

PENTREFI GWASANAETH

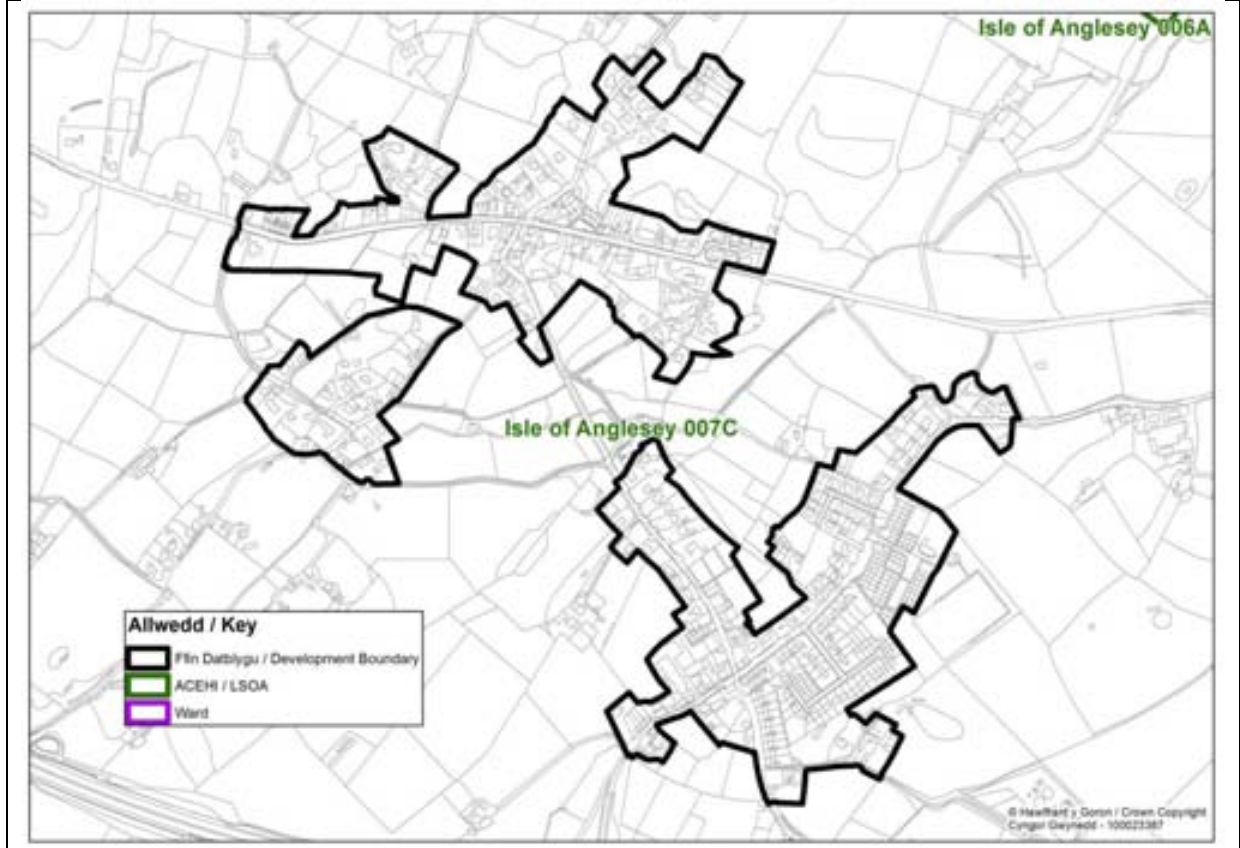
SERVICE VILLAGES

Proffil Anheddle / Settlement Profile			
Enw / Name	Gwalchmai		
Statws / Status	Pentref Gwasanaeth / Service Village		
Ardaloedd Cynnyrch Ehangach Haen Is / Lower Super Output Areas	Ynys Môn / Isle of Anglesey 007C		
Wardiau / Wards	Bryngwran		
Ystadegau Allweddol – Cyfrifiad 2011 / Key Statistics – Census 2011			
Ynys Môn / Isle of Anglesey 007C			
Poblogaeth / Population	Nifer / No.		Tabl / Table
Preswylwyr Arferol / Usual Residents	1,903		KS101EW
Nifer yr Aelwydydd / Number of Households	778		KS105EW
Siaradwyr Cymraeg / Welsh Speakers (2001)	76.1%		UV84
Siaradwyr Cymraeg / Welsh Speakers (2011)	71.2%		KS207WA
Gwlad Enedigol / Country of Birth (2001)	Cymru / Wales	Eraill / Other	UV08
	78.2%	21.8%	
Gwlad Enedigol / Country of Birth (2011)	Cymru / Wales	Eraill / Other	KS204EW
	74.0%	26.0%	
Aelwydydd / Households			
Cyfansoddiad y Cartref – Nifer y Bobl / Household Composition – Number of Persons	1	28.1%	QS406EW
	2	35.7%	
	3+	36.1%	
Proffil Oedran Cyfartalog o Aelwydydd / Average Age Profile of Households	41.8		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	40.7%	
	+1	39.8%	
	0	17.1%	
	-1	1.9%	
	-2	0.4%	
Anheddau / Dwellings			
Nifer o Anheddau / Number of Dwellings	825		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	Eraill / Other	QS405EW
	68.5%	31.5%	
Nifer yr Ystafelloedd Gwely /	0	0.1%	QS411EW

Number of Bedrooms	1	3.0%	
	2	24.4%	
	3	52.4%	
	4+	20.1%	
Gwag / Ail Gartrefi Vacant / Second Homes	5.7%		KS401EW

Amcangyfrifon Poblogaeth 2011 / Population Estimates 2011	
Nifer o Dai / Number of Houses	277
Maint y Cartref / Household Size	2.28
Amcangyfrif Poblogaeth / Estimate Population	632

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
Bryngwran	5.1	£122,250	£23,806	24

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
0	1	1	2	9	5	3	3	4	0	1	0	0

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

Heb Ddechrau / Not Started	Wrthi yn cael eu hadeilau / Under Construction	Cwblhau / Completed
7	4	0

Cyfleusterau Cymunedol / Community Facilities

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

Primary School; Playgroups; Doctor's Surgery; Post Office; Shops including a Convenience Shop; Petrol Station; Public House; Places of Worship; Bus Service

Hygyrchedd a Chludiant Cyhoeddus / Accessibility & Public Transport

- Wedi ei wasanaethu gan yr A55 a'r A5.
- 2 safle bws o fewn yr anheddle – llwybrau X4, 4 a 45.
- 4 safle bws yn agos i'r anheddle – llwybrau X4, 4 a 45.

- Served by A55 and A5.
- 2 bus stops within the settlement – routes X4, 4 and 45.
- 4 bus stops within close proximity of the settlement – routes X4, 4 and 45.

Cyfleoedd Cyflogaeth/ Employment Opportunities

O fewn 8 km i Llangefni (Canolfan Wasanaeth Trefol), sy'n cynnig cyfleoedd amrywiol ar stadau diwydiannol/ busnes a llefydd gwaith eraill / *Within 8 km of Llangefni (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.*

