 - Safleoedd / adeiladau ar hap du mewn i ffiniau datblygu (Polisi TAI 15);
 - Safleoedd eithrio gwledig (Polisi TAI 10).
- Nid oes dynodiad tai yn y Ganolfan (Polisi TAI 15)
- Ystyried datblygu fesul cam yn seiliedig ar ddadansoddiad o: cynydd o 0.4% mewn siaradwyr Cymraeg 2001-2011 ac yn uwch na 70%; gostyngiad o 0.3% o ran unigolion a anwyd yng Nghymru 2001-2011; 5.9% tai haf / gwyliau/ gwag (Polisi TAI 1 a Polisi X); ac ysgolion cynradd (2013):

Ysgol Abercaseg	Capasiti sbar: 35.3%
Ysgol Penybryn	Capasiti sbar: 33.3%
Ysgol Llanlechid	Capasiti sbar: 2.8%

- *Use local knowledge (e.g. recent local housing need survey) and the Census to influence the type of housing (e.g. number of bedrooms, age profile etc.) (Policy TAI 1);*
- *Secure a mix of open market and affordable housing (including for local need) (Policy TAI 1, TAI 9, TAI 10) on:*
 - *Sites already with planning permission (Policy TAI 15);*
 - *Windfall sites / buildings within the development boundary (Policy TAI 15);*
 - *Rural exception sites (Policy TAI 10)*
- *There is no allocated site in the Centre (Policy TAI 15)*

	<ul style="list-style-type: none"> Consider phased development based on an analysis at planning application stage of: 0.4% increase in proportion of Welsh speakers 2001-2011 and higher than 70%; 0.3% decrease in individuals born in Wales 2001-2011; 5.9% second/ holiday/ vacant homes (TAI 1 and TAI X); and primary schools (2013): <table border="1"> <tr> <td>Ysgol Abercaseg</td> <td>Spare capacity: 35.3%</td> </tr> <tr> <td>Ysgol Penybryn</td> <td>Spare capacity: 33.3%</td> </tr> <tr> <td>Ysgol Llanlechid</td> <td>Spare capacity: 2.8%</td> </tr> </table>	Ysgol Abercaseg	Spare capacity: 35.3%	Ysgol Penybryn	Spare capacity: 33.3%	Ysgol Llanlechid	Spare capacity: 2.8%
Ysgol Abercaseg	Spare capacity: 35.3%						
Ysgol Penybryn	Spare capacity: 33.3%						
Ysgol Llanlechid	Spare capacity: 2.8%						
Polisi Cyflogaeth / Employment Policy	<ul style="list-style-type: none"> Dynodir neu gwarchodir tir ar gyfer defnydd cyflogaeth o fewn yr anheddle (Polisi Strategol PS10, Polisi CYF1 a Pholisi CYF2). Galluogi busnesau presennol i ehangu neu ail-leoli (Polisi PS10); galluogi trosi adeiladau presennol neu unedau bach newydd ar gyfer busnes (Polisi CYF 5); galluogi gweithio gartref (Polisi CYF 5); <i>Land within the settlement will be either safeguarded or allocated for employment purposes (Strategic Policy PS10, Policy CYF1 and Policy CYF2);</i> <i>enable existing businesses to expand or re-locate (Policy PS10);</i> <i>enable conversion of existing buildings or provision of small new business units (Policy CYF 5);</i> <i>enable home working (Policy CYF 5);</i> 						
Isadeiledd / Infrastructure	<ul style="list-style-type: none"> sicrhau argaeledd isadeiledd angenrheidiol (Polisi ISA1, PS1, PS3, TRA1) cynnal neu wella cyfleusterau a gwasanaethau cymunedol (Polisi ISA 2). <i>ensure availability of required infrastructure (Policy ISA 1, PS1, PS3, TRA 1)</i> <i>maintain or improve community facilities and services (Policy ISA 2)</i> 						

Cyf	Enw'r Safle	Disgrifiad	Ystyriaethau
C17	Felin Fawr	Safle Cyflogaeth Eilaidd a Ddiogelir	<ul style="list-style-type: none"> Safle cyflogaeth presennol a ddiogelir Carthffosiaeth a Seilwaith <ul style="list-style-type: none"> Mae carthffos yn croesi'r safle a all gyfyngu ar ddwysedd datblygu

Ref	Site Name	Description	Considerations
C17	Felin Fawr	Safeguarded Secondary Employment Site	<ul style="list-style-type: none"> Existing safeguarded employment site Sewerage and Infrastructure <ul style="list-style-type: none"> Site is crossed by a sewer

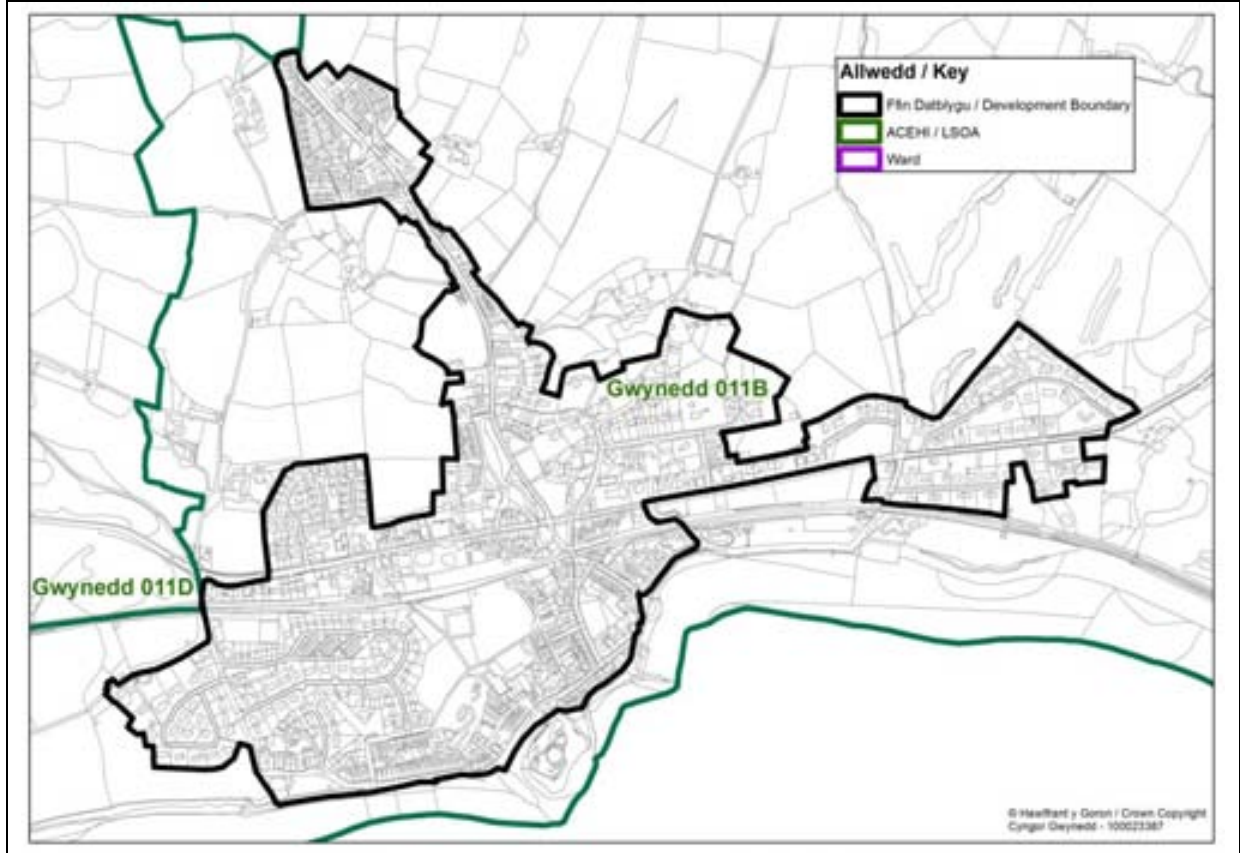
			which may restrict development density
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Proffil Anheddle / Settlement Profile			
Enw / Name	Criccieth		
Statws / Status	Canolfan Gwasanaeth Lleol / Local Service Centre		
Ardaloedd Cynnyrch Ehangach Haen Is / Lower Super Output Areas	Gwynedd 011B		
Wardiau / Wards	Criccieth		
Ystadegau Allweddol – Cyfrifiad 2011 / Key Statistics – Census 2011			
Gwynedd 011B			
Poblogaeth / Population	Nifer / No.		Tabl/Table
Preswylwyr Arferol / Usual Residents	1,753		KS101EW
Nifer yr Aelwydydd / Number of Households	801		KS105EW
Siaradwyr Cymraeg / Welsh Speakers (2001)	65.5%		UV84
Siaradwyr Cymraeg / Welsh Speakers (2011)	64.2%		KS207WA
Gwlad Enedigol / Country of Birth (2001)	Cymru/Wales	Arall/Other	UV08
	62.8%	37.2%	
Gwlad Enedigol / Country of Birth (2011)	Cymru/Wales	Arall/Other	KS204EW
	61.9%	38.1%	
Aelwydydd / Households			
Cyfansoddiad y Cartref – Nifer y Bobl / Household Composition – Number of Persons	1	37.5%	QS406EW
	2	36.6%	
	3+	26.0%	
Proffil Oedran Cyfartalog o Aelwydydd / Average Age Profile of Households	48.0		KS102EW
Aelwydydd Cudd / Gorlawn* Hidden / Overcrowded Households* *Mae'r fformiwla safonol a ddefnyddir i bennu sgôr deiliadaeth yn y tabl hwm yn seiliedig ar nifer yr ystafelloedd gwely mewn cartref. *The standard formula used to determine occupancy rating in this table is based on the number of bedrooms in a household.	Deiliadaeth Rating (Ystafelloedd Gwely) Occupancy Rating (Bedrooms)		QS412EW
	+2 neu fwy/or more	55.4%	
	+1	27.6%	
	0	15.7%	
	-1	1.2%	
	-2	0.0%	
Anheddau / Dwellings			
Nifer o Anheddau / Number of Dwellings	991		KS401EW
Math o Anheddau / Type of Dwellings *Mae annedd yn cael ei rannu os yw'r ofodau aelwydydd sydd ynddo gael math o lety 'yn rhan o dŷ wedi'i addasu neu ei rannu', os nad pob ystafell y tu ôl i ddrws sydd ddim ond bod aelwyd yn eu defnyddio ac mae o leiaf un lle eraill y cartref yn y cyfeiriad hwnnw gyda y gellir ei gyfuno. * A dwelling is shared if the household spaces it contains have accommodation type 'part of a converted or shared house', if not all rooms are behind a door that only that household can use and there is at least one other household space at that address with which it can be combined.	Rhannu* Shared*	Na chant eu rhannu Not Shared	QS402EW
	0.7%	99.3%	
Deiliadaeth Cartref / Household Tenure	Perchen/Owned	Arall/Other	QS405EW
	70.5%	29.5%	
Nifer yr Ystafelloedd Gwely /	0	0.1%	QS411EW

Number of Bedrooms	1	6.4%	
	2	22.7%	
	3	36.5%	
	4+	34.3%	
Gwag / Ail Gartrefi Vacant / Second Homes	19.5%		KS401EW

Amcangyfrifon Poblogaeth 2011 / Population Estimates 2011	
Nifer o Dai / Number of Houses	958
Maint y Cartref / Household Size	2.32
Amcangyfrif Poblogaeth / Estimate Population	2,223

Ardal Gynnyrch Cyfrifiad / Census Output Area



Map mewnosod / Inset map



Cymhareb Fforddiadwyedd / Affordability Ratio

Pris canolif eiddo i incwm canolrif aelwyd / Median house prices to Median household income (2014)

Ward	Cyfradd fforddiadwyaeth / Affordability ratio	Pris canolrif eiddo / Median House Price	Incwm canolrif aelwyd / Median Household Income	Nifer o werthiannau tai / Number of House sales
Criccieth	5.5	£115,000	£20,732	29

Ffynhonnell / Source: CACI Paycheck & Gofrestrfa Dir/Land Registry

Ardal PrisiauTai / House Price Area: Aneddleoedd Arfordirol Mwy / Larger Coastal Settlements – o leiaf 25% o dai fforddiadwy ar safleoedd / at least 25% affordable housing on sites

Datblygu Tai Ers 2001 – Cwblhau / Housing Development Since 2001 - Completion

01 - 02	02 - 03	03 - 04	04 - 05	05 - 06	06 - 07	07 - 08	08 - 09	09 - 10	10 - 11	11 - 12	12 - 13	13 - 14
14	2	3	7	8	6	5	5	3	10	3	0	3

Safleoedd â Chaniatâd Cynllunio yn Ebrill 2014 / Sites with Planning Permission in April 2014

Heb eu Dechrau / Not Started	Wrthi yn cael eu hadeiladu / Under Construction	Wedi'i cwblhau / Completed
55	1	3

Cyfleusterau Cymunedol / Community Facilities

Ysgol Gynradd; Ysgol Feithrin; Meddygfa; Deintyddfa; Llyfgell; Swyddfa Bost; Siopau gan gynnwys Siop Nwyddau Cyfleus; Peiriant Arian Parod; Fferyllfa; Gorsaf Betrol; Canolfan Gymunedol; Tai Tafarn; Mannau Addoli; Gwasanaeth Bws; Gwasanaeth Tren

Primary School; Playgroup; Doctor's Surgery; Dentist; Library; Post Office; Shops including a Convenience Shop; ATM; Pharmacy; Petrol Station; Community Centre; Public Houses; Places of Worship; Bus Service; Train Service

Hygrychedd a Chludiant Cyhoeddus / Accessibility & Public Transport

- Gwasanaethir gan yr A497 a B4411 / Served by A497 and B4411.
 - Gorsafoedd bysus o fewn yr anheddle – llwybrau 3, 8,, 12, 17, 17B, 18, 23, 23A, a 27. *Multiple bus stops within the settlement – routes 3, 8, 8A, 12, 17, 17B, 18, 23, 23A, and 27.*

Cyfleoedd Cyflogaeth/ Employment Opportunities

Ysgolion, meddygfeydd, ac amrywiaeth o siopau yn cynnig cyfleoedd cyflogaeth o fewn neu'n agos at yr anheddle. / *Schools, health clinics and a variety shops located within or close to the settlement that provide employment opportunities.*

Cyfyngiadau Datblygu / Development Constraints

- Parth risg llifogydd C2 gyferbyn â'r anheddle / *C2 Flood risk zone adjacent to settlement*

Dynodiadau Trefol / Urban Designations

- Adeiladau Rhestredig / *Listed Buildings*
- Ardal Gadwraeth / *Conservation Area*
- Henebion Rhestredig/ *Heritage Site*

Cynllun Adnau – Ffeithiau allweddol / Deposit Plan – Key Facts

Targed Dangosol Tai /

Housing Target	Lefel twf dangosol / Indicative housing growth	Unedau wedi ei cwblhau / Completed units (2011-14)	Banc tir presennol / Existing housing landbank	Nifer ychwanegol dangosol sydd eu angen / Indicative additional number required
	144	6	56	82
Cyfradd cyfartalog adeiladu blynyddol / Annual average build rate = 10				
Polisi Tai / Housing Policy	<ul style="list-style-type: none"> Defnyddio gwybodaeth leol (e.e. arolwg anghenion tai lleol diweddar) a Chyfrifiad i ddylanwadu ar y math o dai (e.e. nifer o lofftydd, proffil oedran a.y.b.) (Polisi TAI 1); Sicrhau cymysgedd o dai marchnad agored a thair fforddiadwy (gan gynnwys angen lleol) (Polisi TAI 1, TAI 9, TAI 10) ar: <ul style="list-style-type: none"> Safleoedd hefo caniatad cynllunio yn barod (Polisi TAI 15); Safleoedd / adeiladau ar hap du mewn i ffiniau datblygu (Polisi TAI 15); 1 dynodiad – safle ar gyfer tua 34 o unedau, yn ddarostynedig i drafodaeth cyn ac adeg cyflwyno cais cynllunio (Polisi TAI 15); Safleoedd eithrio gwledig (Polisi TAI 10). Ystyried datblygu fesul cam yn seiliedig ar ddadansoddiad o: ysgol gynradd (capasiti sbar: 29.4% yn 2013); gostyngiad o 1.3% mewn siaradwyr Cymraeg 2001-2011 (o dan 70%); gostyngiad o 0.9% o ran unigolion a anwyd yng Nghymru 2001-2011; 19.5% tai haf / gwyliau/ gwag (Polisi TAI 1 a Polisi X). <i>Use local knowledge (e.g. recent local housing need survey) and the Census to influence the type of housing (e.g. number of bedrooms, age profile etc.) (Policy TAI 1);</i> <i>Secure a mix of open market and affordable housing (including for local need) (Policy TAI 1, TAI 9, TAI 10) on:</i> <ul style="list-style-type: none"> <i>Sites already with planning permission (Policy TAI 15);</i> <i>Windfall sites / buildings within the development boundary (Policy TAI 15);</i> <i>1 allocated site – site for around 34 units, subject to pre-application and planning application stage (Policy TAI 15);</i> <i>Rural exception sites (Policy TAI 10)</i> <i>Consider phased development based on an analysis at planning application stage of: primary school (spare capacity: 29.4% in 2013); 1.3% reduction in proportion of Welsh speakers 2001-2011 (lower than 70%); 0.9% decrease in individuals born in Wales 2001-2011; 19.5%</i> 			

	<i>second/ holiday/ vacant homes (TAI 1 and TAI X).</i>
Polisi Cyflogaeth / Employment Policy	<ul style="list-style-type: none"> • galluogi busnesau presennol i ehangu neu ail-leoli (Polisi PS10); • galluogi trosi adeiladau presennol neu unedau bach newydd ar gyfer busnes (Polisi CYF 5); • galluogi gweithio gartref (Polisi CYF 5); • gwarchod stadau diwydiannol & busnes cyfredol yn Porthmadog a Pwllheli (y canolfanau lefel uwch) <ul style="list-style-type: none"> • <i>enable existing businesses to expand or re-locate (Policy PS10);</i> • <i>enable conversion of existing buildings or provision of small new business units (Policy CYF 5);</i> • <i>enable home working (Policy CYF 5);</i> • <i>safeguard existing industrial & business sites in Porthmadog and Pwllheli (the nearest high order centres)</i>
Isadeiledd / Infrastructure	<ul style="list-style-type: none"> • sicrhau argaeledd isadeiledd angenrheidiol (Polisi ISA1, PS1, PS3, TRA1) • cynnal neu wella cyfleusterau a gwasanaethau cymunedol (Polisi ISA 2). <ul style="list-style-type: none"> • <i>ensure availability of required infrastructure (Policy ISA 1, PS1, PS3, TRA 1)</i> • <i>maintain or improve community facilities and services (Policy ISA 2)</i>

Cyf	Enw'r Safle	Disgrifiad	Ystyriaethau
T42	Tir ger North Terrace	Safle maes glas gerllaw ardal breswyl gyda chysylltiadau mynediad da i'r canol.	<p>Perygl llifogydd</p> <ul style="list-style-type: none"> • Er nad yw'r safle wedi'i nodi fel un sydd mewn parth risg llifogydd, mae CNC yn ymwybodol o hanes o lifogydd o Afon Cwrt sy'n llifo drwy'r safle. Mae'r afon yn mynd i mewn i geuffos ar waelod y safle, a gallai unrhyw rwystr ar y sgrin gynyddu'r perygl o lifogydd. Oherwydd natur serth y tir, mae'n annhebygol y byddai llifogydd yn effeithio ar gyfran fawr o'r safle. Fodd bynnag, byddai CNC yn disgwyl i unrhyw gais cynllunio gael ei gefnogi gan Asesiad Canlyniad Llifogydd i sicrhau bod datblygiad yn cael ei amddiffyn yn

			<p>ddigonol.</p> <p>Carthffosiaeth a Seilwaith</p> <ul style="list-style-type: none"> • Mae carthffos yn croesi'r safle a byddai angen mesurau diogelu ar ffurf lled hawddfrait neu wro'r bibell, a allai effeithio ar y dwysedd o dai y gellir ei gael ar y safle. • Efallai y byddai angen gwelliannau yng Ngwaith Trin Dŵr Gwastraff Criccieth (GTDG) y byddai angen eu hariannu drwy Gynllun Rheoli Asedau DCWW neu efallai ynghynt trwy gyfraniadau datblygwyr
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Ref	Site Name	Description	Considerations
T42	Land near North Terrace	Greenfield site adjoining residential area with good access links to centre.	<p>Flood Risk</p> <ul style="list-style-type: none"> • Although, the site is not identified as being within a flood risk zone, NRW is aware of a history of flooding from the Afon Cwrt which flows through the site. The river enters a culvert at the bottom of the site, and any blockage of the screen could increase flood risk. Due to the steep nature of the land, it is unlikely that flooding would affect a large proportion of the site. However, NRW would expect any planning application to be supported by a Flood Consequence Assessment to ensure that development is adequately protected. <p>Sewerage and Infrastructure</p> <ul style="list-style-type: none"> • Site is crossed by a sewer and protection measures in the form of easement widths or a diversion of the pipe would be required, which may impact upon the housing

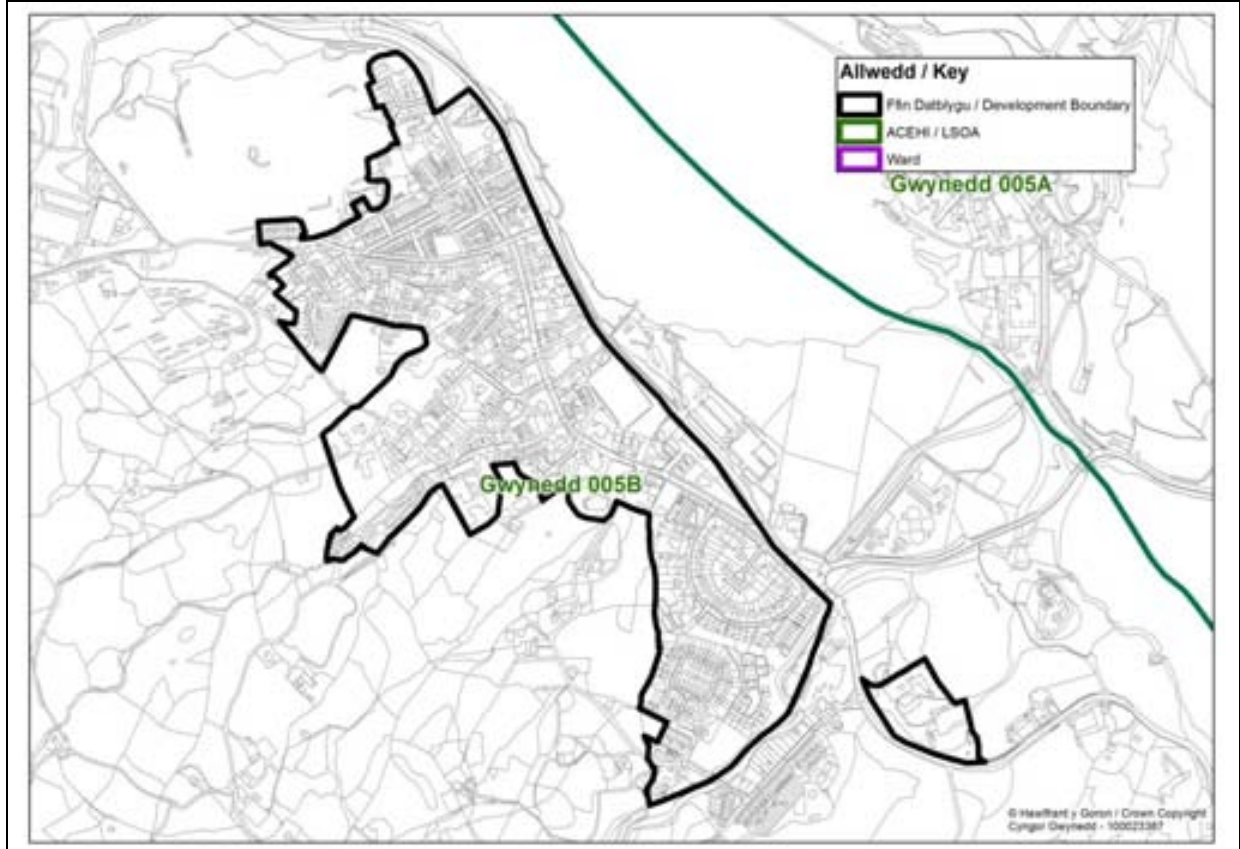
			<p>density achievable on site.</p> <ul style="list-style-type: none">• May require improvements at Criccieth Wastewater Treatment Works (WwTW) which would need to be funded through DCWW's Asset Management Plan or potentially earlier through developer contributions.
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Proffil Anheddle / Settlement Profile			
Enw / Name	Llanberis		
Statws / Status	Canolfan Gwasanaeth Lleol / Local Service Centre		
Ardaloedd Cynnyrch Ehangach Haen Is / Lower Super Output Areas	Gwynedd 005B		
Wardiau / Wards	Llanberis		
Ystadegau Allweddol – Cyfrifiad 2011 / Key Statistics – Census 2011			
Gwynedd 005B			
Poblogaeth / Population	Nifer / No.		Tabl/Table
Preswylwyr Arferol / Usual Residents	2,026		KS101EW
Nifer yr Aelwydydd / Number of Households	896		KS105EW
Siaradwyr Cymraeg / Welsh Speakers (2001)	80.5%		UV84
Siaradwyr Cymraeg / Welsh Speakers (2011)	74.7%		KS207WA
Gwlad Enedigol / Country of Birth (2001)	Cymru/Wales	Arall/Other	UV08
	76.5%	23.5%	
Gwlad Enedigol / Country of Birth (2011)	Cymru/Wales	Arall/Other	KS204EW
	73.6%	26.4%	
Aelwydydd / Households			
Cyfansoddiad y Cartref – Nifer y Bobl / Household Composition – Number of Persons	1	37.1%	QS406EW
	2	31.0%	
	3+	31.9%	
Proffil Oedran Cyfartalog o Aelwydydd / Average Age Profile of Households	42.6		KS102EW
Aelwydydd Cudd / Gorlawn* Hidden / Overcrowded Households* *Mae'r fformiwla safonol a ddefnyddir i bennu sgôr deiliadaeth yn y tabl hwm yn seiliedig ar nifer yr ystafelloedd gwely mewn cartref. *The standard formula used to determine occupancy rating in this table is based on the number of bedrooms in a household.	Deiliadaeth Rating (Ystafelloedd Gwely) Occupancy Rating (Bedrooms)		QS412EW
	+2 neu fwy/or more	33.7%	
	+1	46.0%	
	0	17.6%	
	-1	2.5%	
	-2	0.2%	
Anheddau / Dwellings			
Nifer o Anheddau / Number of Dwellings	980		KS401EW
Math o Anheddau / Type of Dwellings *Mae annedd yn cael ei rannu os yw'r ofodau aelwydydd sydd ynddo gael math o lety 'yn rhan o dŷ wedi'i addasu neu ei rannu', os nad pob ystafell y tu ôl i ddrws sydd ddim ond bod aelwyd yn eu defnyddio ac mae o leiaf un lle eraill y cartref yn y cyfeiriad hwnnw gyda y gellir ei gyfuno. * A dwelling is shared if the household spaces it contains have accommodation type 'part of a converted or shared house', if not all rooms are behind a door that only that household can use and there is at least one other household space at that address with which it can be combined.	Rhannu* Shared*	Na chant eu rhannu Not Shared	QS402EW
	0.0%	100.0%	
Deiliadaeth Cartref / Household Tenure	Perchen/Owned	Arall/Other	QS405EW
	65.3%	34.7%	
Nifer yr Ystafelloedd Gwely /	0	0.1%	QS411EW

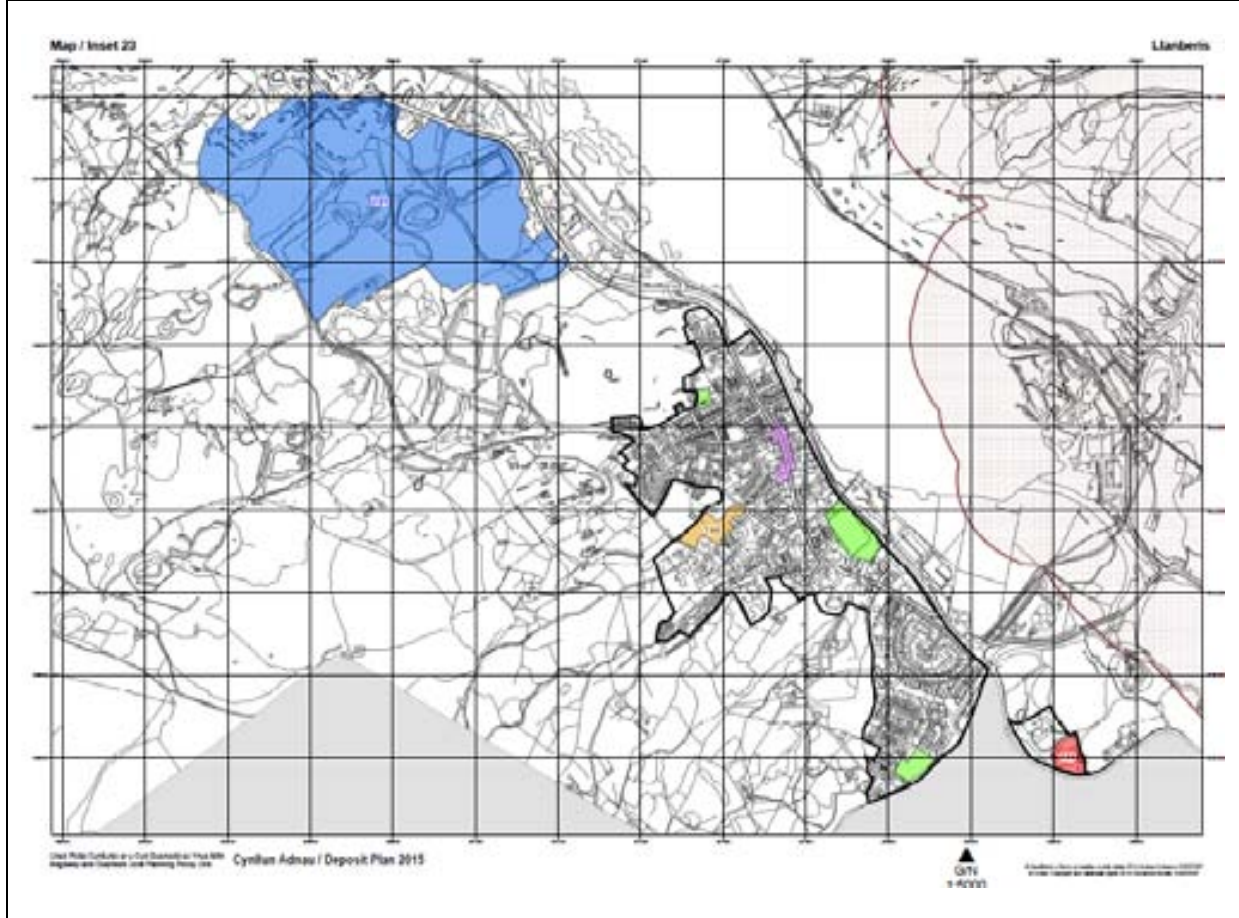
Number of Bedrooms	1	3.0%	
	2	35.0%	
	3	46.2%	
	4+	15.6%	
Gwag / Ail Gartrefi Vacant / Second Homes	8.6%		KS401EW

Amcangyfrifon Poblogaeth 2011 / Population Estimates 2011	
Nifer o Dai / Number of Houses	809
Maint y Cartref / Household Size	2.32
Amcangyfrif Poblogaeth / Estimate Population	1,877

Ardal Gynnyrch Cyfrifiad / Census Output Area



Map mewnosod / Inset map



Cymhareb Fforddiadwyedd / Affordability Ratio

Pris canolrif eiddo i incwm canolrif aelwyd / Median house prices to Median household income (2014)

Ward	Cyfradd fforddiadwyaeth / Affordability ratio	Pris canolrif eiddo / Median House Price	Incwm canolrif aelwyd / Median Household Income	Nifer o werthiannau tai / Number of House sales
Llanberis	5.4	£120,000	£22,272	27

Ffynhonnell / Source: CACI Paycheck & Gofrestrfa Dir/Land Registry

Ardal PrisiauTai / House Price Area: Y Mynyddoedd/ The Mountains – o leiaf 15% o dai fforddiadwy ar safleoedd / at least 15% affordable housing on sites

Datblygu Tai Ers 2001 – Cwblhau / Housing Development Since 2001 - Completion

01 - 02	02 - 03	03 - 04	04 - 05	05 - 06	06 - 07	07 - 08	08 - 09	09 - 10	10 - 11	11 - 12	12 - 13	13 - 14
5	3	2	3	4	14	6	4	3	0	0	1	0

Safleoedd â Chaniatâd Cynllunio yn Ebrill 2014 / Sites with Planning Permission in April 2014

Heb eu Dechrau / Not Started	Wrthi yn cael eu hadeiladu / Under Construction	Wedi'i cwblhau / Completed
12	4	0

Cyfleusterau Cymunedol / Community Facilities

Ysgol Gynradd; Ysgol Feithrin; Meddygfa; Llyfgell; Swyddfa Bost; Siopau gan gynnwys Siop Nwyddau Cyfleus; Fferyllfa; Banc/Cymdeithas Adeiladu; Peiriant Arian Parod; Canolfan Gymunedol; Tai Tafarn; Mannau Addoli; Gwasanaeth Bws; Gorsaf Heddlu; Gorsaf Dân