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
40	1	11	28

Cyfradd cyfartalog adeiladu blynyddol / Annual average build rate = 3

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 angen lleol (Polisi TAI 1, TAI 9, TAI 10) ar:
 - Safleoedd hefo caniatad cynllunio yn barod (Polisi TAI 16);
 - Safleoedd / adeiladau ar hap du mewn i ffiniau datblygu (Polisi TAI 16);
 - 1 dynodiad – safle ar gyfer tua 28 o unedau, yn ddarostynedig i drafodaeth cyn ac adeg cyflwyno cais cynllunio (Polisi TAI 16);
 - Safleoedd eithrio gwledig (Polisi TAI 10).
- Ystyried datblygu fesul cam yn seiliedig ar ddadansoddiad o: argaeledd lle yn yr ysgol gynradd (capasiti sbar: 26.2% yn 2013); gostyngiad o 4.9% mewn siaradwyr Cymraeg 2001-2011 ond dal dros 70%; gostyngiad o 4.2% o ran unigolion a anwyd yng Nghymru 2001-2011; 5.7% 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 local need affordable housing (Policy TAI 1, TAI 9, TAI 10) on:
 - Sites already with planning permission (Policy TAI 16);
 - Windfall sites / buildings within the development boundary (Policy TAI 16);
 - 1 allocated site – site for around 28 units, subject to pre-application and planning application stage (Policy TAI 16);
 - 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 capacity (spare capacity: 26.2% in 2013); 4.9% reduction in proportion of Welsh speakers 2001-2011, but still higher than 70%; 4.2% decrease in individuals born in Wales 2001-2011; 5.7% 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 a Chaerdybi (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 and Llangefni (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
T55	Tir ger yr A5	Safle maes glas gyda chysylltiadau mynediad da at ganol y pentref.	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
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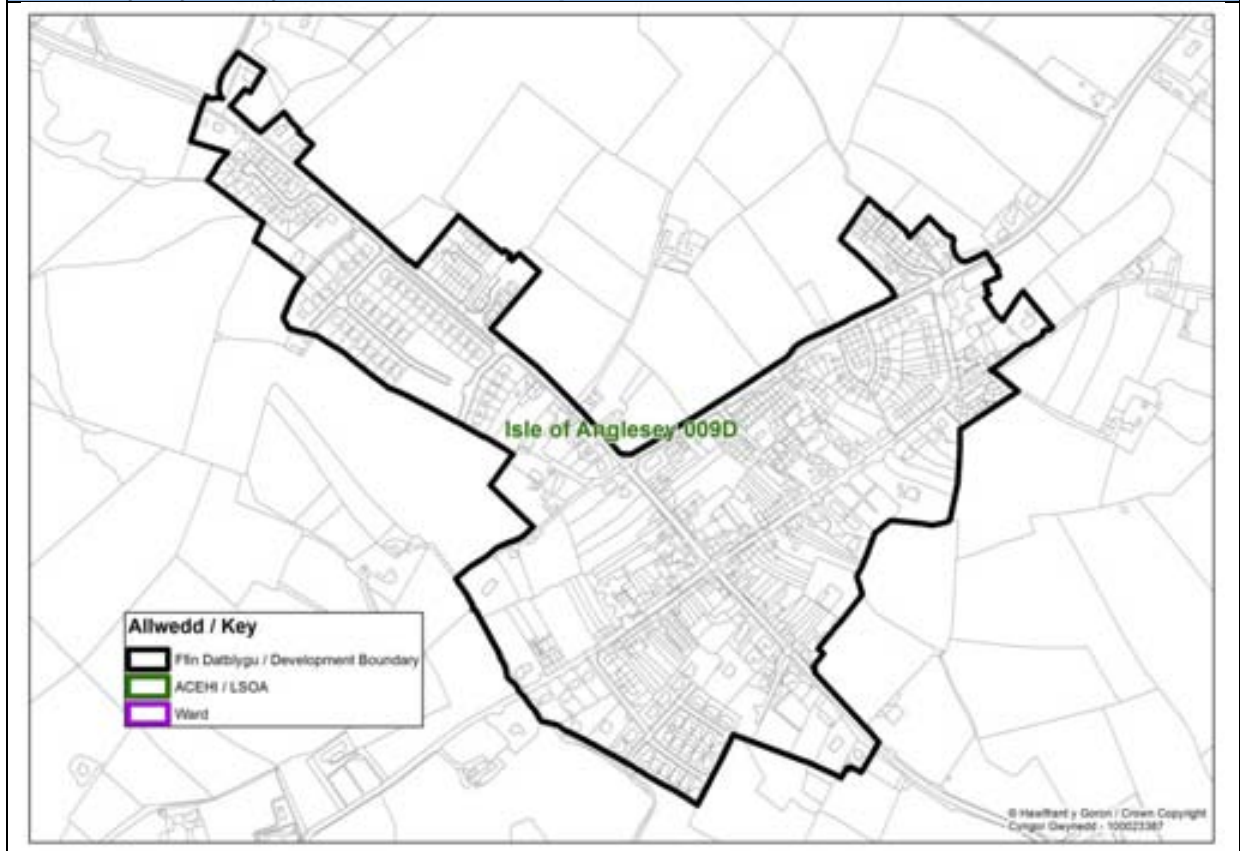
T55	Land near the A5	Greenfield site with good access links to village centre.	Sewerage and Infrastructure <ul style="list-style-type: none">• Site is crossed by a sewer and protection measures in the form of easement widths or a diversion of the pipe would be required, which may impact upon the housing density achievable on site.
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Proffil Anheddle / Settlement Profile			
Enw / Name	Niwbwrch / Newborough		
Statws / Status	Pentref Gwasanaeth / Service Village		
Ardaloedd Cynnyrch Ehangach Haen Is / Lower Super Output Areas	Ynys Môn / Isle of Anglesey 009D		
Wardiau / Wards	Rhosyr		
Ystadegau Allweddol – Cyfrifiad 2011 / Key Statistics – Census 2011			
Isle of Anglesey 009D			
Poblogaeth / Population	Nifer / No.		Tabl / Table
Preswylwyr Arferol / Usual Residents	2,226		KS101EW
Nifer yr Aelwydydd / Number of Households	986		KS105EW
Siaradwyr Cymraeg / Welsh Speakers (2001)	63.7%		UV84
Siaradwyr Cymraeg / Welsh Speakers (2011)	59.3%		KS207WA
Gwlad Enedigol / Country of Birth (2001)	Cymru / Wales	Eraill / Other	UV08
	64.9%	35.1%	
Gwlad Enedigol / Country of Birth (2011)	Cymru / Wales	Eraill / Other	KS204EW
	63.5%	36.5%	
Aelwydydd / Households			
Cyfansoddiad y Cartref – Nifer y Bobl / Household Composition – Number of Persons	1	32.0%	QS406EW
	2	35.8%	
	3+	32.2%	
Proffil Oedran Cyfartalog o Aelwydydd / Average Age Profile of Households	44.1		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	40.6%	
	+1	36.8%	
	0	19.5%	
	-1	2.9%	
	-2	0.2%	
Anheddau / Dwellings			
Nifer o Anheddau / Number of Dwellings	1,130		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	Eraill / Other	QS405EW
	71.0%	29.0%	

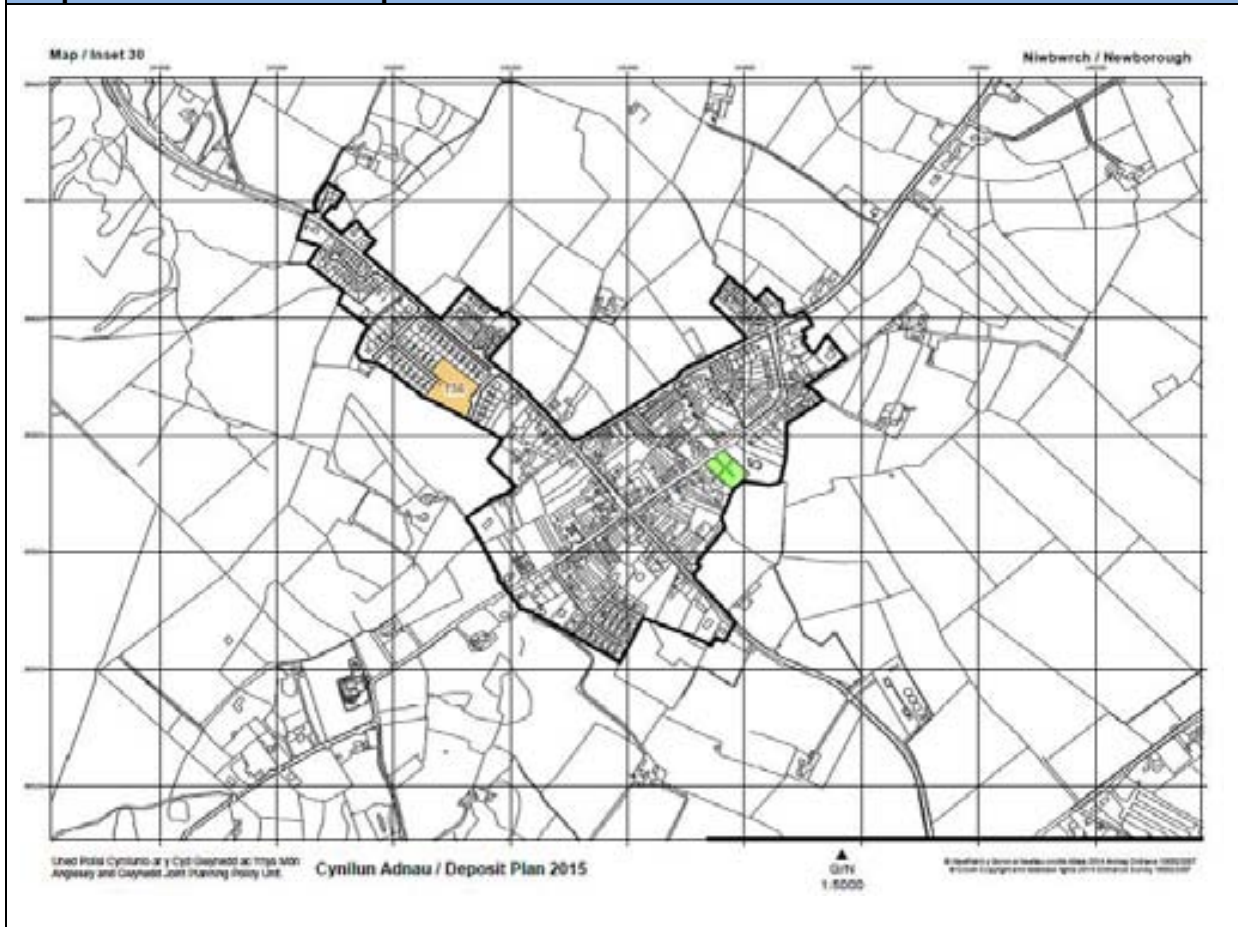
Nifer yr Ystafelloedd Gwely / Number of Bedrooms	0	0.0%	QS411EW
	1	5.8%	
	2	27.8%	
	3	51.4%	
	4+	15.0%	
Gwag / Ail Gartrefi Vacant / Second Homes	12.7%		KS401EW

Amcangyfrifon Poblogaeth 2011 / Population Estimates 2011	
Nifer o Dai / Number of Houses	340
Maint y Cartref / Household Size	2.28
Amcangyfrif Poblogaeth / Estimate Population	775

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
Rhosyr	6.4	£147,500	£22,986	30

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

Ardal Prisiau Tai / House Price Area: De-orllewin / South 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	3	5	2	0	2	17	11	3	2	0	0	0

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

Heb Ddechrau / Not Started	Wrthi yn cael eu hadeilau / Under Construction	Cwblhau / Completed
24	2	0

Cyfleusterau Cymunedol / Community Facilities

Ysgol Gynradd; Ysgol Feithrin; Llyfrgell; Canolfan Gymdeithasol; Swyddfa Bost; Siopau gan gynnwys Siop Nwyddau Cyfleus; Tŷ Tafarn; Mannau Addoli; Gwasanaeth Bws

Primary School; Playgroup; Library; Community Centre; Post Office; Shops including a Convenience Shop; Public House; Places of Worship; Bus Service

Hygyrchedd a Chludiant Cyhoeddus / Accessibility & Public Transport

- Wedi ei wasanaethu gan yr A4040 a'r B4421.
- Nifer o safleoedd bws o fewn yr anheddle – llwybr 42.