Primary School; Playgroup; Doctor's Surgery; Library; Post Office; Shops including a Convenience Shop; Pharmacy; Bank/Building Society; ATM; Community Centre; Public Houses; Places of Worship; Bus Service; Police Station; Fire Station

Hygyrchedd a Chludiant Cyhoeddus / Accessibility & Public Transport

- Gwasanaethir gan yr A\$086 / *Served by A4086.*
- Gorsafoedd bysbus o fewn yr anheddle – llwybrau S2, 85 ac 88 *Multiple bus stops within the settlement – routes S2, 85 and 88.*

Cyfleoedd Cyflogaeth/ Employment Opportunities

Ysgolion, meddygfa, ac amrywiaeth o siopau yn cynnig cyfleoedd cyflogaeth o fewn neu'n agos at yr anheddle. Ystad ddiwydiannol yn cynnig rhagor o gyfleoedd cyflogaeth / *Schools, health clinic and a variety shops located within or close to the settlement that provide employment opportunities. Industrial Estate provides further employment opportunities.*

Cyfyngiadau Datblygu / Development Constraints

- Rhan o'r anheddle o fewn parth risg llifogydd/ *C2 Part of settlement within C2 Flood Risk zone.*

Dynodiadau Trefol / Urban Designations

- Adeiladau Rhestredig / *Listed Buildings*

Cynllun Adnau – Ffeithiau allweddol / Deposit Plan – Key Facts

Targed Dangosol Tai / Housing Target

	Lefel twf dangosol / Indicative housing growth	Unedau wedi ei cwblhau / Completed units (2011-14)	Banc tir presennol / Existing housing landbank	Nifer ychwanegol dangosol sydd eu angen / Indicative additional number required
	70	1	16	53
Cyfradd cyfartalog adeiladu blynyddol / Annual average build rate = 5				

<p>Polisi Tai / Housing Policy</p>	<ul style="list-style-type: none"> • Defnyddio gwybodaeth leol (e.e. arolwg anghenion tai lleol diweddar) a Chyfrifiad i ddylanwadu ar y math o dai (e.e. nifer o loffydd, proffil oedran a.y.b.) (Polisi TAI 1); • Sicrhau cymysgedd o dai marchnad agored a thai fforddiadwy (gan gynnwys angen lleol) (Polisi TAI 1, TAI 9, TAI 10) ar: <ul style="list-style-type: none"> ○ Safleoedd hefo caniatad cynllunio yn barod (Polisi TAI 15); ○ Safleoedd / adeiladau ar hap du mewn i ffiniau datblygu (Polisi TAI 15); ○ 2 dynodiad – safleoedd ar gyfer tua 16 a 12 o unedau, yn ddarostynedig i drafodaeth cyn ac adeg cyflwyno cais cynllunio (Polisi TAI 15); ○ Safleoedd eithrio gwledig (Polisi TAI 10). • Ystyried datblygu fesul cam yn seiliedig ar ddadansoddiad o: ysgol gynradd (capasiti sbar: 32.2% yn 2013); gostyngiad o 5.8% mewn siaradwyr Cymraeg 2001-2011 ond dros 70%; gostyngiad o 2.9% o ran unigolion a anwyd yng Nghymru 2001-2011; 8.6% tai haf / gwyliau/ gwag (Polisi TAI 1 a Polisi X). • <i>Use local knowledge (e.g. recent local housing need survey) and the Census to influence the type of housing (e.g. number of bedrooms, age profile etc.) (Policy TAI 1);</i> • <i>Secure a mix of open market and affordable housing (including for local need) (Policy TAI 1, TAI 9, TAI 10) on:</i> <ul style="list-style-type: none"> ○ <i>Sites already with planning permission (Policy TAI 15);</i> ○ <i>Windfall sites / buildings within the development boundary (Policy TAI 15);</i> ○ <i>2 allocated sites – sites for around 16 and 12 units, subject to pre-application and planning application stage (Policy TAI 15);</i> ○ <i>Rural exception sites (Policy TAI 10)</i> • <i>Consider phased development based on an analysis at planning application stage of: primary school (spare capacity: 32.2% in 2013); 5.8% reduction in proportion of Welsh speakers 2001-2011 but over 70%; 2.9% decrease in individuals born in Wales 2001-2011; 8.6% second/ holiday/ vacant homes (TAI 1 and TAI X).</i>
<p>Polisi Cyflogaeth / Employment Policy</p>	<ul style="list-style-type: none"> • Dynodir neu gwarchodir tir ar gyfer defnydd cyflogaeth o fewn yr anheddle (Polisi Strategol PS10, Polisi CYF1 a Pholisi CYF2). • Galluogi busnesau presennol i ehangu neu ail-leoli (Polisi PS10); • galluogi trosti adeiladau presennol neu unedau bach newydd ar gyfer busnes (Polisi CYF 5); • galluogi gweithio gartref (Polisi CYF 5); • <i>Land within the settlement will be either safeguarded or allocated for employment purposes (Strategic Policy PS10, Policy CYF1 and Policy CYF2);</i> • <i>enable existing businesses to expand or re-locate (Policy PS10);</i>

	<ul style="list-style-type: none"> enable conversion of existing buildings or provision of small new business units (Policy CYF 5); enable home working (Policy CYF 5);
Isadeiledd / Infrastructure	<ul style="list-style-type: none"> sicrhau argaeledd isadeiledd angenrheidiol (Polisi ISA1, PS1, PS3, TRA1) cynnal neu wella cyfleusterau a gwasanaethau cymunedol (Polisi ISA 2). ensure availability of required infrastructure (Policy ISA 1, PS1, PS3, TRA 1) maintain or improve community facilities and services (Policy ISA 2)

Cyf	Enw'r Safle	Disgrifiad	Ystyriaethau
T43	Tir ger Gwesty Victoria	Safle maes glas tua'r dwyrain o'r anheddiad gyda mynediad da at ganol y dref.	<ul style="list-style-type: none"> Ni nodwyd unrhyw faterion o bwys
T44	Tir ger Ffordd Tŷ Du	Safle maes glas gyda chaniatâd cynllunio presennol.	<ul style="list-style-type: none"> Rhodddwyd caniatâd cynllunio (C11/1103/15/AM) ac mae datblygu wedi dechrau <p>Bioamrywiaeth</p> <ul style="list-style-type: none"> Yn ffurfio rhan o safle bywyd gwyllt, a lliniarwyd unrhyw faterion a nodwyd yn ystod y broses gwneud cais.
C21	Glyn Rhonwy	Safle Cyflogaeth Eilaidd a Ddiogelir	<ul style="list-style-type: none"> Safle cyflogaeth presennol a ddiogelir - ni nodwyd unrhyw faterion o bwys

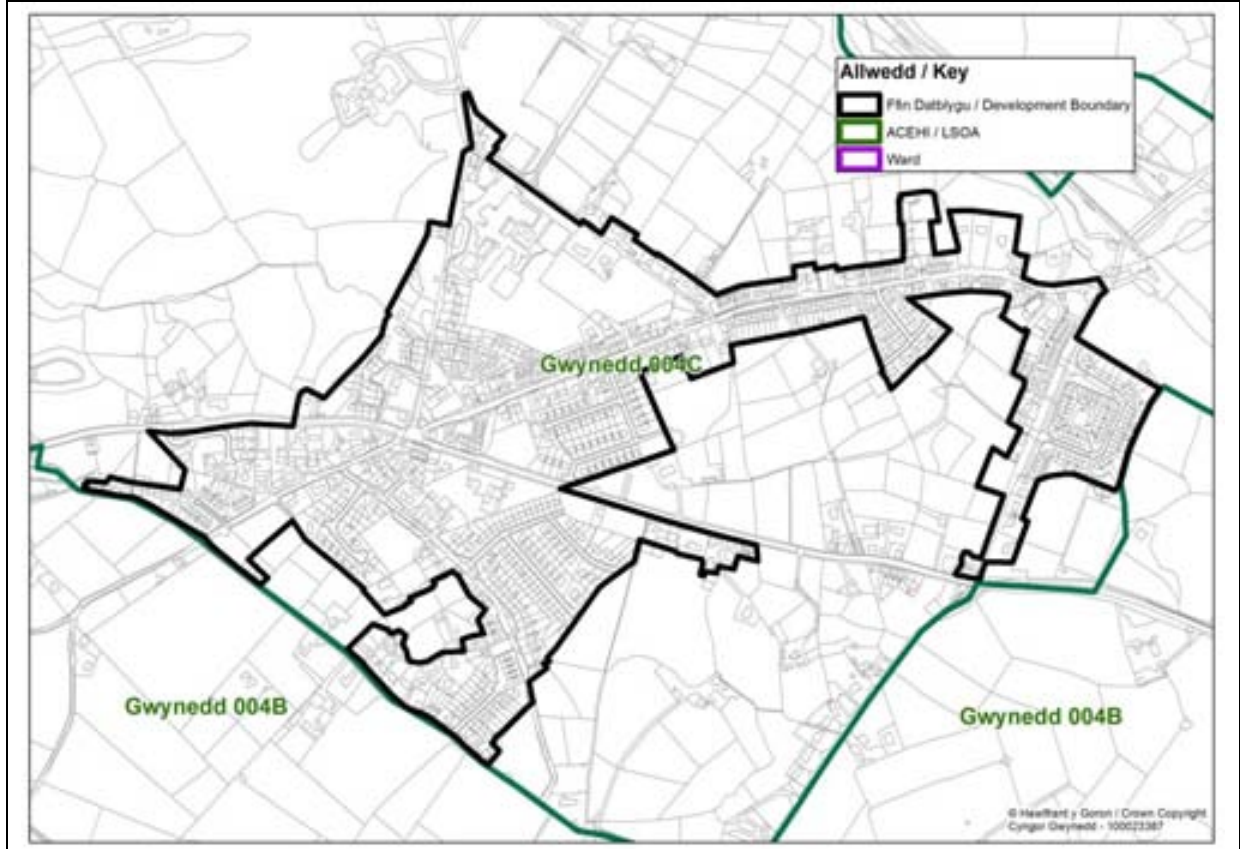
Ref	Site Name	Description	Considerations
T43	Land near Victoria Hotel	Greenfield site to the east of the settlement with good access links to the town centre.	<ul style="list-style-type: none"> No notable issues identified
T44	Land near Tŷ Du Road	Greenfield site with existing planning permission.	<ul style="list-style-type: none"> Planning consent given (C11/1103/15/AM) and development has started <p>Biodiversity</p> <ul style="list-style-type: none"> Forms part of a wildlife site, and any issues identified was mitigated during the application process.
C21	Glyn Rhonwy	Safeguarded Secondary Employment Site	<ul style="list-style-type: none"> Existing safeguarded employment site - no notable issues identified

Proffil Anheddle / Settlement Profile			
Enw / Name	Llanrug		
Statws / Status	Canolfan Gwasanaeth Lleol / Local Service Centre		
Ardaloedd Cynnyrch Ehangach Haen Is / Lower Super Output Areas	Gwynedd 004C		
Wardiau / Wards	Llanrug		
Ystadegau Allweddol – Cyfrifiad 2011 / Key Statistics – Census 2011			
Gwynedd 004C			
Poblogaeth / Population	Nifer / No.		Tabl/Table
Preswylwyr Arferol / Usual Residents	1,916		KS101EW
Nifer yr Aelwydydd / Number of Households	756		KS105EW
Siaradwyr Cymraeg / Welsh Speakers (2001)	86.7%		UV84
Siaradwyr Cymraeg / Welsh Speakers (2011)	87.8%		KS207WA
Gwlad Enedigol / Country of Birth (2001)	Cymru/Wales	Arall/Other	UV08
	85.1%	14.9%	
Gwlad Enedigol / Country of Birth (2011)	Cymru/Wales	Arall/Other	KS204EW
	87.2%	12.8%	
Aelwydydd / Households			
Cyfansoddiad y Cartref – Nifer y Bobl / Household Composition – Number of Persons	1	26.1%	QS406EW
	2	32.4%	
	3+	41.5%	
Proffil Oedran Cyfartalog o Aelwydydd / Average Age Profile of Households	38.6		KS102EW
Aelwydydd Cudd / Gorlawn* Hidden / Overcrowded Households* *Mae'r fformiwla safonol a ddefnyddir i bennu sgôr deiliadaeth yn y tabl hwm yn seiliedig ar nifer yr ystafelloedd gwely mewn cartref. *The standard formula used to determine occupancy rating in this table is based on the number of bedrooms in a household.	Deiliadaeth Rating (Ystafelloedd Gwely) Occupancy Rating (Bedrooms)		QS412EW
	+2 neu fwy/or more	41.4%	
	+1	36.8%	
	0	19.4%	
	-1	2.2%	
	-2	0.1%	
Anheddau / Dwellings			
Nifer o Anheddau / Number of Dwellings	789		KS401EW
Math o Anheddau / Type of Dwellings *Mae annedd yn cael ei rannu os yw'r ofodau aelwydydd sydd ynddo gael math o lety 'yn rhan o dŷ wedi'i addasu neu ei rannu', os nad pob ystafell y tu ôl i ddrws sydd ddim ond bod aelwyd yn eu defnyddio ac mae o leiaf un lle eraill y cartref yn y cyfeiriad hwnnw gyda y gellir ei gyfuno. * A dwelling is shared if the household spaces it contains have accommodation type 'part of a converted or shared house', if not all rooms are behind a door that only that household can use and there is at least one other household space at that address with which it can be combined.	Rhannu* Shared*	Na chant eu rhannu Not Shared	QS402EW
	0.0%	100.0%	
Deiliadaeth Cartref / Household Tenure	Perchen/Owned	Arall/Other	QS405EW
	74.9%	25.1%	
Nifer yr Ystafelloedd Gwely /	0	0.3%	QS411EW

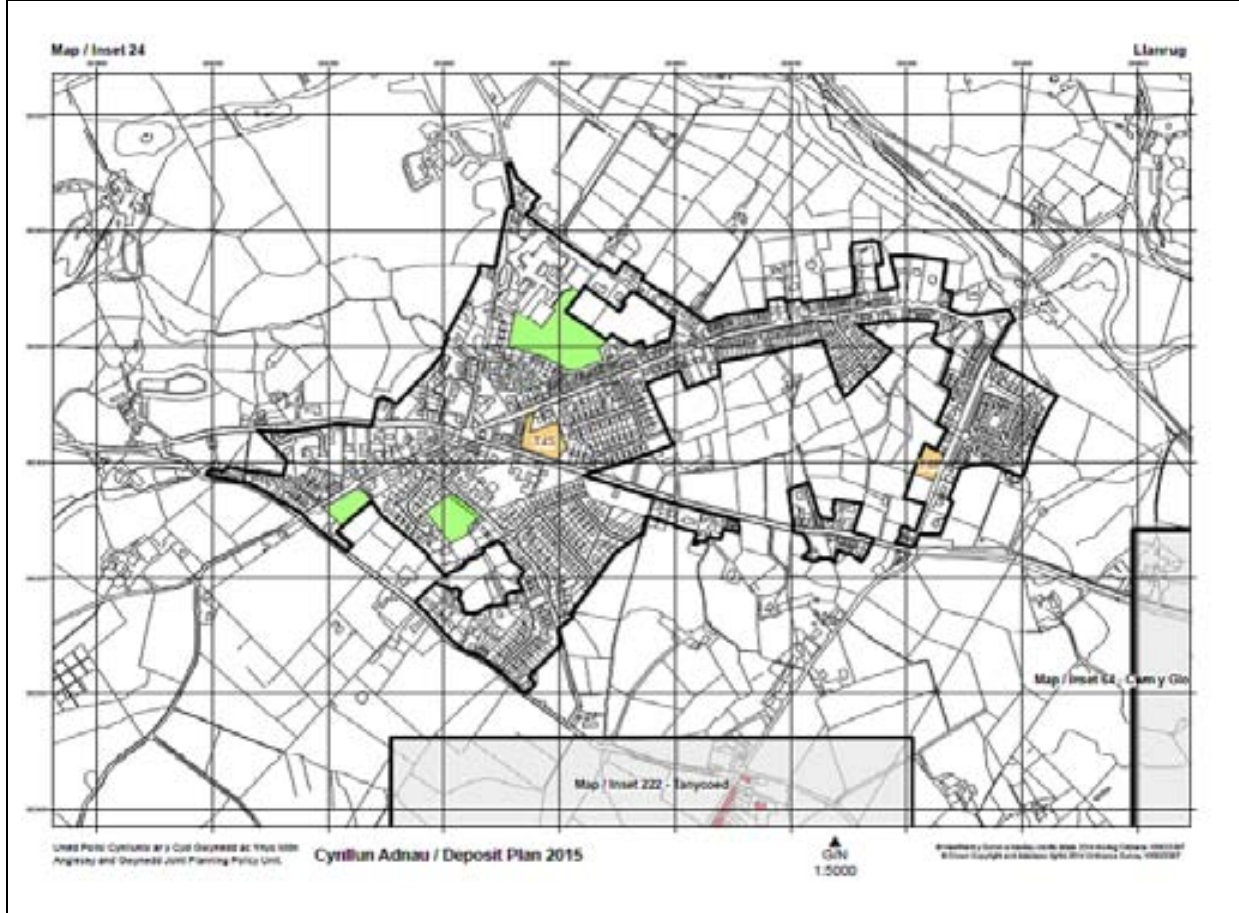
Number of Bedrooms	1	3.2%	
	2	22.8%	
	3	52.1%	
	4+	21.7%	
Gwag / Ail Gartrefi Vacant / Second Homes	4.2%		KS401EW