- Served by A4040 and B4421.
- Multiple bus stops within the settlement – route 42.

Cyfleoedd Cyflogaeth/ Employment Opportunities

O fewn 12 km i Langefni (Canolfan Wasanaeth trefol), 13km i Lanfarirpwell sy'n cynnig cyfleoedd amrywiol ar stadau diwydiannol/ busnes a llefydd gwaith eraill / *Within 12 km of Langefni (Urban Service Centre) that provide a variety of employment opportunities on industrial/ business estates and other employment sources.*

Ysgolion, meddygfa, siop yn cynnig cyfleoedd cyflogaeth o fewn neu'n agos at yr anheddle/ *Schools, health clinic and shop 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*
- Ger SoDdGA ac ACA / *Adjacent to SSSI and SAC*

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
40	0	26	14

Cyfradd cyfartalog adeiladu blynyddol / Annual average build rate = 3

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 angen lleol (Polisi TAI 1, TAI 9, TAI 10) ar:
 - Safleoedd hefo caniatad cynllunio yn barod (Polisi TAI 16);
 - Safleoedd / adeiladau ar hap du mewn i ffiniau datblygu (Polisi TAI 16);
 - 1 dynodiad – safle ar gyfer tua 12 o unedau, yn ddarostynedig i drafodaeth cyn ac adeg cyflwyno cais cynllunio (Polisi TAI 16);
 - Safleoedd eithrio gwledig (Polisi TAI 10).
- Ystyried datblygu fesul cam yn seiliedig ar ddadansoddiad o: argaeledd lle yn yr ysgol gynradd (capasiti sbar: 47.1% yn 2013); gostyngiad o 4.4% mewn siaradwyr Cymraeg 2001-2011 (ac yn is na 70%); gostyngiad o 1.4% o ran unigolion a anwyd yng Nghymru 2001-2011; 12.7% 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 local need affordable housing (Policy TAI 1, TAI 9, TAI 10) on:
 - Sites already with planning permission (Policy TAI 16);
 - Windfall sites / buildings within the development boundary (Policy TAI 16);
 - 1 allocated site – site for around 12 units, subject to pre-application and planning application stage (Policy TAI 16);
 - Rural exception sites (Policy TAI 10)
- Consider phased development based on an analysis at planning application stage of: primary school capacity (spare capacity: 47.1% in 2013); 4.4% reduction in proportion of Welsh speakers 2001-2011 (and lower than

	70%); 1.4% decrease in in individuals born in Wales 2001-2011; 12.7% 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 a Gaerwen (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 Gaerwen and Llangefni (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
T56	Stad Tyn Cae	Safle maes glas gyda chaniatâd cynllunio presennol	<ul style="list-style-type: none"> • Rhoddwyd caniatâd cynllunio (A337), datblygu heb gychwyn • Ni nodwyd unrhyw faterion o bwys

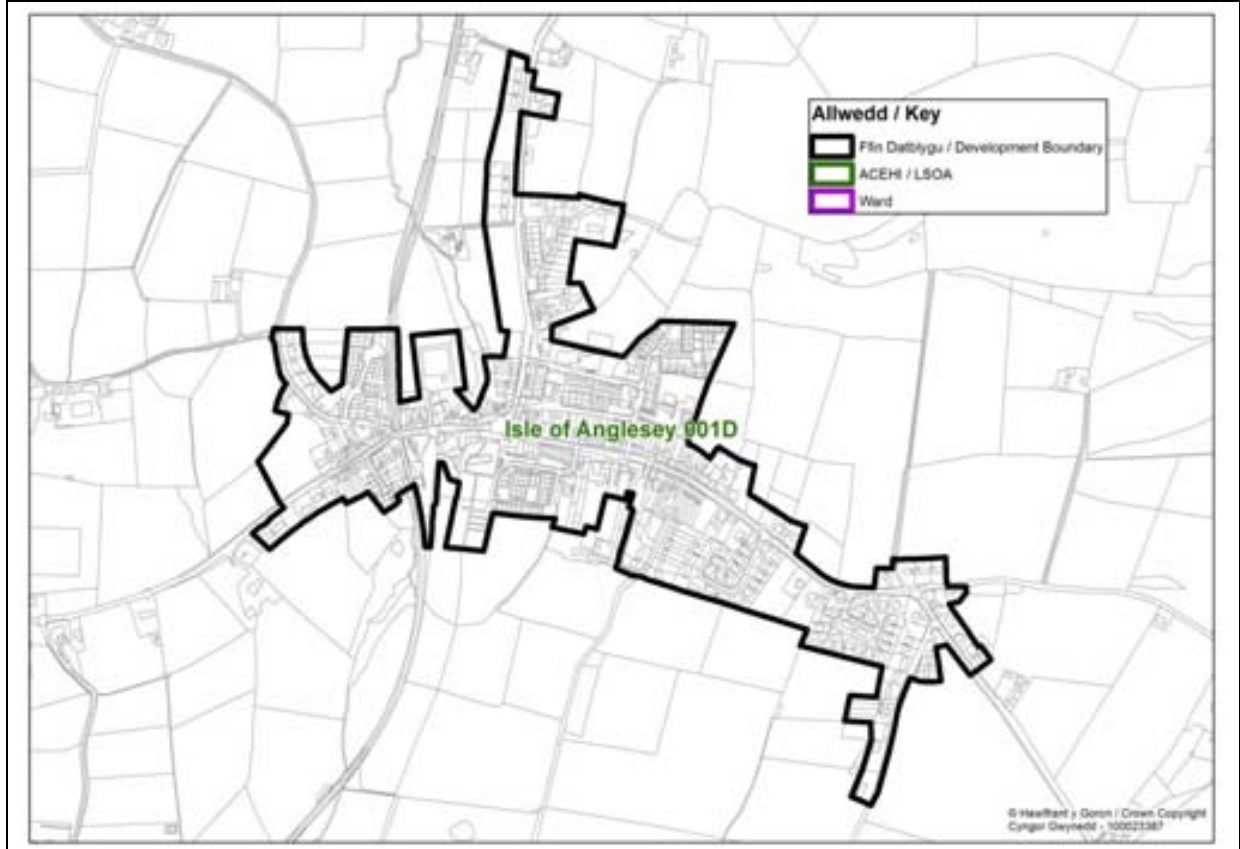
Ref	Site Name	Description	Considerations
T56	Tyn Cae Estate	Greenfield site with existing planning permission	<ul style="list-style-type: none"> • Planning consent given (A337) development not started • No notable issues identified

Proffil Anheddle / Settlement Profile			
Enw / Name	Llannerch-y-medd		
Statws / Status	Pentref Gwasanaeth / Service Village		
Ardaloedd Cynnyrch Ehangach Haen Is / Lower Super Output Areas	Ynys Môn / Isle of Anglesey 001D		
Wardiau / Wards	Llannerchymedd		
Ystadegau Allweddol – Cyfrifiad 2011 / Key Statistics – Census 2011			
Ynys Môn / Isle of Anglesey 001D			
Poblogaeth / Population	Nifer / No.		Tabl / Table
Preswylwyr Arferol / Usual Residents	1,941		KS101EW
Nifer yr Aelwydydd / Number of Households	802		KS105EW
Siaradwyr Cymraeg / Welsh Speakers (2001)	72.3%		UV84
Siaradwyr Cymraeg / Welsh Speakers (2011)	69.9%		KS207WA
Gwlad Enedigol / Country of Birth (2001)	Cymru / Wales	Eraill / Other	UV08
	72.5%	27.5%	
Gwlad Enedigol / Country of Birth (2011)	Cymru / Wales	Eraill / Other	KS204EW
	70.6%	29.4%	
Aelwydydd / Households			
Cyfansoddiad y Cartref – Nifer y Bobl / Household Composition – Number of Persons	1	27.4%	QS406EW
	2	35.7%	
	3+	36.9%	
Proffil Oedran Cyfartalog o Aelwydydd / Average Age Profile of Households	40.6		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	44.6%	
	+1	36.3%	
	0	16.2%	
	-1	2.5%	
	-2	0.4%	
Anheddau / Dwellings			
Nifer o Anheddau / Number of Dwellings	866		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	Eraill / Other	QS405EW
	65.0%	35.0%	
Nifer yr Ystafelloedd Gwely /	0	0.1%	QS411EW

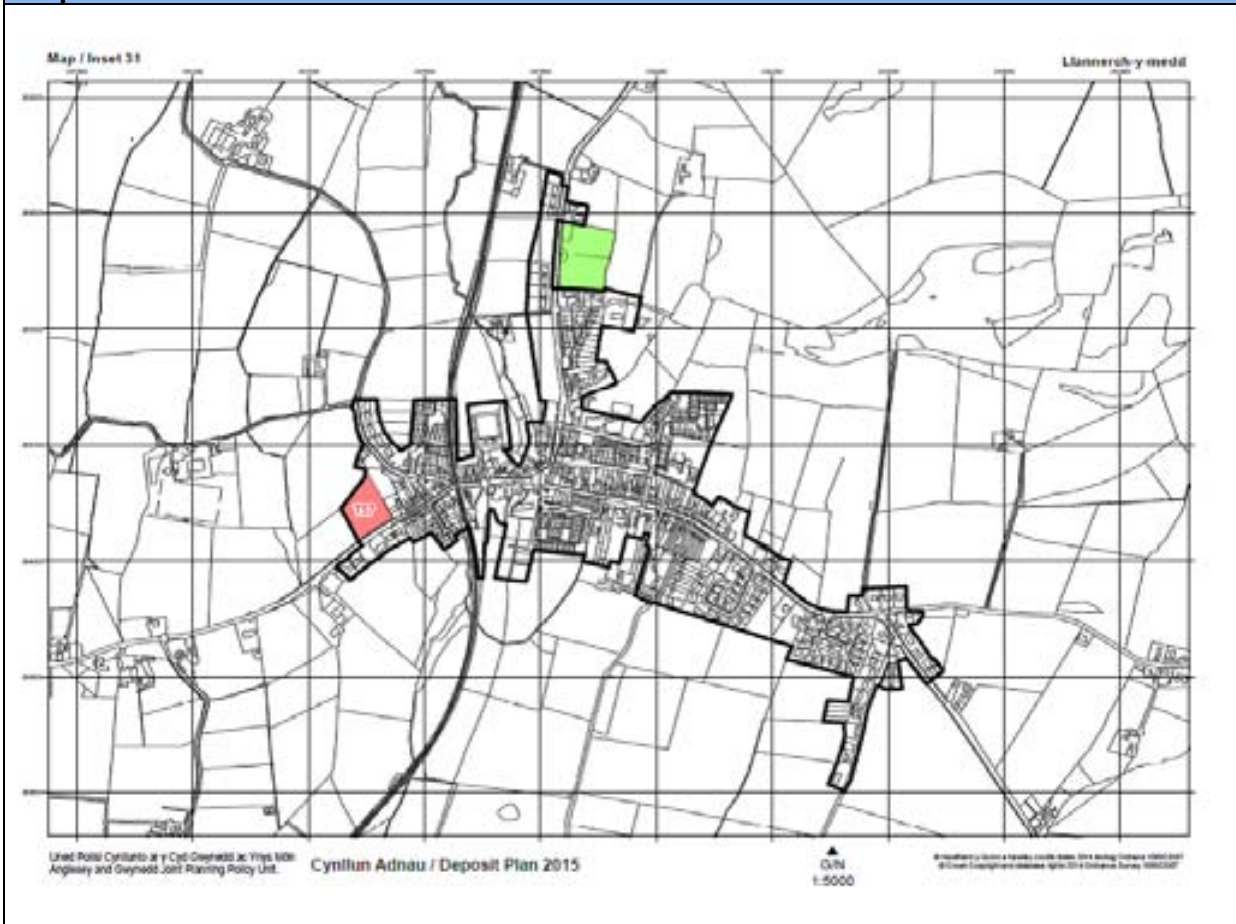
Number of Bedrooms	1	4.5%	
	2	20.8%	
	3	50.6%	
	4+	23.9%	
Gwag / Ail Gartrefi Vacant / Second Homes	7.4%		KS401EW

Amcangyfrifon Poblogaeth 2011 / Population Estimates 2011	
Nifer o Dai / Number of Houses	339
Maint y Cartref / Household Size	2.28
Amcangyfrif Poblogaeth / Estimate Population	773

Ardal Gynnyrch Cyfrifiad / Census Output Area



Map Mewnoshod / Inset Plan



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
Llanerch-y-Medd	6.5	£146,000	£22,437	18

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
18	20	9	3	6	0	1	1	0	2	0	0	1

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

Heb Ddechrau / Not Started	Wrthi yn cael eu hadeilau / Under Construction	Cwblhau / Completed
15	2	1

Cyfleusterau Cymunedol / Community Facilities

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

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

Hygyrchedd a Chludiant Cyhoeddus / Accessibility & Public Transport

- Wedi ei wasanaethu gan y B111 a'r B112.
- 2 safle bws o fewn yr anheddle – llwybrau 32 a 63.
- Served by B111 and B112.
- 2 bus stops within the settlement – routes 32 and 63.

Cyfleoedd Cyflogaeth/ Employment Opportunities

O fewn 10 km i Llangefni (Canolfan Wasanaeth trefol), a 20km i Gaergybi sy'n cynnig cyfleoedd amrywiol ar stadau diwydiannol/ busnes a llefydd gwaith eraill / *Within 10km of Llangefni (Urban Service Centre) and 20km to Holyhead that provide a variety of employment opportunities on industrial/ business estates and other employment sources.*

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

Cyfyngiadau Datblygu / Development Constraints

- Dim cyfyngiadau / No constraints

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
40	1	17	22

Cyfradd cyfartalog adeiladu blynyddol / Annual average build rate = 3

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 angen lleol (Polisi TAI 1, TAI 9, TAI 10) ar:
 - Safleoedd hefo caniatad cynllunio yn barod (Polisi TAI 16);
 - Safleoedd / adeiladau ar hap du mewn i ffiniau datblygu (Polisi 16);
 - 1 dynodiad – safle ar gyfer tua 17 o unedau, yn ddarostynedig i drafodaeth cyn ac adeg cyflwyno cais cynllunio (Polisi TAI 16);
 - Safleoedd eithrio gwledig (Polisi TAI 10).
- Ystyried datblygu fesul cam yn seiliedig ar ddadansoddiad o: argaeledd lle yn yr ysgol gynradd (capasiti sbar: 10.8% yn 2013); gostyngiad o 2.4% mewn siaradwyr Cymraeg 2001-2011 ond bellach ychydig o dan 70%; gostyngiad o 1.9% o ran unigolion a anwyd yng Nghymru 2001-2011; 7.4% 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 local need affordable housing (Policy TAI 1, TAI 9, TAI 10) on:
 - Sites already with planning permission (Policy TAI 16);
 - Windfall sites / buildings within the development boundary (Policy TAI 16);
 - 1 allocated site – site for around 17 units, subject to pre-application and planning application stage (Policy TAI 16);
 - Rural exception sites (Policy TAI 10)
- Consider phased development based on an analysis at planning application stage of: primary school capacity

	(spare capacity: 10.8% in 2013); 2.4% reduction in proportion of Welsh speakers 2001-2011, but now slightly below 70%; 1.9% decrease in individuals born in Wales 2001-2011; 7.4% 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 Llangedfni a 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 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
T57	Land near Tyn y Fynnon	Greenfield site to the west of the settlement with good access links to the village centre.	Sewerage and Infrastructure <ul style="list-style-type: none"> • 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. • Would require improvements at Llanerchymedd Wastewater Treatment Works (WwTW) which would need to be funded through DCWW's Asset Management Plan or potentially earlier through developer contributions.

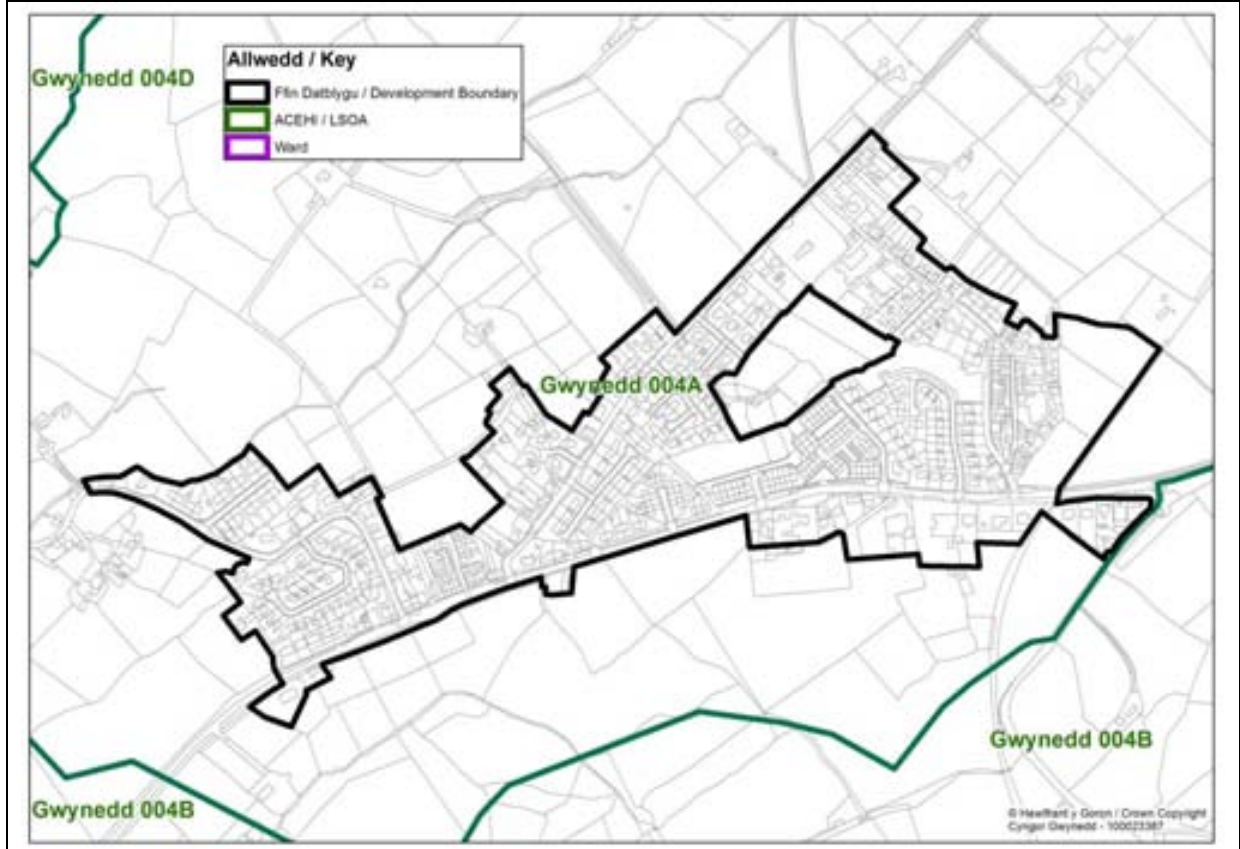
Ref	Site Name	Description	Considerations
T57	Land near Tyn y Fynnon	Greenfield site to the west of the settlement with good access links to the village centre.	<p>Sewerage and Infrastructure</p> <ul style="list-style-type: none"> • Off-site sewers would be required to connect to the public sewerage network. These can be provided through the sewer requisition scheme under Sections 98-101 of the Water Industry Act 1991. • Would require improvements at Llanerchymedd Wastewater Treatment Works (WwTW) which would need to be funded through DCWW's Asset Management Plan or potentially earlier through developer contributions.