Amcangyfrifon Poblogaeth 2011 / Population Estimates 2011	
Nifer o Dai / Number of Houses	709
Maint y Cartref / Household Size	2.32
Amcangyfrif Poblogaeth / Estimate Population	1,645

Ardal Gynnyrch Cyfrifiad / Census Output Area



Map mewnosod / Inset map



Cymhareb Fforddiadwyedd / Affordability Ratio

Pris canolrif eiddo i incwm canolrif aelwyd / Median house prices to Median household income (2014)

Ward	Cyfradd fforddiadwyaeth / Affordability ratio	Pris canolrif eiddo / Median House Price	Incwm canolrif aelwyd / Median Household Income	Nifer o werthiannau tai / Number of House sales
Llanrug	6.0	£158,750	£26,635	20

Ffynhonnell / Source: CACI Paycheck & Gofrestrfa Dir/Land Registry

Ardal PrisiauTai / House Price Area: Y Mynyddoedd / The Mountains – o leiaf 15% o dai fforddiadwy ar safleoedd / at least 15% affordable housing on sites

Datblygu Tai Ers 2001 – Cwblhau / Housing Development Since 2001 - Completion

01 - 02	02 - 03	03 - 04	04 - 05	05 - 06	06 - 07	07 - 08	08 - 09	09 - 10	10 - 11	11 - 12	12 - 13	13 - 14
3	6	11	3	1	0	7	1	1	10	4	9	2

Safleoedd â Chaniatâd Cynllunio yn Ebrill 2014 / Sites with Planning Permission in April 2014

Heb eu Dechrau / Not Started	Wrthi yn cael eu hadeiladu / Under Construction	Wedi'i cwblhau / Completed
31	2	2

Cyfleusterau Cymunedol / Community Facilities

Ysgol Uwchradd; Ysgol Gynradd; Ysgol Feithrin; Meddygfeydd; Swyddfa Bost; Siopau gan gynnwys Siop Nwyddau Cyfleus; Canolfan Gymunedol; Tai Tafarn; Mannau Addoli; Gwasanaeth Bws

Secondary School; Primary School; Playgroup; Doctor's Surgeries; Post Office; Shops including a Convenience Shop; Community Centre; Public Houses; Places of Worship; Bus Service

Hygyrchedd a Chludiant Cyhoeddus / Accessibility & Public Transport

- Gwasanaethir gan yr A4086 / *Served by A4086.*
- Nifer o orsafoedd bysus o fewn yr anheddle – llwybrau 83, 87, ac 88 *Multiple bus stops within the settlement – routes 83, 87 and 88.*

Cyfleoedd Cyflogaeth/ Employment Opportunities

Ysgolion, meddygfeydd, ac amrywiaeth o siopau yn cynnig cyfleoedd cyflogaeth o fewn neu'n agos at yr anheddle. / *Schools, health clinics and a variety shops located within or close to the settlement that provide employment opportunities. /*

Cyfyngiadau Datblygu / Development Constraints

- Safleoedd Bywyd Gwyllt gyferbyn â'r anheddle / *Wildlife Sites adjacent to settlement*

Dynodiadau Trefol / Urban Designations

- Dim / *None*

Cynllun Adnau – Ffeithiau allweddol / Deposit Plan – Key Facts

Targed Dangosol Tai / Housing Target	Lefel twf dangosol / Indicative housing growth	Unedau wedi ei cwblhau / Completed units (2011-14)	Banc tir presennol / Existing housing landbank	Nifer ychwanegol dangosol sydd eu angen / Indicative

				additional number required
	61	14	33	14
	Cyfradd cyfartalog adeiladu blynyddol / Annual average build rate = 4			
Polisi Tai / Housing Policy	<ul style="list-style-type: none"> • Defnyddio gwybodaeth leol (e.e. arolwg anghenion tai lleol diweddar) a Chyfrifiad i ddylanwadu ar y math o dai (e.e. nifer o lofftydd, proffil oedran a.y.b.) (Polisi TAI 1); • Sicrhau cymysgedd o dai marchnad agored a thai fforddiadwy (gan gynnwys angen lleol) (Polisi TAI 1, TAI 9, TAI 10) ar: <ul style="list-style-type: none"> ○ Safleoedd hefo caniatad cynllunio yn barod (Polisi TAI 15); ○ Safleoedd / adeiladau ar hap du mewn i ffiniau datblygu (Polisi TAI 15); ○ 2 ddynodiad – safleoedd ar gyfer tua 10 a 6 o unedau, yn ddarostynedig i drafodaeth cyn ac adeg cyflwyno cais cynllunio (Polisi TAI 15); ○ Safleoedd eithrio gwledig (Polisi TAI 10). • Ystyried datblygu fesul cam yn seiliedig ar ddadansoddiad o: ysgol gynradd 7.1% dros ei gapasiti (2013); cynydd o 1.1% mewn siaradwyr Cymraeg 2001-2011 ac yn uwch na 70%; cynydd o 2.1% o ran unigolion a anwyd yng Nghymru 2001-2011; 4.2% tai haf / gwyliau/ gwag (Polisi TAI 1 a Polisi X). • <i>Use local knowledge (e.g. recent local housing need survey) and the Census to influence the type of housing (e.g. number of bedrooms, age profile etc.) (Policy TAI 1);</i> • <i>Secure a mix of open market and affordable housing (including for local need) (Policy TAI 1, TAI 9, TAI 10) on:</i> <ul style="list-style-type: none"> ○ <i>Sites already with planning permission (Policy TAI 15);</i> ○ <i>Windfall sites / buildings within the development boundary (Policy TAI 15);</i> ○ <i>2 allocated sites – sites for around 10 and 6 units, subject to pre-application and planning application stage (Policy TAI 15);</i> ○ <i>Rural exception sites (Policy TAI 10)</i> • <i>Consider phased development based on an analysis at planning application stage of: primary school 7.1% over capacity (2013); 1.1% increase in proportion of Welsh speakers 2001-2011 and higher than 70%; 2.1% increase in individuals born in Wales 2001-2011; 4.2% second/holiday/ vacant homes (TAI 1 and TAI X).</i> 			
Polisi Cyflogaeth / Employment Policy	<ul style="list-style-type: none"> • galluogi busnesau presennol i ehangu neu ail-leoli (Polisi PS10); • galluogi trosi adeiladau presennol neu unedau bach 			

	<ul style="list-style-type: none"> newydd ar gyfer busnes (Polisi CYF 5); galluogi gweithio gartref (Polisi CYF 5); gwarchod stadau diwydiannol & busnes cyfredol yn Bangor a Caernarfon (y canolfanau lefel uwch) <i>enable existing businesses to expand or re-locate (Policy PS10);</i> <i>enable conversion of existing buildings or provision of small new business units (Policy CYF 5);</i> <i>enable home working (Policy CYF 5);</i> <i>safeguard existing industrial & business sites in Bangor and Caernarfon (the nearest high order centres)</i>
Isadeiledd / Infrastructure	<ul style="list-style-type: none"> sicrhau argaeledd isadeiledd angenrheidiol (Polisi ISA1, PS1, PS3, TRA1) cynnal neu wella cyfleusterau a gwasanaethau cymunedol (Polisi ISA 2). <i>ensure availability of required infrastructure (Policy ISA 1, PS1, PS3, TRA 1)</i> <i>maintain or improve community facilities and services (Policy ISA 2)</i>

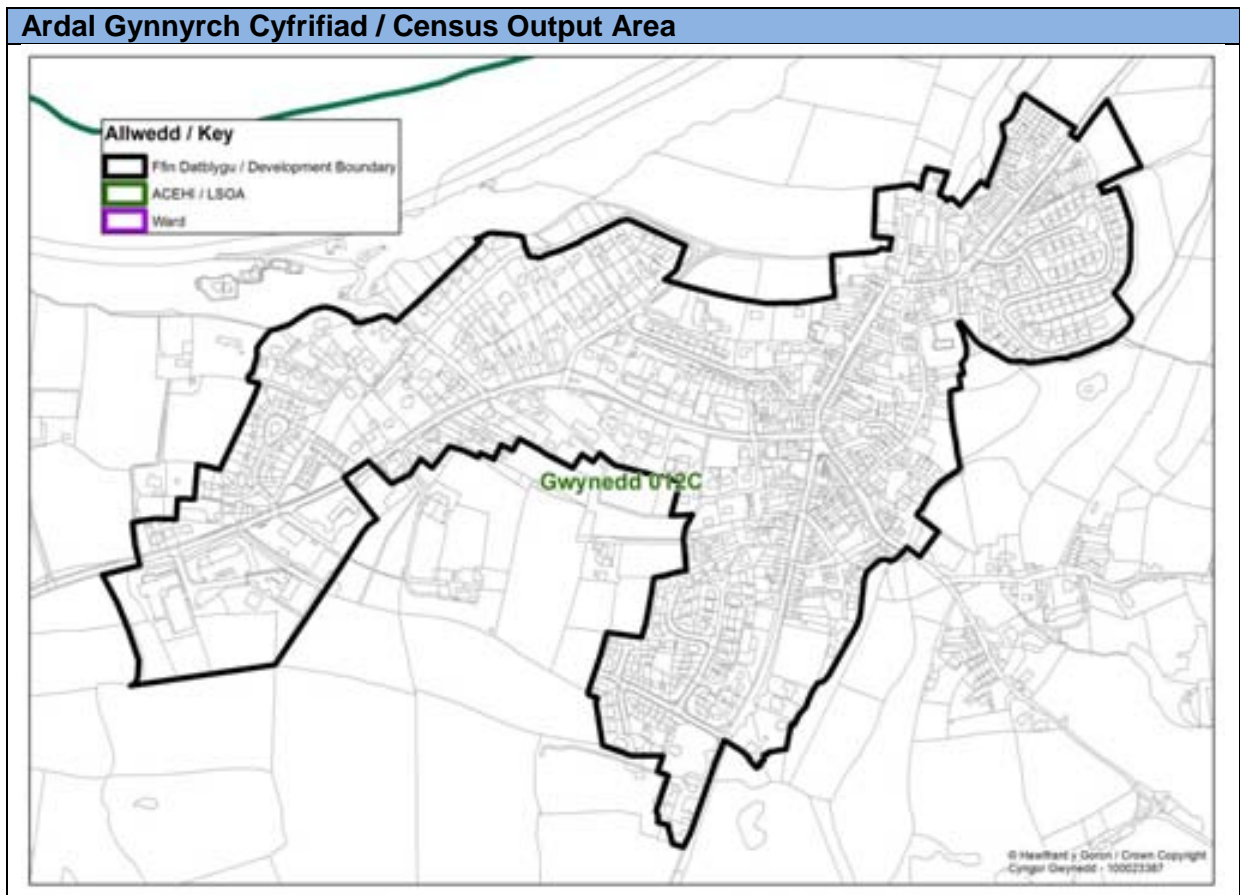
Cyf	Enw'r Safle	Disgrifiad	Ystyriaethau
T45	Cae'r Eglwys	Safle maes glas gyda chaniatâd cynllunio presennol.	<ul style="list-style-type: none"> Rhodddwyd caniatâd cynllunio (C12/0891/23/LL), datblygu heb gychwyn Ni nodwyd unrhyw faterion o bwys
T46	Tir ger Lôn Rhythallt	Safle maes glas gyda chaniatâd cynllunio presennol.	<ul style="list-style-type: none"> Rhodddwyd caniatâd cynllunio (C13/0732/23/MG), datblygu heb gychwyn Ni nodwyd unrhyw faterion o bwys

Ref	Site Name	Description	Considerations
T45	Church Field	Greenfield site with existing planning permission.	<ul style="list-style-type: none"> Planning consent given (C12/0891/23/LL), development not started No notable issues identified
T46	Land near Rhythallt Road	Greenfield site with existing planning permission.	<ul style="list-style-type: none"> Planning consent given (C13/0732/23/MG), development not started No notable issues identified

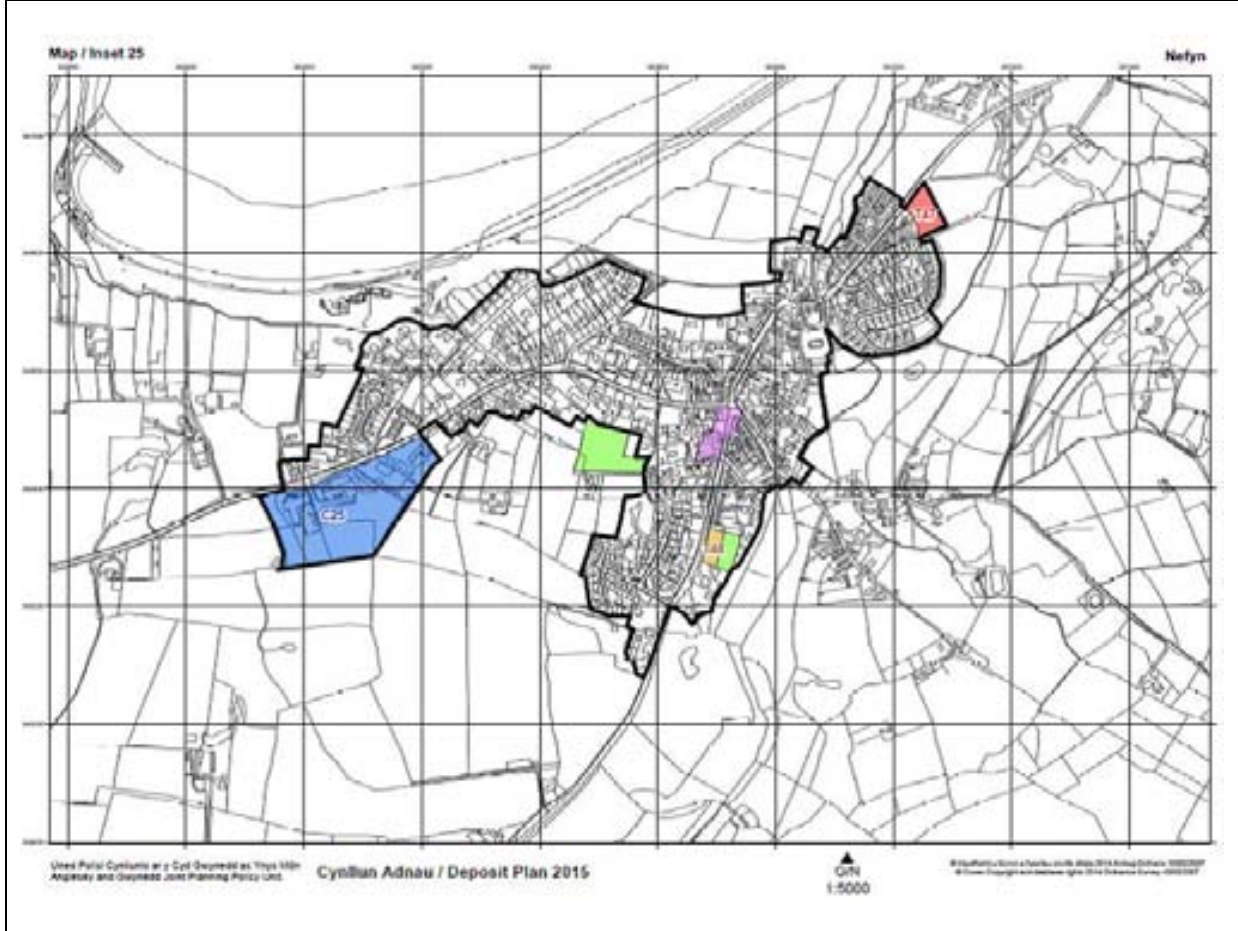
Proffil Anheddle / Settlement Profile			
Enw / Name	Nefyn		
Statws / Status	Canolfan Gwasanaeth Lleol / Local Service Centre		
Ardaloedd Cynnyrch Ehangach Haen Is / Lower Super Output Areas	Gwynedd 012C		
Wardiau / Wards	Nefyn		
Ystadegau Allweddol – Cyfrifiad 2011 / Key Statistics – Census 2011			
Gwynedd 012C			
Poblogaeth / Population	Nifer / No.		Tabl / Table
Preswylwyr Arferol / Usual Residents	1,373		KS101EW
Nifer yr Aelwydydd / Number of Households	618		KS105EW
Siaradwyr Cymraeg / Welsh Speakers (2001)	78.8%		UV84
Siaradwyr Cymraeg / Welsh Speakers (2011)	76.1%		KS207WA
Gwlad Enedigol / Country of Birth (2001)	Cymru / Wales	Arall / Other	UV08
	73.5%	26.5%	
Gwlad Enedigol / Country of Birth (2011)	Cymru / Wales	Arall / Other	KS204EW
	72.5%	27.5%	
Aelwydydd / Households			
Cyfansoddiad y Cartref – Nifer y Bobl / Household Composition – Number of Persons	1	36.4%	QS406EW
	2	33.0%	
	3+	30.6%	
Proffil Oedran Cyfartalog o Aelwydydd / Average Age Profile of Households	43.4		KS102EW
Aelwydydd Cudd / Gorlawn* Hidden / Overcrowded Households* *Mae'r fformiwla safonol a ddefnyddir i bennu sgôr deiliadaeth yn y tabl hwm yn seiliedig ar nifer yr ystafelloedd gwely mewn cartref. *The standard formula used to determine occupancy rating in this table is based on the number of bedrooms in a household.	Deiliadaeth Rating (Ystafelloedd Gwely) Occupancy Rating (Bedrooms)		QS412EW
	+2 neu fwy / or more	51.1%	
	+1	34.5%	
	0	13.1%	
	-1	1.0%	
	-2	0.3%	
Anheddau / Dwellings			
Nifer o Anheddau / Number of Dwellings	750		KS401EW
Math o Anheddau / Type of Dwellings *Mae annedd yn cael ei rannu os yw'r ofodau aelwydydd sydd ynddo gael math o lety 'yn rhan o dŷ wedi'i addasu neu ei rannu', os nad pob ystafell y tu ôl i ddrws sydd ddim ond bod aelwyd yn eu defnyddio ac mae o leiaf un lle eraill y cartref yn y cyfeiriad hwnnw gyda y gellir ei gyfuno. * A dwelling is shared if the household spaces it contains have accommodation type 'part of a converted or shared house', if not all rooms are behind a door that only that household can use and there is at least one other household space at that address with which it can be combined.	Rhannu* Shared*	Na chant eu rhannu Not Shared	QS402EW
	0.0%	100.0%	
Deiliadaeth Cartref / Household Tenure	Perchen / Owned	Arall / Other	QS405EW
	65.4%	34.6%	