Proffil Anheddle / Settlement Profile			
Enw / Name	Bethel		
Statws / Status	Pentref Gwasanaeth / Service Village		
Ardaloedd Cynnyrch Ehangach Haen Is / Lower Super Output Areas	Gwynedd 004A		
Wardiau / Wards	Bethel		
Ystadegau Allweddol – Cyfrifiad 2011 / Key Statistics – Census 2011			
Gwynedd 004A			
Poblogaeth / Population	Nifer / No.		Tabl / Table
Preswylwyr Arferol / Usual Residents	1,171		KS101EW
Nifer yr Aelwydydd / Number of Households	461		KS105EW
Siaradwyr Cymraeg / Welsh Speakers (2001)	88.7%		UV84
Siaradwyr Cymraeg / Welsh Speakers (2011)	87.3%		KS207WA
Gwlad Enedigol / Country of Birth (2001)	Cymru / Wales	Eraill / Other	UV08
	85.9%	14.1%	
Gwlad Enedigol / Country of Birth (2011)	Cymru / Wales	Eraill / Other	KS204EW
	87.0%	13.0%	
Aelwydydd / Households			
Cyfansoddiad y Cartref – Nifer y Bobl / Household Composition – Number of Persons	1	23.0%	QS406EW
	2	35.1%	
	3+	41.9%	
Proffil Oedran Cyfartalog o Aelwydydd / Average Age Profile of Households	39.1		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	41.4%	
	+1	39.9%	
	0	15.4%	
	-1	3.0%	
	-2	0.2%	
Anheddau / Dwellings			
Nifer o Anheddau / Number of Dwellings	476		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	Eraill / Other	QS405EW
	82.0%	18.0%	
Nifer yr Ystafelloedd Gwely /	0	0.0%	QS411EW

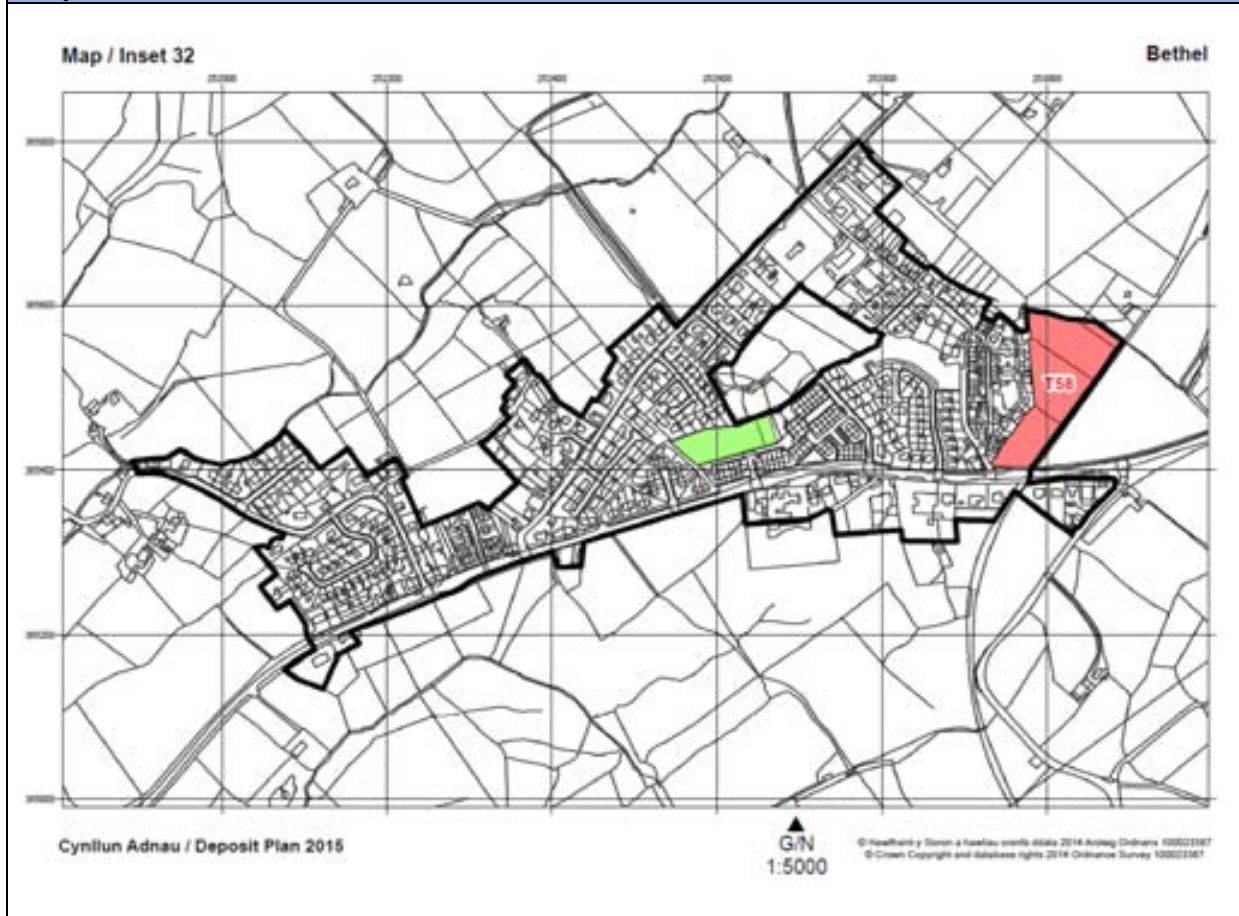
Number of Bedrooms	1	2.6%	
	2	22.6%	
	3	49.5%	
	4+	25.4%	
Gwag / Ail Gartrefi Vacant / Second Homes	3.2%		KS401EW

Amcangyfrifon Poblogaeth 2011 / Population Estimates 2011	
Nifer o Dai / Number of Houses	446
Maint y Cartref / Household Size	2.32
Amcangyfrif Poblogaeth / Estimate Population	1,035

Ardal Gynnyrch Cyfrifiad / Census Output Area



Map Mewnrosod / Inset Plan



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
Bethel	4.5	£130,250	£29,128	12

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

Datblygiadau 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	1	0	1	2	2	0	0	0	1	0	0	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
18	0	0

Cyfleusterau Cymunedol / Community Facilities

Ysgol Gynradd; Ysgol Feithrin; Swyddfa Bost; Siop Nwyddau Cyfleus; Canolfan Gymunedol; Tŷ Tafarn; Mannau Addoli; Gwasanaeth Bws

Primary School; Playgroup; Post Office; Convenience Shop; Community Centre; Public House; Places of Worship; Bus Service

Hygyrchedd a Chludiant Cyhoeddus / Accessibility & Public Transport

- Wedi ei wasanaethu gan yr A487 a'r B4366.
- Nifer o safleoedd bws o fewn yr anheddle – llwybrau 72, 73, 82 a 83.
- Served by A487 and B4366.
- Multiple bus stops within the settlement – routes 72, 73, 82 and 83.

Cyfleoedd Cyflogaeth/ Employment Opportunities

O fewn 5 km i Gaernarfon (Canolfan Wasanaeth trefol), 7km i Fangor a 10km i Abersoch a sy'n cynnig cyfleoedd amrywiol ar stadau diwydiannol/ busnes a llefydd gwaith eraill / Within 5 km of Pwllheli (Urban Service Centre) 7km to Bangor, that provide a variety of employment opportunities on industrial/ business estates and other employment sources.

Cyfyngiadau Datblygu / Development Constraints

- Safleoedd Bywyd Gwyllt 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
40	0	4	36

Cyfradd cyfartalog adeiladu blynyddol / Annual average build rate = 3

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 angen lleol (Polisi TAI 1, TAI 9, TAI 10) ar:
 - Safleoedd hefo caniatad cynllunio yn barod (Polisi TAI 16);
 - Safleoedd / adeiladau ar hap du mewn i ffiniau datblygu (Polisi 16);
 - 2 dynodiad – safleoedd ar gyfer tua 28 a 12 o unedau, yn ddarostynedig i drafodaeth cyn ac adeg cyflwyno cais cynllunio (Polisi TAI 16);
 - Safleoedd eithrio gwledig (Polisi TAI 10).
- Ystyried datblygu fesul cam yn seiliedig ar ddadansoddiad o: argaeledd lle yn yr ysgol gynradd (capasiti sbar: 20.2% yn 2013); gostyngiad o 1.4% mewn siaradwyr Cymraeg 2001-2011, ond dal dros 70%; cynydd o 1.1% o ran unigolion a anwyd yng Nghymru 2001-2011; 3.2% 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 local need affordable housing (Policy TAI 1, TAI 9, TAI 10) on:
 - Sites already with planning permission (Policy TAI 16);
 - Windfall sites / buildings within the development boundary (Policy TAI 16);
 - 2 allocated sites – sites for around 28 and 12 units, subject to pre-application and planning application stage (Policy TAI 16);
 - Rural exception sites (Policy TAI 10)
- Consider phased development based on an analysis at planning application stage of: primary school capacity (spare capacity: 20.2% in 2013); 1.4% reduction in