Nifer yr Ystafelloedd Gwely / Number of Bedrooms	0	0.3%	QS411EW
	1	3.7%	
	2	17.2%	
	3	53.6%	
	4+	25.2%	
Gwag / Ail Gartrefi Vacant / Second Homes	17.6%		KS401EW

Amcangyfrifon Poblogaeth 2011 / Population Estimates 2011	
Nifer o Dai / Number of Houses	684
Maint y Cartref / Household Size	2.32
Amcangyfrif Poblogaeth / Estimate Population	1,587



Map Mewniod / Inset Map



Cymhareb Fforddiadwyedd / Affordability Ratio

Pris canolif eiddo i incwm canolrif aelwyd / Median house prices to Median household income (2014)

Ward	Cyfradd fforddiadwyaeth / Affordability ratio	Pris canolrif eiddo / Median House Price	Incwm canolrif aelwyd / Median Household Income	Nifer o werthiannau tai / Number of House sales
Nefyn	8.2	£171,250	£20,809	12

Ffynhonnell / Source: CACI Paycheck & Gofrestrfa Dir/Land Registry

Ardal Prisiau Tai / House Price Area: Llŷn – o leiaf 15% o dai fforddiadwy ar safleoedd / at least 15% affordable housing on sites

Datblygu Tai Ers 2001 – Cwblhau / Housing Development Since 2001 - Completion

01 - 02	02 - 03	03 - 04	04 - 05	05 - 06	06 - 07	07 - 08	08 - 09	09 - 10	10 - 11	11 - 12	12 - 13	13 - 14
3	5	6	5	2	5	2	1	3	1	1	2	4

Safleoedd â Chaniatâd Cynllunio yn Ebrill 2014 / Sites with Planning Permission in April 2014

Heb eu Dechrau / Not Started	Wrthi yn cael eu hadeiladu / Under Construction	Wedi'i cwblhau / Completed
22	9	4

Cyfleusterau Cymunedol / Community Facilities

Ysgolion Cynradd; Ysgol Feithrin; Meddygfa; Llyfgell; Swyddfa Bost; Siopau gan gynnwys Siop Nwyddau Cyfleus; Peiriant Arian Parod; Fferyllfa; Canolfan Gymunedol; Tai Tafarn; Mannau Addoli; Gwasanaeth Bws; Gorsaf Heddlu; Gorsaf Dân

Primary Schools; Playgroup; Doctor's Surgery; Library; Post Office; Shops including a Convenience Shop; ATM; Pharmacy; Community Centre; Public Houses; Places of Worship; Bus Service; Police Station; Fire Station

Hygyrchedd a Chludiant Cyhoeddus / Accessibility & Public Transport

- Wedi ei wasanaethu gan yr A487 a'r B4417.
- Amryw o safleoedd bws o fewn yr anheddle – llwybrau 8, 8A a 27

- Served by A497 and B4417.
- Multiple bus stops within the settlement – routes 8, 8A and 27.

Cyfleoedd Cyflogaeth/ Employment Opportunities

Ysgolion, meddygfeydd, ac amrywiaeth o siopau yn cynnig cyfleoedd cyflogaeth o fewn neu'n agos at yr anheddle. *Ystad ddiwydiannol yn cynnig rhagor o gyfleoedd cyflogaeth / Schools, health clinics and a variety shops located within or close to the settlement that provide employment opportunities. Industrial Estate provides further employment opportunities.*

Cyfyngiadau Datblygu / Development Constraints

- SoDdGA gyferbyn â'r anheddle / SSSI adjacent to site

Dynodiadau Trefol / Urban Designations

- Adeiladau Rhestredig / *Listed Buildings*
- Ardal Gadwraeth / *Conservation Area*

Cynllun Adnau – Ffeithiau allweddol / Deposit Plan – Key Facts

Targed Dangosol Tai / Housing Target

Lefel twf dangosol / Indicative housing growth	Unedau wedi ei cwblhau / Completed units (2011-14)	Banc tir presennol / Existing housing landbank	Nifer ychwanegol dangosol sydd eu angen / Indicative additional number required
73	7	31	35

Cyfradd cyfartalog adeiladu blynyddol / Annual average build rate = 5

Polisi Tai / Housing Policy

- Defnyddio gwybodaeth leol (e.e. arolwg anghenion tai lleol diweddar) a Chyfrifiad i ddylanwadu ar y math o dai (e.e. nifer o lofftydd, proffil oedran a.y.b.) (Polisi TAI 1);
 - Sicrhau cymysgedd o dai marchnad agored a thair fforddiadwy (gan gynnwys angen lleol) (Polisi TAI 1, TAI 9, TAI 10) ar:
 - Safleoedd hefo caniatad cynllunio yn barod (Polisi TAI 15);
 - Safleoedd / adeiladau ar hap du mewn i ffiniau datblygu (Polisi TAI 15);
 - 2 ddynodiad – safleoedd ar gyfer tua 19 a 10 o unedau, yn ddarostynedig i drafodaeth cyn ac adeg cyflwyno cais cynllunio (Polisi TAI 15);
 - Safleoedd eithrio gwledig (Polisi TAI 10).
 - Ystyried datblygu fesul cam yn seiliedig ar ddadansoddiad o: ysgol gynradd (capasiti sbar: 42.2% yn 2013); gostyngiad o 2.7% mewn siaradwyr Cymraeg 2001-2011 ond yn uwch na 70%; gostyngiad o 1.0% o ran unigolion a anwyd yng Nghymru 2001-2011; 17.6% tai haf / gwyliau/ gwag (Polisi TAI 1 a Polisi X).
 - Use local knowledge (e.g. recent local housing need survey) and the Census to influence the type of housing (e.g. number of bedrooms, age profile etc.) (Policy TAI 1);
 - Secure a mix of open market and affordable housing (including for local need) (Policy TAI 1, TAI 9, TAI 10) on:
 - Sites already with planning permission (Policy TAI 15);
 - Windfall sites / buildings within the development boundary (Policy TAI 15);
 - 2 allocated sites – sites for around 19 and 10 units, subject to pre-application and planning application stage (Policy TAI 15);
 - Rural exception sites (Policy TAI 10)
- Consider phased development based on an analysis at planning application stage of: primary school (spare capacity: 42.2% in 2013); 2.7% reduction in proportion of Welsh

	speakers 2001-2011 but higher than 70%; 1.0% decrease in individuals born in Wales 2001-2011; 17.6% second/holiday/ vacant homes (TAI 1 and TAI X).
Polisi Cyflogaeth / Employment Policy	<ul style="list-style-type: none"> • Dynodir neu gwarchodir tir ar gyfer defnydd cyflogaeth o fewn yr anheddle (Polisi Strategol PS10, Polisi CYF1 a Pholisi CYF2). • Galluogi busnesau presennol i ehangu neu ail-leoli (Polisi PS10); • galluogi trosi adeiladau presennol neu unedau bach newydd ar gyfer busnes (Polisi CYF 5); • galluogi gweithio gartref (Polisi CYF 5); • Land within the settlement will be either safeguarded or allocated for employment purposes (Strategic Policy PS10, Policy CYF1 and Policy CYF2); • enable existing businesses to expand or re-locate (Policy PS10); • enable conversion of existing buildings or provision of small new business units (Policy CYF 5); • enable home working (Policy CYF 5);
Isadeiledd / Infrastructure	<ul style="list-style-type: none"> • sicrhau argaeledd isadeiledd angenrheidiol (Polisi ISA1, PS1, PS3, TRA1) • cynnal neu wella cyfleusterau a gwasanaethau cymunedol (Polisi ISA 2). • ensure availability of required infrastructure (Policy ISA 1, PS1, PS3, TRA 1) • maintain or improve community facilities and services (Policy ISA 2)

Cyf	Enw'r Safle	Disgrifiad	Ystyriaethau
T47	Tir ger Helyg	Safle maes glas tua gogledd ddwyrain o'r anheddiad gyda mynediad da at ganol y dref.	Carthffosiaeth a Seilwaith <ul style="list-style-type: none"> • Mae achosion ynysig o lifogydd yn y system garthffosiaeth gyhoeddus y bydd angen eu datrys er mwyn caniatáu i'r datblygiad fynd rhagddo. Gall datblygwyr posibl naill ai aros i DCWW ddatrys y llifogydd, yn amodol ar gyllid yn cael ei gymeradwyo gan reoleiddiwr DCWW sef Ofwat, neu symud y gwelliannau trwy ddarpariaethau gofynion carthffosiaeth y Ddeddf Diwydiant Dŵr 1991 neu A106 y Ddeddf Cynllunio Gwlad a Thref 1990

T48	Cyn Randiroedd	Safle maes glas gyda chaniatâd cynllunio presennol.	<ul style="list-style-type: none"> • Rhoddwyd caniatâd cynllunio (C12/1372/42/LL), datblygu heb gychwyn • Ni nodwyd unrhyw faterion o bwys
C25	Stad Ddiwydiannol Nefyn	Safle Cyflogaeth Eilaidd a Ddiogelir	<ul style="list-style-type: none"> • Safle cyflogaeth presennol a ddiogelir <p>Carthffosiaeth a Seilwaith</p> <ul style="list-style-type: none"> • Mae achosion ynysig o lifogydd yn y system garthffosiaeth gyhoeddus sydd efallai angen eu datrys er mwyn caniatáu i'r datblygiad fynd rhagddo. Gall datblygwyr posibl naill ai aros i DCWW ddatrys y llifogydd, yn amodol ar gyllid yn cael ei gymeradwyo gan ein rheoleiddiwr Ofwat, neu symud y gwelliannau trwy ddarpariaethau gofynion carthffosiaeth y Ddeddf Diwydiant Dŵr 1991 neu A106 y Ddeddf Cynllunio Gwlad a Thref 1990

Ref	Site Name	Description	Considerations
T47	Land near Helyg	Greenfield site to the north east of the settlement with good access links to the town centre.	<p>Sewerage and Infrastructure</p> <ul style="list-style-type: none"> • There are isolated incidents of flooding in the public sewerage system that will need to be resolved to allow development to proceed. Potential developers can either wait for DCWW to resolve the flooding, subject to funding being approved by DCWW's regulator Ofwat, or progress the improvements through the sewerage requisition provisions of the Water Industry Act 1991 or S106 of the Town & Country

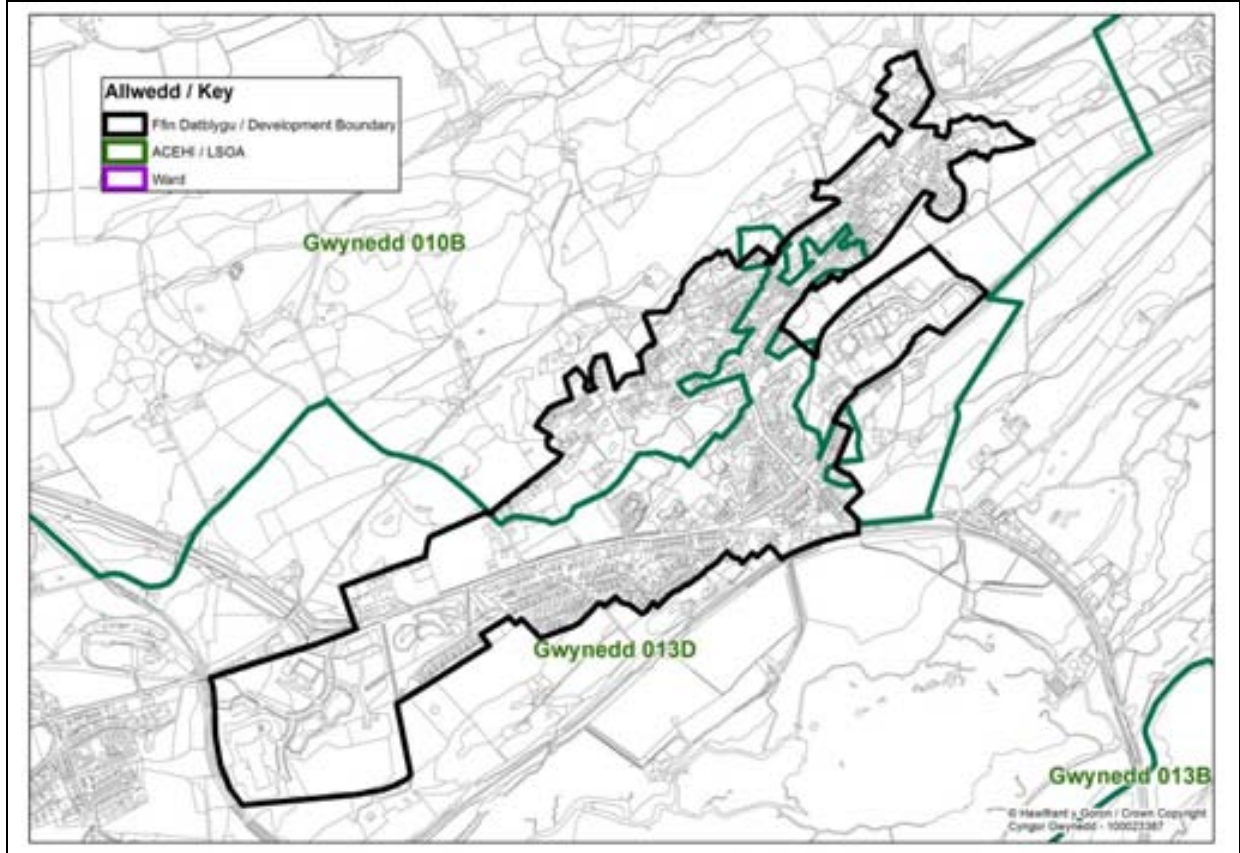
			Planning Act 1990
T48	Former Allotments	Greenfield site with existing planning permission.	<ul style="list-style-type: none"> • Planning consent given (C12/1372/42/LL), development not started • No notable issues identified
C25	Nefyn Industrial Estate	Safeguarded Secondary Employment Site	<ul style="list-style-type: none"> • Existing safeguarded employment site <p>Sewerage and Infrastructure</p> <ul style="list-style-type: none"> • There are isolated incidents of flooding in the public sewerage system that may need to be resolved to allow development to proceed. Potential developers can either wait for DCWW to resolve the flooding, subject to funding being approved by our regulator Ofwat, or progress the improvements through the sewerage requisition provisions of the Water Industry Act 1991 or S106 of the Town & Country Planning Act 1990

Proffil Anheddle / Settlement Profile			
Enw / Name	Penrhyndeudraeth		
Statws / Status	Canolfan Gwasanaeth Lleol / Local Service Centre		
Ardaloedd Cynnyrch Ehangach Haen Is / Lower Super Output Areas	Gwynedd 010B; 013D		
Wardiau / Wards	Penrhyndeudraeth		
Ystadegau Allweddol – Cyfrifiad 2011 / Key Statistics – Census 2011			
Ar y Cyfan / Overall			
Poblogaeth / Population	Nifer / No.		Tabl / Table
Preswylwyr Arferol / Usual Residents	2,587		KS101EW
Nifer yr Aelwydydd / Number of Households	1,122		KS105EW
Siaradwyr Cymraeg / Welsh Speakers (2001)	78.3%		UV84
Siaradwyr Cymraeg / Welsh Speakers (2011)	74.8%		KS207WA
Gwlad Enedigol / Country of Birth (2001)	Cymru / Wales	Arall / Other	UV08
	74.3%	25.7%	
Gwlad Enedigol / Country of Birth (2011)	Cymru / Wales	Arall / Other	KS204EW
	70.0%	30.0%	
Aelwydydd / Households			
Cyfansoddiad y Cartref – Nifer y Bobl / Household Composition – Number of Persons	1	34.7%	QS406EW
	2	32.2%	
	3+	33.2%	
Proffil Oedran Cyfartalog o Aelwydydd / Average Age Profile of Households	42		KS102EW
Aelwydydd Cudd / Gorlawn* Hidden / Overcrowded Households* *Mae'r fformiwla safonol a ddefnyddir i bennu sgôr deiliadaeth yn y tabl hwm yn seiliedig ar nifer yr ystafelloedd gwely mewn cartref. *The standard formula used to determine occupancy rating in this table is based on the number of bedrooms in a household.	Deiliadaeth Rating (Ystafelloedd Gwely) Occupancy Rating (Bedrooms)		QS412EW
	+2 neu fwy / or more	44.6%	
	+1	32.6%	
	0	20.0%	
	-1	2.3%	
	-2	0.5%	
Anheddau / Dwellings			
Nifer o Anheddau / Number of Dwellings	1,248		KS401EW
Math o Anheddau / Type of Dwellings *Mae annedd yn cael ei rannu os yw'r ofodau aelwydydd sydd ynddo gael math o lety 'yn rhan o dŷ wedi'i addasu neu ei rannu', os nad pob ystafell y tu ôl i ddrws sydd ddim ond bod aelwyd yn eu defnyddio ac mae o leiaf un lle eraill y cartref yn y cyfeiriad hwnnw gyda y gellir ei gyfuno. * A dwelling is shared if the household spaces it contains have accommodation type 'part of a converted or shared house', if not all rooms are behind a door that only that household can use and there is at least one other household space at that address with which it can be combined.	Rhannu* Shared*	Na chant eu rhannu Not Shared	QS402EW
	0.0%	100.0%	
Deiliadaeth Cartref / Household Tenure	Perchen / Owned	Arall / Other	QS405EW
	70.8%	29.2%	
Nifer yr Ystafelloedd Gwely /	0	0.0%	QS411EW

Number of Bedrooms	1	5.7%	
	2	24.7%	
	3	50.0%	
	4+	19.6%	
Gwag / Ail Gartrefi Vacant / Second Homes	10.1%		KS401EW

Amcangyfrifon Poblogaeth 2011 / Population Estimates 2011	
Nifer o Dai / Number of Houses	720
Maint y Cartref / Household Size	2.32
Amcangyfrif Poblogaeth / Estimate Population	1,670

Ardal Gynnyrch Cyfrifiad / Census Output Area



Map Mewnosaod / Inset Map



Cymhareb Fforddiadwyedd / Affordability Ratio

Pris canolrif eiddo i incwm canolrif aelwyd / Median house prices to Median household income (2014)

Ward	Cyfradd fforddiadwyaeth / Affordability ratio	Pris canolrif eiddo / Median House Price	Incwm canolrif aelwyd / Median Household Income	Nifer o werthiannau tai / Number of House sales
Penrhyndeudraeth	5.3	£120,000	£22,621	22

Ffynhonnell / Source: CACI Paycheck & Gofrestrfa Dir/Land Registry

Ardal Prisiau Tai / House Price Area: Arfordir Gorllewinol ac Arfon Wledig / Western Coastal & Rural Arfon – o leiaf 15% o dai fforddiadwy ar safleoedd / at least 15% affordable housing on sites

Datblygu Tai Ers 2001 – Cwblhau / Housing Development Since 2001 - Completion

01 - 02	02 - 03	03 - 04	04 - 05	05 - 06	06 - 07	07 - 08	08 - 09	09 - 10	10 - 11	11 - 12	12 - 13	13 - 14
1	0	3	5	8	3	1	3	0	0	1	2	0

Safleoedd â Chaniatâd Cynllunio yn Ebrill 2014 / Sites with Planning Permission in April 2014

Heb eu Dechrau / Not Started	Wrthi yn cael eu hadeiladu / Under Construction	Wedi'i cwblhau / Completed
11	11	0

Cyfleusterau Cymunedol / Community Facilities

Ysgol Gynradd; Ysgol Feithrin; Meddygfa; Deintyddfeydd; Llyfgell; Swyddfa Bost; Siopau gan gynnwys Siop Nwyddau Cyfleus; Peiriant Arian Parod; Fferyllfa; Canolfan Gymunedol; Gorsafoedd Petrol; Tai Tafarn; Mannau Addoli; Gwasanaeth Bws; Gwasanaeth Tren

Primary School; Playgroup; Doctor's Surgery; Dentists; Library; Post Office; Shops including a Convenience Shop; ATM; Pharmacy; Community Centre; Petrol Stations; Public Houses; Places of Worship; Bus Service; Train Service

Hygyrchedd a Chludiant Cyhoeddus / Accessibility & Public Transport

- Wedi ei wasanaethu gan yr A487 a'r A4085.
- Amryw o safleoedd bws o fewn yr anheddle – llwybrau 1B, 39, T2 a 99B.
- Gorsaf reilffordd gyda gwasanaeth lleol cyfyngedig.

- Served by A487 and A4085.
- Multiple bus stops within settlement – routes 1B, 39, T2 and 99B.
- Train station with limited local service.

Cyfleoedd Cyflogaeth/ Employment Opportunities

Ysgolion, meddygfa, ac amrywiaeth o siopau yn cynnig cyfleoedd cyflogaeth o fewn neu'n agos at yr anheddle. Ystad ddiwydiannol yn cynnig rhagor o gyfleoedd cyflogaeth / *Schools, health clinics and a variety shops located within or close to the settlement that provide employment opportunities. Industrial Estate provides further employment opportunities.*

Cyfyngiadau Datblygu / Development Constraints

- Ardal Tirwedd Arbennig ger yr anheddle / *Special Landscape Area adjacent to settlement*
- Rhan o'r anheddle o fewn parth risg llifogydd C2 / *Part of settlement within C2 Flood Risk zone.*

Dynodiadau Trefol / Urban Designations

- Adeiladau Rhestredig / *Listed Buildings*

Cynllun Adnau – Ffeithiau allweddol / Deposit Plan – Key Facts

Targed Dangosol Tai / Housing Target

Lefel twf dangosol / Indicative housing growth	Unedau wedi ei cwblhau / Completed units (2011-14)	Banc tir presennol / Existing housing landbank	Nifer ychwanegol dangosol sydd eu angen / Indicative additional number required
191	2	22	167

Cyfradd cyfartalog adeiladu blynyddol / Annual average build rate = 13

Polisi Tai / Housing Policy

- Defnyddio gwybodaeth leol (e.e. arolwg anghenion tai lleol diweddar) a Chyfrifiad i ddylanwadu ar y math o dai (e.e. nifer o loffydd, proffil oedran a.y.b.) (Polisi TAI 1);
- Sicrhau cymysgedd o dai marchnad agored a thai fforddiadwy (gan gynnwys angen lleol) (Polisi TAI 1, TAI 9, TAI 10) ar:
 - Safleoedd hefo caniatad cynllunio yn barod (Polisi TAI 15);
 - Safleoedd / adeiladau ar hap du mewn i ffiniau datblygu (Polisi TAI 15);
 - 3 dynodiad – safleoedd ar gyfer tua 46, 31 a 31 o unedau, yn ddarostynedig i drafodaeth cyn ac adeg cyflwyno cais cynllunio (Polisi TAI 15);
 - Safleoedd eithrio gwledig (Polisi TAI 10).
- Ystyried datblygu fesul cam yn seiliedig ar ddadansoddiad o: ysgol gynradd (capasiti sbar: 35.0% yn 2013); gostyngiad o 3.5% mewn siaradwyr Cymraeg 2001-2011 ond dros 70%; gostyngiad o 4.3% o ran unigolion a anwyd yng Nghymru 2001-2011; 10.1% tai haf / gwyliau/ gwag (Polisi TAI 1 a Polisi X).
- Use local knowledge (e.g. recent local housing need survey) and the Census to influence the type of housing (e.g. number of bedrooms, age profile etc.) (Policy TAI 1);
- Secure a mix of open market and affordable housing (including for local need) (Policy TAI 1, TAI 9, TAI 10) on:
 - Sites already with planning permission (Policy TAI 15);
 - Windfall sites / buildings within the development boundary (Policy TAI 15);
 - 3 allocated sites – sites for around 46, 31 a 31 units, subject to pre-application and planning application stage (Policy TAI 15);

	<ul style="list-style-type: none"> ○ Rural exception sites (Policy TAI 10) • Consider phased development based on an analysis at planning application stage of: primary school (spare capacity: 35.0% in 2013); 3.5% reduction in proportion of Welsh speakers 2001-2011 but higher than 70%; 4.3% decrease in individuals born in Wales 2001-2011; 10.1% second/ holiday/ vacant homes (TAI 1 and TAI X).
Polisi Cyflogaeth / Employment Policy	<ul style="list-style-type: none"> • Dynodir neu gwarchodir tir ar gyfer defnydd cyflogaeth o fewn yr anheddle (Polisi Strategol PS10, Polisi CYF1 a Pholisi CYF2). • Galluogi busnesau presennol i ehangu neu ail-leoli (Polisi PS10); • galluogi trosi adeiladau presennol neu unedau bach newydd ar gyfer busnes (Polisi CYF 5); • galluogi gweithio gartref (Polisi CYF 5); • Land within the settlement will be either safeguarded or allocated for employment purposes (Strategic Policy PS10, Policy CYF1 and Policy CYF2); • enable existing businesses to expand or re-locate (Policy PS10); • enable conversion of existing buildings or provision of small new business units (Policy CYF 5); • enable home working (Policy CYF 5);
Isadeiledd / Infrastructure	<ul style="list-style-type: none"> • sicrhau argaeledd isadeiledd angenrheidiol (Polisi ISA1, PS1, PS3, TRA1) • cynnal neu wella cyfleusterau a gwasanaethau cymunedol (Polisi ISA 2). • ensure availability of required infrastructure (Policy ISA 1, PS1, PS3, TRA 1) • maintain or improve community facilities and services (Policy ISA 2)

Cyf	Enw'r Safle	Disgrifiad	Ystyriaethau
T49	Canol Cae	Safle maes glas gyda mynediad da at ganol y dref.	<p>Carthffosiaeth a Seilwaith</p> <ul style="list-style-type: none"> • Byddai'r llifau budr yn arwain at Orsaf Bwmpio Penrhyndeudraeth (SPS) ac efallai y bydd angen asesiad o'r SPS hwn i sefydlu a all y llif gael ei gynnwys neu a fydd angen gwelliannau i'r SPS i ganiatáu i'r datblygiad fynd yn ei flaen. <p>Priffyrdd</p> <ul style="list-style-type: none"> • Mae angen cadw nifer y mynedfeydd newydd a ddarperir at y gefnffordd

			(A487) i'r nifer lleiaf bosibl. Mae angen i unrhyw fynedfa newydd arfaethedig gymryd i ystyriaeth bresenoldeb y cyffyrdd a gyrchir gan breswylwyr a'r ffyrdd ochr presennol.
T50	Tir ger cyn Ysbyty Bron Garth	Safle maes glas tua gogledd ddwyrain o'r anheddiad gyda mynediad da at ganol y dref.	<p>Carthffosiaeth a Seilwaith</p> <ul style="list-style-type: none"> Byddai'r llifau budr yn arwain at Orsaf Bwmpio Penrhyndeudraeth (SPS) ac efallai y bydd angen asesiad o'r SPS hwn i sefydlu a all y llif gael ei gynnwys neu a fydd angen gwelliannau i'r SPS i ganiatáu i'r datblygiad fynd yn ei flaen. <p>Priffyrdd</p> <ul style="list-style-type: none"> Mae angen cadw nifer y mynedfeydd newydd a ddarperir at y gefnffordd (A487) i'r nifer lleiaf bosibl. Mae angen i unrhyw fynedfa newydd arfaethedig gymryd i ystyriaeth bresenoldeb y cyffyrdd a gyrchir gan breswylwyr a'r ffyrdd ochr presennol.
T51	Tir ger Canol Cae	Safle maes glas tua gogledd ddwyrain o'r anheddiad gyda mynediad da at ganol y dref.	<p>Carthffosiaeth a Seilwaith</p> <ul style="list-style-type: none"> Byddai'r llifau budr yn arwain at Orsaf Bwmpio Penrhyndeudraeth (SPS) ac efallai y bydd angen asesiad o'r SPS hwn i sefydlu a all y llif gael ei gynnwys neu a fydd angen gwelliannau i'r SPS i ganiatáu i'r datblygiad fynd yn ei flaen. <p>Priffyrdd</p> <ul style="list-style-type: none"> Mae angen cadw nifer y mynedfeydd newydd a ddarperir at y gefnffordd (A487) i'r nifer lleiaf bosibl. Mae angen i unrhyw fynedfa newydd arfaethedig gymryd i ystyriaeth bresenoldeb y cyffyrdd a gyrchir gan breswylwyr a'r ffyrdd ochr presennol.

C7	Parc Busnes Penrhyndeudraeth	Safle Cyflogaeth Cynradd a Ddiogelir	<ul style="list-style-type: none"> Safle cyflogaeth presennol a ddiogelir Perygl llifogydd <ul style="list-style-type: none"> Mae rhan o'r safle mewn parth risg llifogydd. Byddai angen asesiad canlyniadau llifogydd strategol yn achos unrhyw ddatblygiad newydd.
C22	Safle cyn Ysbyty Bron Garth	Safle Cyflogaeth Eilaidd a Ddyrannwyd	Cadwraeth natur <ul style="list-style-type: none"> Mae rhan o'r safle o fewn Safle o Ddiddordeb Gwyddonol Arbennig Ysbyty Bron y Garth. Yn argymhell paratoi canllaw dylunio i lywio datblygiad ar safle Ysbyty Bron y Garth ar y cam cyn-cais cynllunio.
C39	Stad Ddiwydiannol Griffin	Safle Cyflogaeth Eilaidd a Ddiogelir	<ul style="list-style-type: none"> Safle cyflogaeth presennol a ddiogelir Perygl llifogydd <ul style="list-style-type: none"> Mae rhan o'r safle mewn parth risg llifogydd. Byddai angen asesiad canlyniadau llifogydd strategol yn achos unrhyw ddatblygiad newydd.