	<p>proportion of Welsh speakers 2001-2011, but still higher than 70%; 1.1% increase in individuals born in Wales 2001-2011; 3.2% 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 Caernarfon (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 Caernarfon (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
T70	Tir gyferbyn â Stad Cremlyn	Safle maes glas yn agos at yr ysgol a chyfleusterau cymunedol eraill.	<p>Carthffosiaeth a Seilwaith</p> <ul style="list-style-type: none"> • Byddai'r llifau budr yn arwain at Orsaf Bwmpio Bethel (SPS) ac efallai y bydd angen asesiad o'r SPS hwn i sefydlu a ellir cynnwys y llif neu a fydd angen gwelliannau i'r SPS i ganiatáu i'r datblygiad fynd yn ei flaen. • Byddai angen gwelliannau yng Ngwaith Trin Dŵr Gwastraff Treborth (GTDG) y byddai angen eu hariannu drwy Gynllun Rheoli Asedau DCWW neu efallai ynghynt trwy gyfraniadau datblygwyr.
T71	Tir gyferbyn â Stad Rhoslan	Safle maes glas tua'r gogledd o'r	<p>Carthffosiaeth a Seilwaith</p> <ul style="list-style-type: none"> • Byddai'r llifau budr yn

		anheddiad ac yn agos ar gyfleusterau'r pentref.	<p>arwain at Orsaf Bwmpio Bethel (SPS) ac efallai y bydd angen asesiad o'r SPS hwn i sefydlu a ellir cynnwys y llif neu a fydd angen gwelliannau i'r SPS i ganiatáu i'r datblygiad fynd yn ei flaen.</p> <ul style="list-style-type: none"> • Byddai angen gwelliannau yng Ngwaith Trin Dŵr Gwastraff Treborth (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
T70	Land opposite Cremlyn Estate	Greenfield site close to the school and other community facilities.	<p>Sewerage and Infrastructure</p> <ul style="list-style-type: none"> • The foul flows would lead to Bethel Sewage 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. • Would require improvements at Treborth Wastewater Treatment Works (WwTW) which would need to be funded through DCWW's Asset Management Plan or potentially earlier through developer contributions.
T71	Land opposite Rhoslan estate	Greenfield site to the north of the settlement close to village facilities.	<p>Sewerage and Infrastructure</p> <ul style="list-style-type: none"> • The foul flows would lead to Bethel Sewage 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

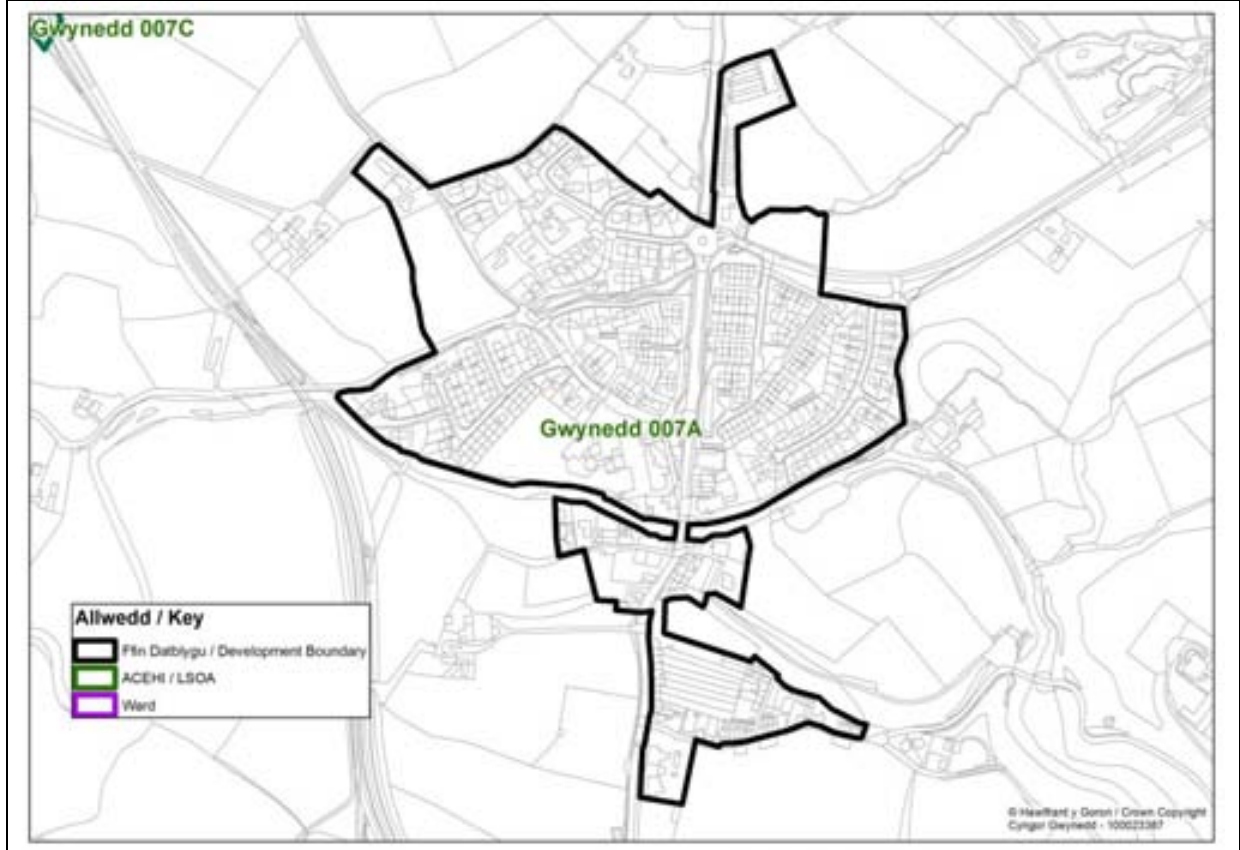
			<p>proceed.</p> <ul style="list-style-type: none">• Would require improvements at Treborth Wastewater Treatment Works (WwTW) which would need to be funded through DCWW's Asset Management Plan or potentially earlier through developer contributions.
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Proffil Anheddle / Settlement Profile			
Enw / Name	Bontnewydd		
Statws / Status	Pentref Gwasanaeth / Service Village		
Ardaloedd Cynnyrch Ehangach Haen Is / Lower Super Output Areas	Gwynedd 007A		
Wardiau / Wards	Bontnewydd		
Ystadegau Allweddol – Cyfrifiad 2011 / Key Statistics – Census 2011			
Gwynedd 007A			
Poblogaeth / Population	Nifer / No.		Tabl / Table
Preswylwyr Arferol / Usual Residents	1,162		KS101EW
Nifer yr Aelwydydd / Number of Households	472		KS105EW
Siaradwyr Cymraeg / Welsh Speakers (2001)	85.0%		UV84
Siaradwyr Cymraeg / Welsh Speakers (2011)	82.6%		KS207WA
Gwlad Enedigol / Country of Birth (2001)	Cymru / Wales	Arall / Other	UV08
	84.7%	15.3%	
Gwlad Enedigol / Country of Birth (2011)	Cymru / Wales	Arall / Other	KS204EW
	81.0%	19.0%	
Aelwydydd / Households			
Cyfansoddiad y Cartref – Nifer y Bobl / Household Composition – Number of Persons	1	28.8%	QS406EW
	2	34.7%	
	3+	36.4%	
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	48.1%	
	+1	36.7%	
	0	13.6%	
	-1	1.7%	
	-2	0.0%	
Anheddau / Dwellings			
Nifer o Anheddau / Number of Dwellings	488		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
	0.4%	99.6%	
Deiliadaeth Cartref / Household Tenure	Perchen / Owned	Arall / Other	QS405EW
	78.6%	21.4%	
Nifer yr Ystafelloedd Gwely / Number of Bedrooms	0	0.2%	QS411EW
	1	1.3%	

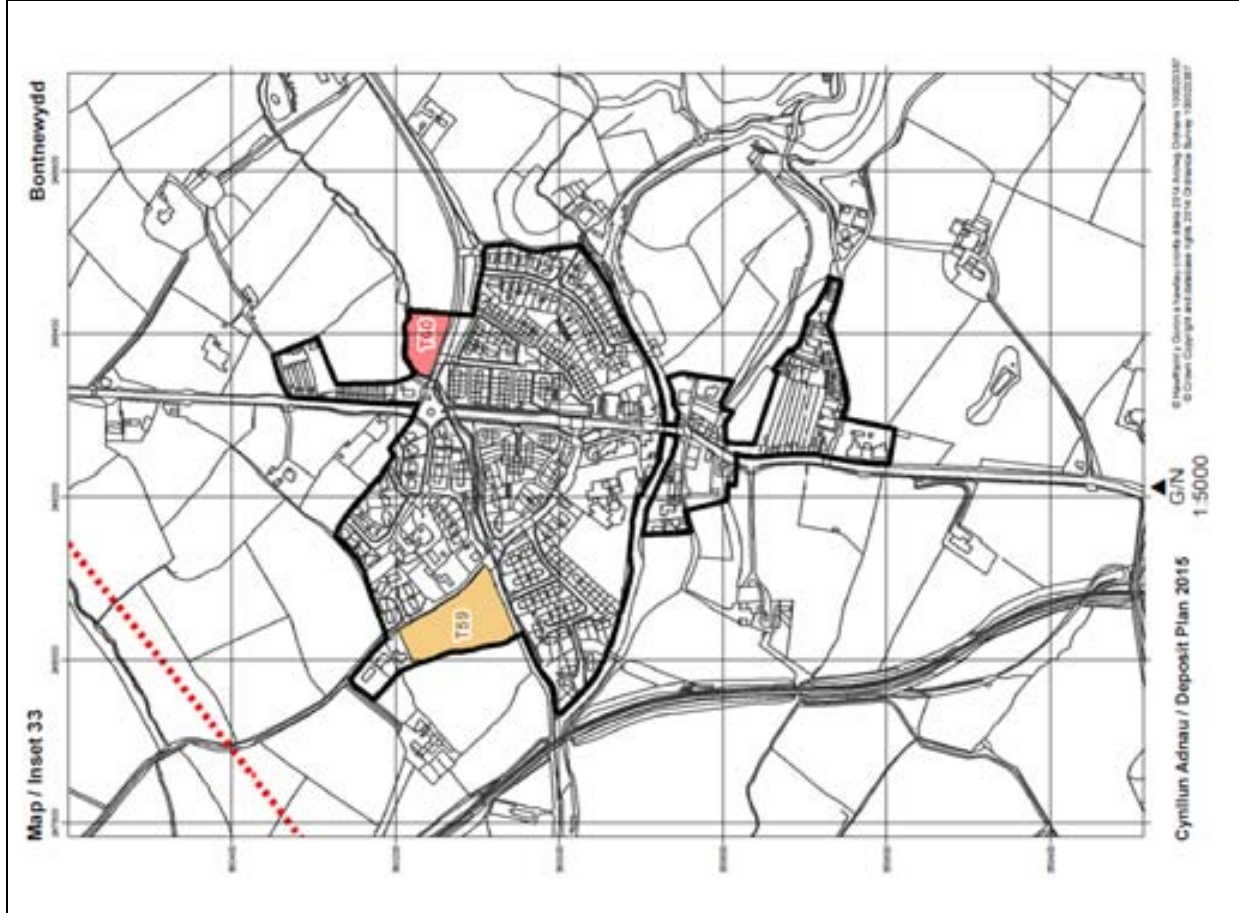
	2	19.5%	
	3	58.7%	
	4+	20.3%	
Gwag / Ail Gartrefi Vacant / Second Homes	3.5%		KS401EW