Ref	Site Name	Description	Considerations
T49	Canol Cae	Greenfield site with good access links to the town centre.	Sewerage and Infrastructure <ul style="list-style-type: none"> The foul flows would lead to Penrhyndeudraeth Pumping Station (SPS) and an assessment of this SPS may be needed to establish whether the flows can be accommodated or whether improvements to the SPS will be required to allow development to proceed. Highways <ul style="list-style-type: none"> The number of new accesses provided to the trunk road (A487) needs to be kept to a minimum. Any new proposed new accessed needs to take account of the presence of existing residential

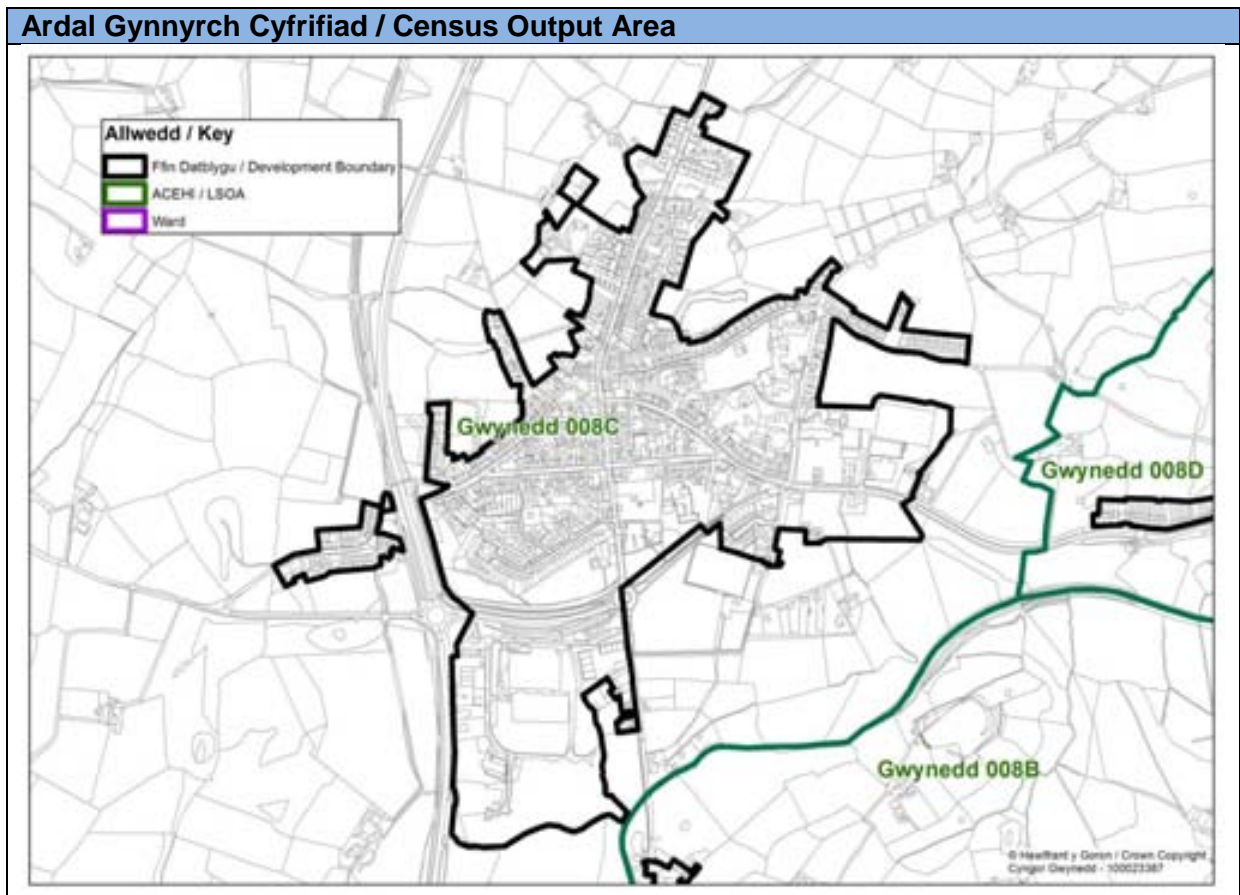
			accessed and side road junctions.
T50	Land near Former Bron Garth Hospital	Greenfield site to the north east of the settlement with good access links to the town centre.	<p>Sewerage and Infrastructure</p> <ul style="list-style-type: none"> The foul flows would lead to Penrhyndeudraeth Pumping Station (SPS) and an assessment of this SPS may be needed to establish whether the flows can be accommodated or whether improvements to the SPS will be required to allow development to proceed. <p>Highways</p> <ul style="list-style-type: none"> The number of new accesses provided to the trunk road (A487) needs to be kept to a minimum. Any new proposed new accessed needs to take account of the presence of existing residential accessed and side road junctions.
T51	Land near Canol Cae	Greenfield site to the north east of the settlement with good access links to the town centre.	<p>Sewerage and Infrastructure</p> <ul style="list-style-type: none"> The foul flows would lead to Penrhyndeudraeth Pumping Station (SPS) and an assessment of this SPS may be needed to establish whether the flows can be accommodated or whether improvements to the SPS will be required to allow development to proceed. <p>Highways</p> <ul style="list-style-type: none"> The number of new accesses provided to the trunk road (A487) needs to be kept to a minimum. Any new proposed new accessed needs to take account of the presence of existing residential accessed and side road junctions.
C7	Penrhyndeudraeth Business Park	Safeguarded Primary Employment Site	<ul style="list-style-type: none"> Existing safeguarded employment site

			<p>Floodrisk</p> <ul style="list-style-type: none"> Part of the site is in a flood risk zone. A strategic flood consequences assessment will be required with any new development.
C22	Former site of Bron y Garth Hospital	Allocated Secondary Employment Site	<p>Nature Conservation</p> <ul style="list-style-type: none"> Part of this site is located within Ysbyty Bron y Garth Site of Special Scientific Interest. Recommend that a design guide is prepared to guide development at the former Bron y Garth Hospital site at planning application stage.
C39	Griffin Industrial Estate	Safeguarded Secondary Employment Site	<ul style="list-style-type: none"> Existing safeguarded employment site <p>Floodrisk</p> <ul style="list-style-type: none"> Part of the site is in a flood risk zone. A strategic flood consequences assessment will be required with any new development.

Proffil Anheddle / Settlement Profile			
Enw / Name	Penygroes		
Statws / Status	Canolfan Gwasanaeth Lleol / Local Service Centre		
Ardaloedd Cynnyrch Ehangach Haen Is / Lower Super Output Areas	Gwynedd 008C		
Wardiau / Wards	Penygroes		
Ystadegau Allweddol – Cyfrifiad 2011 / Key Statistics – Census 2011			
Gwynedd 008C			
Poblogaeth / Population	Nifer / No.		Tabl / Table
Preswylwyr Arferol / Usual Residents	1,793		KS101EW
Nifer yr Aelwydydd / Number of Households	793		KS105EW
Siaradwyr Cymraeg / Welsh Speakers (2001)	88.1%		UV84
Siaradwyr Cymraeg / Welsh Speakers (2011)	86.8%		KS207WA
Gwlad Enedigol / Country of Birth (2001)	Cymru / Wales	Arall/ Other	UV08
	85.7%	14.3%	
Gwlad Enedigol / Country of Birth (2011)	Cymru / Wales	Arall / Other	KS204EW
	84.5%	15.5%	
Aelwydydd / Households			
Cyfansoddiad y Cartref – Nifer y Bobl / Household Composition – Number of Persons	1	35.1%	QS406EW
	2	33.2%	
	3+	31.8%	
Proffil Oedran Cyfartalog o Aelwydydd / Average Age Profile of Households	41.9		KS102EW
Aelwydydd Cudd / Gorlawn* Hidden / Overcrowded Households* *Mae'r fformiwla safonol a ddefnyddir i bennu sgôr deiliadaeth yn y tabl hwm yn seiliedig ar nifer yr ystafelloedd gwely mewn cartref. *The standard formula used to determine occupancy rating in this table is based on the number of bedrooms in a household.	Deiliadaeth Rating (Ystafelloedd Gwely) Occupancy Rating (Bedrooms)		QS412EW
	+2 neu fwy / or more	37.5%	
	+1	41.4%	
	0	19.5%	
	-1	1.4%	
	-2	0.3%	
Anheddau / Dwellings			
Nifer o Anheddau / Number of Dwellings	870		KS401EW
Math o Anheddau / Type of Dwellings *Mae annedd yn cael ei rannu os yw'r ofodau aelwydydd sydd ynddo gael math o lety 'yn rhan o dŷ wedi'i addasu neu ei rannu', os nad pob ystafell y tu ôl i ddrws sydd ddim ond bod aelwyd yn eu defnyddio ac mae o leiaf un lle eraill y cartref yn y cyfeiriad hwnnw gyda y gellir ei gyfuno. * A dwelling is shared if the household spaces it contains have accommodation type 'part of a converted or shared house', if not all rooms are behind a door that only that household can use and there is at least one other household space at that address with which it can be combined.	Rhannu* Shared*	Na chant eu rhannu Not Shared	QS402EW
	0.0%	100.0%	
Deiliadaeth Cartref / Household Tenure	Perchen / Owned	Arall / Other	QS405EW
	63.3%	36.7%	

Nifer yr Ystafelloedd Gwely / Number of Bedrooms	0	0.0%	QS411EW
	1	4.8%	
	2	28.0%	
	3	53.0%	
	4+	14.2%	
Gwag / Ail Gartrefi Vacant / Second Homes	8.9%		KS401EW

Amcangyfrifon Poblogaeth 2011 / Population Estimates 2011	
Nifer o Dai / Number of Houses	836
Maint y Cartref / Household Size	2.32
Amcangyfrif Poblogaeth / Estimate Population	1,940



Map Mewnoshod / Inset Map



Cymhareb Fforddiadwyedd / Affordability Ratio

Pris canolif eiddo i incwm canolrif aelwyd / Median house prices to Median household income (2014)

Ward	Cyfradd fforddiadwyedd / Affordability ratio	Pris canolrif eiddo / Median House Price	Incwm canolrif aelwyd / Median Household Income	Nifer o werthiannau tai / Number of House sales
Penygroes	4.4	£95,250	£21,432	20

Ffynhonnell / Source: CACI Paycheck & Gofrestrfa Dir/Land Registry

Ardal PrisiauTai / House Price Area: Arfordir Gogleddol a De Arfon / Northern Coast & South Arfon – o leiaf 25% o dai fforddiadwy ar safleoedd / at least 25% affordable housing on sites

Datblygu Tai Ers 2001 – Cwblhau / Housing Development Since 2001 - Completion

01 - 02	02 - 03	03 - 04	04 - 05	05 - 06	06 - 07	07 - 08	08 - 09	09 - 10	10 - 11	11 - 12	12 - 13	13 - 14
2	1	6	3	0	1	0	5	4	1	6	1	3

Safleoedd â Chaniatâd Cynllunio yn Ebrill 2014 / Sites with Planning Permission in April 2014

Heb eu Dechrau / Not Started	Wrthi yn cael eu hadeiladu / Under Construction	Wedi'i cwblhau / Completed
9	6	3

Cyfleusterau Cymunedol / Community Facilities

Ysgol Uwchradd; Ysgol Gynradd; Ysgolion Meithrin; Meddygfeydd; Llyfrgell; Canolfan Hamdden; Swyddfa Bost; Siopau gan gynnwys Siop Nwyddau Cyfleus; Fferyllfa; Banc/Cymdeithas Adeiladu; Peiriant Arian Parod; Canolfan Gymunedol; Tŷ Tafarn; Mannau Addoli; Gwasanaeth Bws; Gorsaf Heddlu

Secondary School; Primary School; Playgroup; Doctor's Surgeries; Library; Leisure Centre; Post Office; Shops including a Convenience Shop; Pharmacy; Bank/Building Society; ATM; Community Centre; Public House; Places of Worship; Bus Service; Police Station

Hygyrchedd a Chludiant Cyhoeddus / Accessibility & Public Transport

- Wedi ei wasanaethu gan yr A487 a'r B4418.
- Amryw o safleoedd bws o fewn yr anheddle – llwybrau 1, 1A, 1C, 1N a 1F.
- Served by A487 and B4418.
- Multiple bus stops within the settlement – routes 1, 1A, 1C, 1N and 1F.

Cyfleoedd Cyflogaeth/ Employment Opportunities

Ysgolion, meddygfeydd, ac amrywiaeth o siopau yn cynnig cyfleoedd cyflogaeth o fewn neu'n agos at yr anheddle. Ystad ddiwydiannol yn cynnig rhagor o gyfleoedd cyflogaeth / *Schools, health clinics and a variety shops located within or close to the settlement that provide employment opportunities. Industrial Estate provides further employment opportunities.*

Cyfyngiadau Datblygu / Development Constraints

- Safleoedd Bywyd Gwylt gyferbyn â'r anheddle / *Wildlife Sites adjacent to settlement*

Dynodiadau Trefol / Urban Designations

- Adeiladau Rhestredig / *Listed Buildings*

Cynllun Adnau – Ffeithiau allweddol / Deposit Plan – Key Facts

Targed Dangosol Tai / Housing Target

Lefel twf dangosol / Indicative housing growth	Unedau wedi ei cwblhau / Completed units (2011-14)	Banc tir presennol / Existing housing landbank	Nifer ychwanegol dangosol sydd eu angen / Indicative additional number required
89	10	15	64

Cyfradd cyfartalog adeiladu blynyddol / Annual average build rate = 6

Polisi Tai / Housing Policy

- Defnyddio gwybodaeth leol (e.e. arolwg anghenion tai lleol diweddar) a Chyfrifiad i ddylanwadu ar y math o dai (e.e. nifer o loffydd, proffil oedran a.y.b.) (Polisi TAI 1);
 - Sicrhau cymysgedd o dai marchnad agored a thair fforddiadwy (gan gynnwys angen lleol) (Polisi TAI 1, TAI 9, TAI 10) ar:
 - Safleoedd hefo caniatad cynllunio yn barod (Polisi TAI 15);
 - Safleoedd / adeiladau ar hap du mewn i ffiniau datblygu (Polisi TAI 15);
 - 1 dynodiad – safle ar gyfer tua 39 o unedau, yn ddarostynedig i drafodaeth cyn ac adeg cyflwyno cais cynllunio (Polisi TAI 15);
 - Safleoedd eithrio gwledig (Polisi TAI 10).
 - Ystyried datblygu fesul cam yn seiliedig ar ddadansoddiad o: ysgol gynradd 8.7% dros ei gapasiti (2013); gostyngiad o 1.3% mewn siaradwyr Cymraeg 2001-2011 ond yn uwch na 70%; gostyngiad o 1.2% o ran unigolion a anwyd yng Nghymru 2001-2011; 8.9% tai haf / gwyliau/ gwag (Polisi TAI 1 a Polisi X).
 - Use local knowledge (e.g. recent local housing need survey) and the Census to influence the type of housing (e.g. number of bedrooms, age profile etc.) (Policy TAI 1);
 - Secure a mix of open market and affordable housing (including for local need) (Policy TAI 1, TAI 9, TAI 10) on:
 - Sites already with planning permission (Policy TAI 15);
 - Windfall sites / buildings within the development boundary (Policy TAI 15);
 - 1 allocated site – site for around 39 units, subject to pre-application and planning application stage (Policy TAI 15);
 - Rural exception sites (Policy TAI 10)
- Consider phased development based on an analysis at planning application stage of: primary school 8.7% over capacity (2013); 1.3% reduction in proportion of Welsh

	speakers 2001-2011 but higher than 70%; 1.2% decrease in individuals born in Wales 2001-2011; 8.9% second/holiday/ vacant homes (TAI 1 and TAI X).
Polisi Cyflogaeth / Employment Policy	<ul style="list-style-type: none"> • Dynodir neu gwarchodir tir ar gyfer defnydd cyflogaeth o fewn yr anheddle (Polisi Strategol PS10, Polisi CYF1 a Pholisi CYF2). • Galluogi busnesau presennol i ehangu neu ail-leoli (Polisi PS10); • galluogi trosi adeiladau presennol neu unedau bach newydd ar gyfer busnes (Polisi CYF 5); • galluogi gweithio gartref (Polisi CYF 5); • Land within the settlement will be either safeguarded or allocated for employment purposes (Strategic Policy PS10, Policy CYF1 and Policy CYF2); • enable existing businesses to expand or re-locate (Policy PS10); • enable conversion of existing buildings or provision of small new business units (Policy CYF 5); • enable home working (Policy CYF 5);
Isadeiledd / Infrastructure	<ul style="list-style-type: none"> • sicrhau argaeledd isadeiledd angenrheidiol (Polisi ISA1, PS1, PS3, TRA1) • cynnal neu wella cyfleusterau a gwasanaethau cymunedol (Polisi ISA 2). • ensure availability of required infrastructure (Policy ISA 1, PS1, PS3, TRA 1) • maintain or improve community facilities and services (Policy ISA 2)

Cyf	Enw'r Safle	Disgrifiad	Ystyriaethau
T52	Tir ger Maes Dulyn		<p>Carthffosiaeth a Seilwaith</p> <ul style="list-style-type: none"> • Mae angen i ddarpar ddatblygwyr fod yn ymwybodol fod prif bibell ddŵr a charthffos yn croesi'r safle ac y byddai angen mesurau amddiffyn ar ffurf lled hawddfraint neu wyro'r bibell, a allai effeithio ar ddwysedd y tai y gellid eu datblygu ar y safle. <p>Bioamrywiaeth</p> <ul style="list-style-type: none"> • Yn ffurfio rhan o safle bywyd gwyllt, y byddai angen i'w nodweddion gael eu hystyried yn ystod cyfnod y cais cynllunio
C23	Stad Ddiwydiannol	Safle Cyflogaeth Eilaidd a Ddiogelir	<ul style="list-style-type: none"> • Safle cyflogaeth presennol a ddiogelir