Amcangyfrifon Poblogaeth 2011 / Population Estimates 2011	
Nifer o Dai / Number of Houses	344
Maint y Cartref / Household Size	2.32
Amcangyfrif Poblogaeth / Estimate Population	798

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
Bontnewydd	4.7	£119,000	£25,553	12

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
0	1	0	0	0	1	0	1	1	0	0	0	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
29	0	1

Cyfleusterau Cymunedol / Community Facilities

Ysgol Gynradd; Ysgol Feithrin; Swyddfa Bost; Siopau gan gynnwys Siop Nwyddau Cyfleus; Tŷ Tafarn; Mannau Addoli; Gwasanaeth Bws

Primary School; Playgroup; Post Office; Shops including a Convenience Shop; Public House; Places of Worship; Bus Service

Hgyrchedd a Chludiant Cyhoeddus / Accessibility & Public Transport

- Wedi ei wasanaethu gan yr A487.
- 2 safle bws o fewn yr anheddle – llwybrau 1, 1A, 1C, 1F, 1N, 12 a T2.
- Nifer o safleoedd bws ar yr A487 ger yr anheddle.

- Served by A487.
- 2 bus stops within the settlement – routes 1, 1A, 1C, 1F, 1N, 12 and T2.
- Multiple bus stops on the A487 on the outskirts of the settlement.

Cyfleoedd Cyflogaeth/ Employment Opportunities

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

Ysgol, a siopau yn cynnig cyfleoedd cyflogaeth o fewn neu'n agos at yr anheddle/ *School 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

- 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
40	1	29	10

Cyfradd cyfartalog adeiladu blynyddol / Annual average build rate = 3

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 angen lleol (Polisi TAI 1, TAI 9, TAI 10) ar:
 - Safleoedd hefo caniatad cynllunio yn barod (Polisi TAI 16);
 - Safleoedd / adeiladau ar hap du mewn i ffiniau datblygu (Polisi 16);
 - 2 dynodiad – safleoedd ar gyfer tua 26 a 10 o unedau, yn ddarostynedig i drafodaeth cyn ac adeg cyflwyno cais cynllunio (Polisi TAI 16);
 - Safleoedd eithrio gwledig (Polisi TAI 10).
 - Ystyried datblygu fesul cam yn seiliedig ar ddadansoddiad o: argaeledd lle yn yr ysgol gynradd (4.2% dros ei gapasiti: yn 2013); gostyngiad o 2.4% mewn siaradwyr Cymraeg 2001-2011, ond dal dros 70%; gostyngiad o 3.7% o ran unigolion a anwyd yng Nghymru 2001-2011; 3.5% 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 local need affordable housing (Policy TAI 1, TAI 9, TAI 10) on:
 - Sites already with planning permission (Policy TAI 16);
 - Windfall sites / buildings within the development boundary (Policy TAI 16);
 - 2 allocated sites – sites for around 26 and 10 units, subject to pre-application and planning application stage (Policy TAI 16);
 - Rural exception sites (Policy TAI 10)
- Consider phased development based on an analysis at planning application stage of: primary school capacity (4.2% over capacity in 2013); 2.4% reduction in proportion

		of Welsh speakers 2001-2011, but still higher than 70%; 3.7% decrease in individuals born in Wales 2001-2011; 3.5% 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 a Caernarfon (y canolfanau lefel uwch) <ul style="list-style-type: none"> • 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 Caernarfon (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). <ul style="list-style-type: none"> • 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
T59	Tir ger Stad Glanrafon	Safle maes glas gyda chaniatâd cynllunio presennol.	<ul style="list-style-type: none"> • Rhoddwyd caniatâd cynllunio (C08A/0287/19/LL), datblygu heb gychwyn • Ni nodwyd unrhyw faterion o bwys
T60	Tir ger Pont Glan Beuno	Safle maes glas gyda chysylltiadau mynediad da at gyfleusterau cymunedol.	<p>Carthffosiaeth a Seilwaith</p> <ul style="list-style-type: none"> • 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. • Byddai angen gwelliannau yng Ngwaith Trin Dŵr Gwastraff Llanfaglan (GTDG) y byddai angen eu hariannu drwy Gynllun

			Rheoli Asedau DCWW neu efallai ynghynt trwy gyfraniadau datblygwyr.
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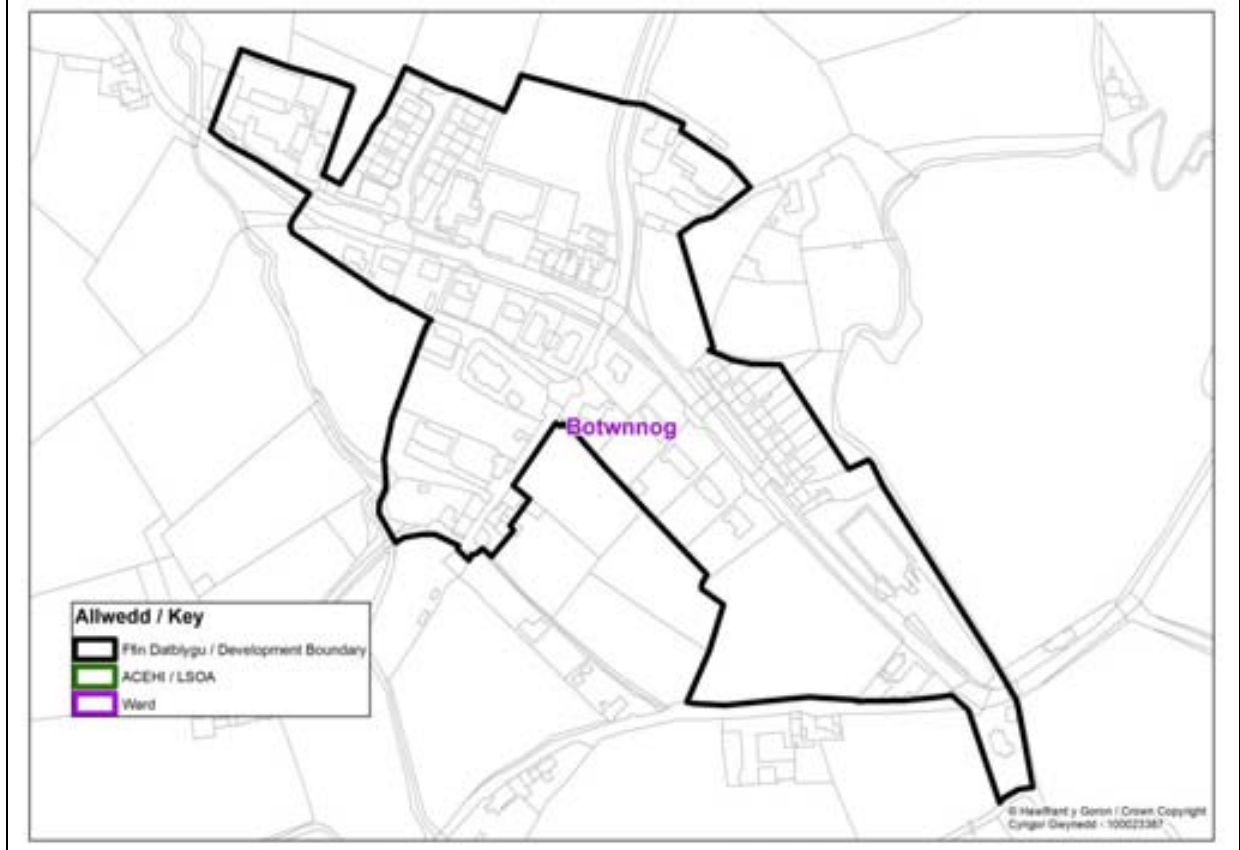
Ref	Site Name	Description	Considerations
T59	Land near Glanrafon Estate	Greenfield site with existing planning permission.	<ul style="list-style-type: none"> • Planning consent given (C08A/0287/19/LL) development not started • No notable issues identified
T60	Land near Pont Glan Beuno	Greenfield site with good access links to community facilities.	<p>Sewerage and Infrastructure</p> <ul style="list-style-type: none"> • 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. • Would require improvements at Llanfaglan Wastewater Treatment Works (WwTW) which would need to be funded through DCWW's Asset Management Plan or potentially earlier through developer contributions.