	Penygroes		<p>Carthffosiaeth a Seilwaith</p> <ul style="list-style-type: none"> Safle yn cael ei groesi gan nifer o garthffosydd. O dan y Ddeddf Diwydiant Dŵr 1991 mae gan DCWW hawl i gael mynediad at ei gyfarpar ar bob adeg. Bydd angen mesurau diogelwch mewn perthynas â'r asedau hyn naill ai ar ffurf lled hawddfrait neu dargyfeiriad posibl o'r ased.
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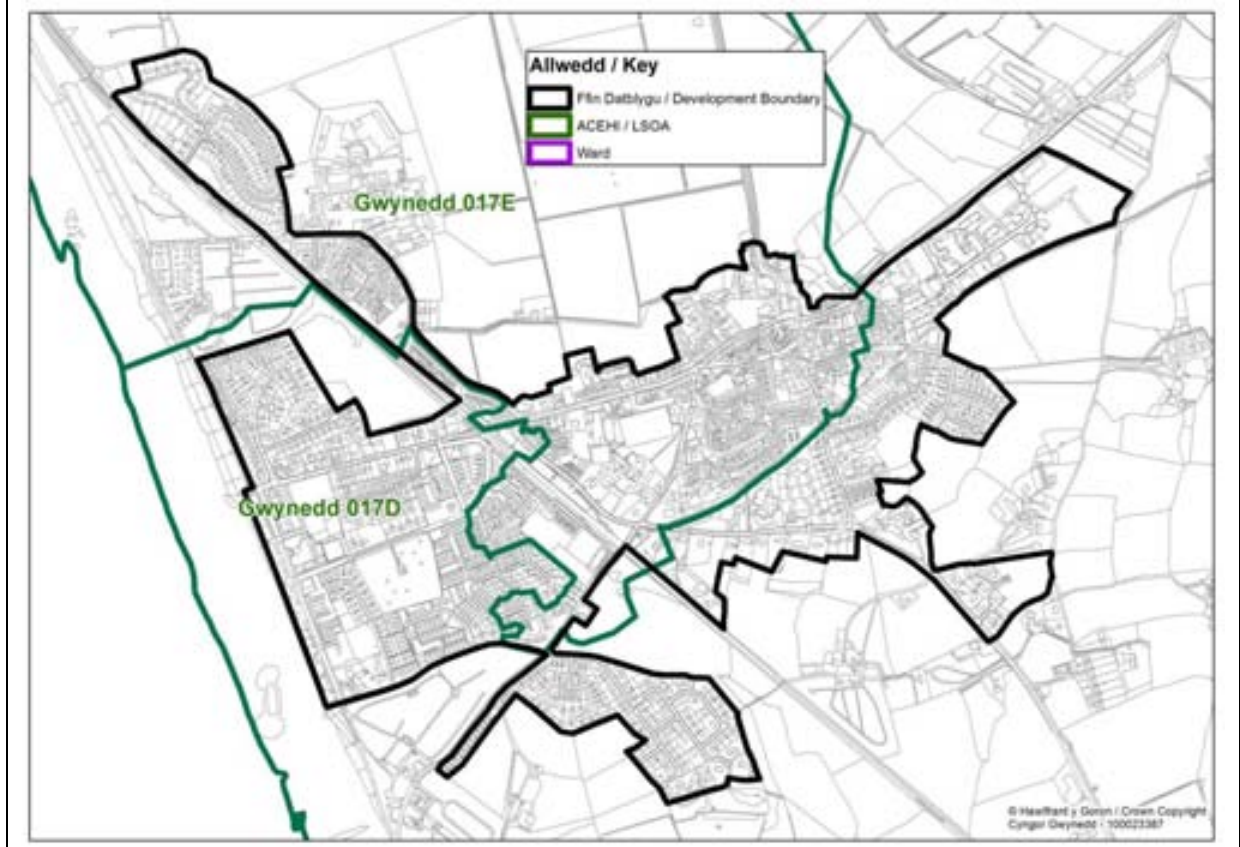
Ref	Site Name	Description	Considerations
T52	Land near Maes Dulyn		<p>Sewerage and Infrastructure</p> <ul style="list-style-type: none"> Potential developers need to be aware that the site is crossed by a water main and sewer and protection measures in the form of easement widths or a diversion of the pipe would be required, which may impact upon the housing density achievable on site. <p>Biodiversity</p> <ul style="list-style-type: none"> Forms part of a wildlife site, whose features would need to be considered at a planning application stage
C23	Penygroes Industrial Estate	Safeguarded Secondary Employment Site	<ul style="list-style-type: none"> Existing safeguarded employment site <p>Sewerage and Infrastructure</p> <ul style="list-style-type: none"> Site is crossed by a number of sewers. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights to access its apparatus at all times. Protection measures in respect of these assets will be required either in the form of an easement width or a possible diversion of the asset.

Proffil Anheddle / Settlement Profile			
Enw / Name	Tywyn		
Statws / Status	Canolfan Gwasanaeth Lleol / Local Service Centre		
Ardaloedd Cynnyrch Ehangach Haen Is / Lower Super Output Areas	Gwynedd 017D; 017E		
Wardiau / Wards	Tywyn 1		
Ystadegau Allweddol – Cyfrifiad 2011 / Key Statistics – Census 2011			
Ar y Cyfan / Overall			
Poblogaeth / Population	Nifer / No.		Tabl / Table
Preswylwyr Arferol / Usual Residents	3,264		KS101EW
Nifer yr Aelwydydd / Number of Households	1,601		KS105EW
Siaradwyr Cymraeg / Welsh Speakers (2001)	40.8%		UV84
Siaradwyr Cymraeg / Welsh Speakers (2011)	37.5%		KS207WA
Gwlad Enedigol / Country of Birth (2001)	Cymru / Wales	Arall / Other	UV08
	46.0%	54.0%	
Gwlad Enedigol / Country of Birth (2011)	Cymru / Wales	Arall / Other	KS204EW
	43.9%	56.1%	
Aelwydydd / Households			
Cyfansoddiad y Cartref – Nifer y Bobl / Household Composition – Number of Persons	1	40.8%	QS406EW
	2	38.4%	
	3+	20.7%	
Proffil Oedran Cyfartalog o Aelwydydd / Average Age Profile of Households	49.4		KS102EW
Aelwydydd Cudd / Gorlawn* Hidden / Overcrowded Households* *Mae'r fformiwla safonol a ddefnyddir i bennu sgôr deiliadaeth yn y tabl hwm yn seiliedig ar nifer yr ystafelloedd gwely mewn cartref. *The standard formula used to determine occupancy rating in this table is based on the number of bedrooms in a household.	Deiliadaeth Rating (Ystafelloedd Gwely) Occupancy Rating (Bedrooms)		QS412EW
	+2 neu fwy/ or more	40.5%	
	+1	40.8%	
	0	17.2%	
	-1	1.4%	
	-2	0.1%	
Anheddau / Dwellings			
Nifer o Anheddau / Number of Dwellings	1,880		KS401EW
Math o Anheddau / Type of Dwellings *Mae annedd yn cael ei rannu os yw'r ofodau aelwydydd sydd ynddo gael math o lety 'yn rhan o dŷ wedi'i addasu neu ei rannu', os nad pob ystafell y tu ôl i ddrws sydd ddim ond bod aelwyd yn eu defnyddio ac mae o leiaf un lle eraill y cartref yn y cyfeiriad hwnnw gyda y gellir ei gyfuno. * A dwelling is shared if the household spaces it contains have accommodation type 'part of a converted or shared house', if not all rooms are behind a door that only that household can use and there is at least one other household space at that address with which it can be combined.	Rhannu* Shared*	Na chant eu rhannu Not Shared	QS402EW
	0.2%	99.8%	
Deiliadaeth Cartref / Household Tenure	Perchen / Owned	Arall / Other	QS405EW
	65.1%	34.9%	
Nifer yr Ystafelloedd Gwely /	0	0.0%	QS411EW

Number of Bedrooms	1	8.4%	
	2	36.0%	
	3	37.7%	
	4+	18.0%	
Gwag / Ail Gartrefi Vacant / Second Homes	14.9%		KS401EW

Amcangyfrifon Poblogaeth 2011 / Population Estimates 2011	
Nifer o Dai / Number of Houses	1,791
Maint y Cartref / Household Size	2.32
Amcangyfrif Poblogaeth / Estimate Population	4,155

Ardal Gynnyrch Cyfrifiad / Census Output Area



Map Mewnosaod / Inset Map



Cymhareb Fforddiadwyedd / Affordability Ratio

Pris canolif eiddo i incwm canolrif aelwyd / Median house prices to Median household income (2014)

Ward	Cyfradd fforddiadwyaeth / Affordability ratio	Pris canolrif eiddo / Median House Price	Incwm canolrif aelwyd / Median Household Income	Nifer o werthiannau tai / Number of House sales
Tywyn	7.7	£144,000	£18,816	56

Ffynhonnell / Source: CACI Paycheck & Gofrestrfa Dir/Land Registry

Ardal PrisiauTai / House Price Area: Arfordir Gorllewinol ac Arfon Wledig / Western Coastal & Rural Arfon - o leiaf 15% o dai fforddiadwy ar safleoedd / at least 15% affordable housing on sites

Datblygu Tai Ers 2001 – Cwblhau / Housing Development Since 2001 - Completion

01 - 02	02 - 03	03 - 04	04 - 05	05 - 06	06 - 07	07 - 08	08 - 09	09 - 10	10 - 11	11 - 12	12 - 13	13 - 14
14	10	12	17	22	4	16	7	20	2	2	0	11

Safleoedd â Chaniatâd Cynllunio yn Ebrill 2014 / Sites with Planning Permission in April 2014

Heb eu Dechrau / Not Started	Wrthi yn cael eu hadeiladu / Under Construction	Wedi'i cwblhau / Completed
65	29	11

Cyfleusterau Cymunedol / Community Facilities

Ysgol Uwchradd; Ysgol Gynradd; Ysgolion Meithrin; Meddygfa; Deintyddfa; Llyfrgell; Canolfan Hamdden; Sinema/Thatr; Swyddfa Bost; Siopau gan gynnwys Siop Nwyddau Cyfleus; Siopau Bwyd Mawr; Ysbyty Gymunedol; Fferyllfa; Optegydd; Banciau/Cymdeithasau Adeiladu; Peiriant Arian Parod; Canolfan Gymunedol; Tai Tafarn; Mannau Addoli; Gwasanaeth Bws; Gwasanaeth Tren; Gorsaf Heddlu; Gorsaf Dân

Secondary School; Primary School; Playgroups; Doctor's Surgery; Dentist; Library; Leisure Centre; Cinema/Theatre; Post Office; Shops including a Convenience Shop; Large Food Shops; Community Hospital; Pharmacy; Optician; Banks/Building Societies; ATM; Community Centre; Public Houses; Places of Worship; Bus Service; Train Service; Police Station; Fire Station

Hygyrchedd a Chludiant Cyhoeddus / Accessibility & Public Transport

- Wedi ei wasanaethu gan yr A493.
- Amryw o safleoedd bws o fewn yr anheddle – llwybrau 28, 29, X29, 30 a 528.
- Gorsaf reilffordd gyda gwasanaeth lleol cyfyngedig.

- Served by A493.
- Multiple bus stops within the settlement – routes 28, 29, X29, 30 and 528.
- Railway station with limited local service.

Cyfleoedd Cyflogaeth/ Employment Opportunities

Ysgolion, meddygfa, ac amrywiaeth o siopau yn cynnig cyfleoedd cyflogaeth o fewn neu'n agos at yr anheddle. Ystad ddiwydiannol yn cynnig rhagor o gyfleoedd cyflogaeth / *Schools, health clinic and a variety shops located within or close to the settlement that provide employment opportunities. Industrial Estate provides further employment opportunities.*

Cyfyngiadau Datblygu / Development Constraints

- Parth risg llifogydd C2 gyferbyn â'r anheddle / *C2 Flood risk zone adjacent to settlement*
- Rhan o'r anheddle o fewn parth risg llifogydd C1 / *Part of settlement within C1 Flood Risk zone.*
- SoDdGA gyferbyn â'r anheddle / *SSSI adjacent to site*

Dynodiadau Trefol / Urban Designations

- Adeiladau Rhestredig / *Listed Buildings*

Cynllun Adnau – Ffeithiau allweddol / Deposit Plan – Key Facts

Targed Dangosol Tai / Housing Target

Lefel twf dangosol / Indicative housing growth	Unedau wedi ei cwblhau / Completed units (2011-14)	Banc tir presennol / Existing housing landbank	Nifer ychwanegol dangosol sydd eu angen / Indicative additional number required
103	13	88	2

Cyfradd cyfartalog adeiladu blynyddol / *Annual average build rate = 7*

Polisi Tai / Housing Policy

- Defnyddio gwybodaeth leol (e.e. arolwg anghenion tai lleol diweddar) a Chyfrifiad i ddylanwadu ar y math o dai (e.e. nifer o loffydd, proffil oedran a.y.b.) (Polisi TAI 1);
- Sicrhau cymysgedd o dai marchnad agored a thai fforddiadwy (gan gynnwys angen lleol) (Polisi TAI 1, TAI 9, TAI 10) ar:
 - Safleoedd hefo caniatad cynllunio yn barod (Polisi TAI 15);
 - Safleoedd / adeiladau ar hap du mewn i ffiniau datblygu (Polisi TAI 15);
 - 2 ddynodiad – safleoedd ar gyfer tua 21 a 14 o unedau, yn ddarostynedig i drafodaeth cyn ac adeg cyflwyno cais cynllunio (Polisi TAI 15);
 - Safleoedd eithrio gwledig (Polisi TAI 10).
- Ystyried datblygu fesul cam yn seiliedig ar ddadansoddiad o: ysgol gynradd (capasiti sbar: 33.3% yn 2013); gostyngiad o 3.3% mewn siaradwyr Cymraeg 2001-2011 (o dan 70%); gostyngiad o 2.1% o ran unigolion a anwyd yng Nghymru 2001-2011; 14.9% tai haf / gwyliau/ gwag (Polisi TAI 1 a Polisi X).
- Use local knowledge (e.g. recent local housing need survey) and the Census to influence the type of housing (e.g. number of bedrooms, age profile etc.) (Policy TAI 1);
- Secure a mix of open market and affordable housing

	<p>(including for local need) (Policy TAI 1, TAI 9, TAI 10) on:</p> <ul style="list-style-type: none"> ○ Sites already with planning permission (Policy TAI 15); ○ Windfall sites / buildings within the development boundary (Policy TAI 15); ○ 2 allocated sites – sites for around 21 and 14 units, subject to pre-application and planning application stage (Policy TAI 15); ○ Rural exception sites (Policy TAI 10) <ul style="list-style-type: none"> ● Consider phased development based on an analysis at planning application stage of: primary school (spare capacity: 33.3% in 2013); 3.3% reduction in proportion of Welsh speakers 2001-2011 (lower than 70%); 2.1% decrease in individuals born in Wales 2001-2011; 14.9% second/ holiday/ vacant homes (TAI 1 and TAI X).
Polisi Cyflogaeth / Employment Policy	<ul style="list-style-type: none"> ● Dynodir neu gwarchodir tir ar gyfer defnydd cyflogaeth o fewn yr anheddle (Polisi Strategol PS10, Polisi CYF1 a Pholisi CYF2). ● Galluogi busnesau presennol i ehangu neu ail-leoli (Polisi PS10); ● galluogi trosi adeiladau presennol neu unedau bach newydd ar gyfer busnes (Polisi CYF 5); ● galluogi gweithio gartref (Polisi CYF 5); ● Land within the settlement will be either safeguarded or allocated for employment purposes (Strategic Policy PS10, Policy CYF1 and Policy CYF2); ● enable existing businesses to expand or re-locate (Policy PS10); ● enable conversion of existing buildings or provision of small new business units (Policy CYF 5); ● enable home working (Policy CYF 5);
Isadeiledd / Infrastructure	<ul style="list-style-type: none"> ● sicrhau argaeledd isadeiledd angenrheidiol (Polisi ISA1, PS1, PS3, TRA1) ● cynnal neu wella cyfleusterau a gwasanaethau cymunedol (Polisi ISA 2). ● ensure availability of required infrastructure (Policy ISA 1, PS1, PS3, TRA 1) ● maintain or improve community facilities and services (Policy ISA 2)

Cyf	Enw'r Safle	Disgrifiad	Ystyriaethau
T53	Sŵn y Tonnau	Safle maes glas gyda chaniatâd cynllunio presennol	<ul style="list-style-type: none"> ● Rhoddwyd caniatâd cynllunio (C05M/0090/09/LL), datblygu heb gychwyn ● Ni nodwyd unrhyw faterion o bwys
T54	Garreglwyd	Safle maes glas gyda chaniatâd cynllunio	<ul style="list-style-type: none"> ● Rhoddwyd caniatâd cynllunio (5/79/134),

		presennol	datblygu heb gychwyn <ul style="list-style-type: none"> Ni nodwyd unrhyw faterion o bwys
C9	Stad Pendre	Safle Cyflogaeth Cynradd a Ddiogelir	<ul style="list-style-type: none"> Safle cyflogaeth presennol a ddiogelir - ni nodwyd unrhyw faterion o bwys

Ref	Site Name	Description	Considerations
T53	Sŵn y Tonnau	Greenfield site with existing planning permission	<ul style="list-style-type: none"> Planning consent given (C05M/0090/09/LL) development not started No notable issues identified
T54	Garreglwyd	Greenfield site with existing planning permission	<ul style="list-style-type: none"> Planning consent given (5/79/134) development not started No notable issues identified
C9	Pendre Estate	Safeguarded Primary Employment Site	<ul style="list-style-type: none"> Existing safeguarded employment site - no notable issues identified