Proffil Anheddle / Settlement Profile			
Enw / Name	Botwnnog		
Statws / Status	Pentref Gwasanaeth / Service Village		
Ardaloedd Cynnyrch Ehangach Haen Is / Lower Super Output Areas	N/A		
Wardiau / Wards	Botwnnog		
Ystadegau Allweddol – Cyfrifiad 2011 / Key Statistics – Census 2011			
Ward Botwnnog / Botwnnog Ward			
Poblogaeth / Population	Nifer / No.		Tabl / Table
Preswylwyr Arferol / Usual Residents	996		KS101EW
Nifer yr Aelwydydd / Number of Households	406		KS105EW
Siaradwyr Cymraeg / Welsh Speakers (2001)	77.1%		UV84
Siaradwyr Cymraeg / Welsh Speakers (2011)	75.9%		KS207WA
Gwlad Enedigol / Country of Birth (2001)	Cymru/Wales	Arall/Other	UV08
	70.9%	29.1%	
Gwlad Enedigol / Country of Birth (2011)	Cymru/Wales	Arall/Other	KS204EW
	73.1%	26.9%	
Aelwydydd / Households			
Cyfansoddiad y Cartref – Nifer y Bobl / Household Composition – Number of Persons	1	32.0%	QS406EW
	2	30.5%	
	3+	37.4%	
Proffil Oedran Cyfartalog o Aelwydydd / Average Age Profile of Households	41.6		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	51.5%	
	+1	28.6%	
	0	17.0%	
	-1	2.7%	
	-2	0.2%	
Anheddau / Dwellings			
Nifer o Anheddau / Number of Dwellings	484		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
	68.2%	31.8%	
Nifer yr Ystafelloedd Gwely / Number of Bedrooms	0	0.2%	QS411EW
	1	3.7%	
	2	18.0%	

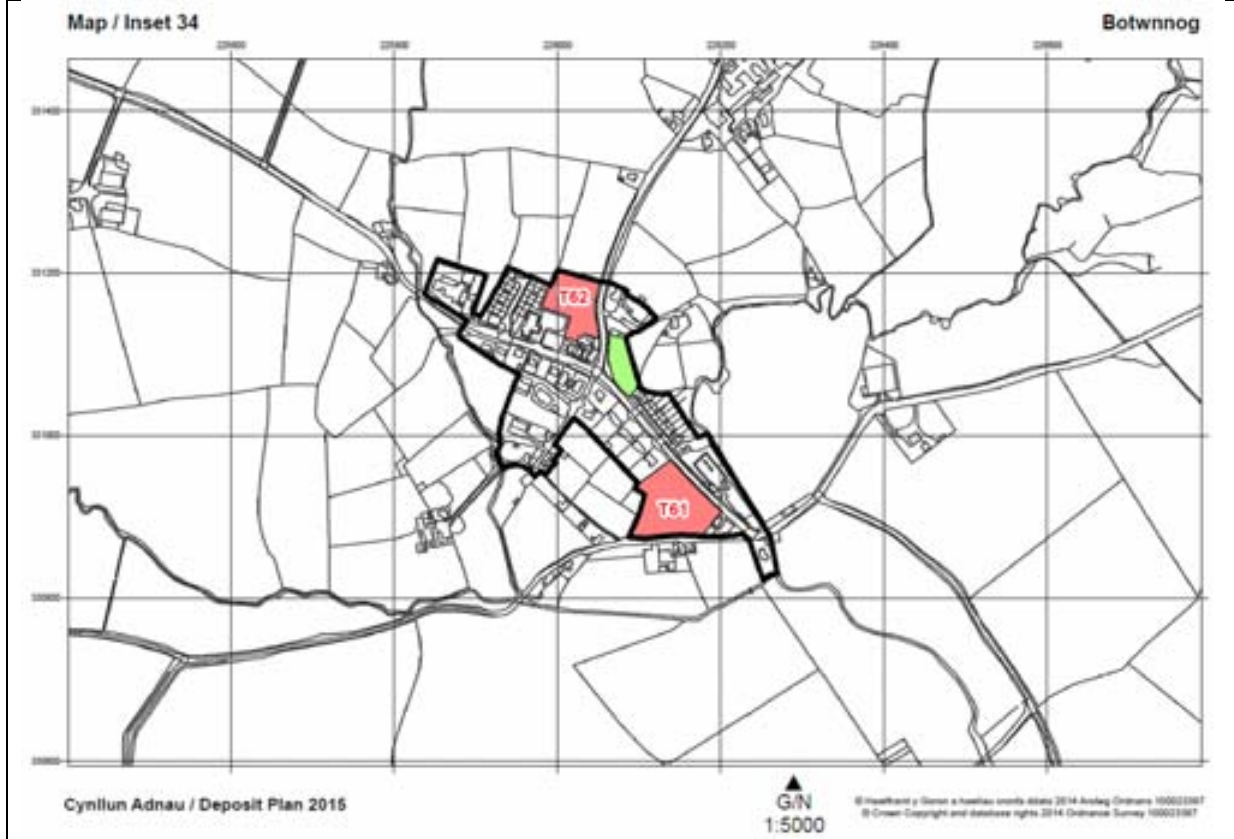
	3	49.3%	
	4+	28.8%	
Gwag / Ail Gartrefi Vacant / Second Homes	16.1%		KS401EW

Amcangyfrifon Poblogaeth 2011 / Population Estimates 2011	
Nifer o Dai / Number of Houses	41
Maint y Cartref / Household Size	2.32
Amcangyfrif Poblogaeth / Estimate Population	95

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
Botwnnog	8.2	£165,000	£20,211	9

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

Ardal PrisiauTai / 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
0	0	2	2	1	0	0	0	1	12	1	0	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
5	0	0

Cyfleusterau Cymunedol / Community Facilities

Ysgol Uwchradd; Ysgol Gynradd; Meddygfa; Swyddfa Bost; Siop; Mannau Addoli; Gwasanaeth Bws

Secondary School; Primary School; Doctor's Surgery; Post Office; Shop; Places of Worship; Bus Service

Hygyrchedd a Chludiant Cyhoeddus / Accessibility & Public Transport

- Wedi ei wasanaethu gan y B4413.
- 2 safle bws o fewn yr anheddle – llwybrau 17 a 17B.
- 2 safle bws yn agos i'r anheddle – llwybrau 17 a 17B.

- Served by B4413.
- 2 bus stops within the settlement – routes 17 and 17B.
- 2 bus stops in close proximity to the settlement – routes 17 and 17B.

**Cyfleoedd Cyflogaeth – Safleoedd Cyflogaeth a Ddiogelwyd /
Employment Opportunities – Safeguarded Employment Sites**

O fewn 15km km i Bwllheli (Canolfan Wasanaeth trefol), sy'n cynnig cyfleoedd amrywiol ar stadau diwydiannol/ busnes a llefydd gwaith eraill / *Within 15 km of Pwllheli (Urban Service Centre) that 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

- Rhan o anheddiad o fewn parth risg llifogydd C2
- Part of settlement within C2 Flood Risk zone

Dynodiadau Trefol / Urban Designations

- Adeiladau Rhestredig
- Listed Buildings

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
40	1	5	34

Cyfradd cyfartalog adeiladu blynyddol / Annual average build rate = 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 thair fforddiadwy angen lleol (Polisi TAI 1, TAI 9, TAI 10) ar:
 - Safleoedd hefo caniatad cynllunio yn barod (Polisi TAI 16);
 - Safleoedd / adeiladau ar hap du mewn i ffiniau datblygu (Polisi 16);
 - 2 dynodiad – safleoedd ar gyfer tua 21 a 11 o unedau, yn ddarostynedig i drafodaeth cyn ac adeg cyflwyno cais cynllunio (Polisi TAI 16);
 - Safleoedd eithrio gwledig (Polisi TAI 10).
 - Ystyried datblygu fesul cam yn seiliedig ar ddadansoddiad o: argaeledd lle yn yr ysgol gynradd (capasiti sbar: 5.4% yn 2013); gostyngiad o 1.2% mewn siaradwyr Cymraeg 2001-2011 ond dal dros 70%; cynydd o 2.2% o ran unigolion a anwyd yng Nghymru 2001-2011; 16.1% 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 local need affordable housing (Policy TAI 1, TAI 9, TAI 10) on:
 - Sites already with planning permission (Policy TAI 16);
 - Windfall sites / buildings within the development boundary (Policy TAI 16);
 - 2 allocated sites – sites for around 21 and 11 units, subject to pre-application and planning application stage (Policy TAI 16);
 - Rural exception sites (Policy TAI 10)
- Consider phased development based on an analysis at planning application stage of: primary school capacity (spare capacity: 5.4% in 2013); 1.2% reduction in proportion of Welsh speakers 2001-2011, but still higher than 70%; 2.2%

	increase in individuals born in Wales 2001-2011; 16.1% 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 Nefyn a Pwllheli (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 Nefyn and Pwllheli (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
T61	Tir ger Cefn Capel	Safle maes glas gyda chysylltiadau mynediad da at gyfleusterau cymunedol.	<p>Carthffosiaeth a Seilwaith</p> <ul style="list-style-type: none"> • 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. <p>Gwerth y dirwedd</p> <ul style="list-style-type: none"> • Safle o fewn yr AHNE felly dylid rhoi ystyriaeth arbennig i'r AHNE a'i nodweddion arbennig.
T62	Tir ger Pentre	Safle maes glas gyda chysylltiadau mynediad da at gyfleusterau cymunedol.	<p>Carthffosiaeth a Seilwaith</p> <ul style="list-style-type: none"> • Byddai angen carthffosydd oddi ar y safle i gysylltu â'r rhwydwaith carthffosiaeth

			<p>cyhoeddus. Gall y rhain gael eu darparu drwy'r cynllun gofynion carthffos dan Adrannau 98-101 y Ddeddf Diwydiant Dŵr 1991.</p> <p>Gwerth y dirwedd</p> <ul style="list-style-type: none"> • Safle o fewn yr AHNE felly dylid rhoi ystyriaeth arbennig i'r AHNE a'i nodweddion arbennig.
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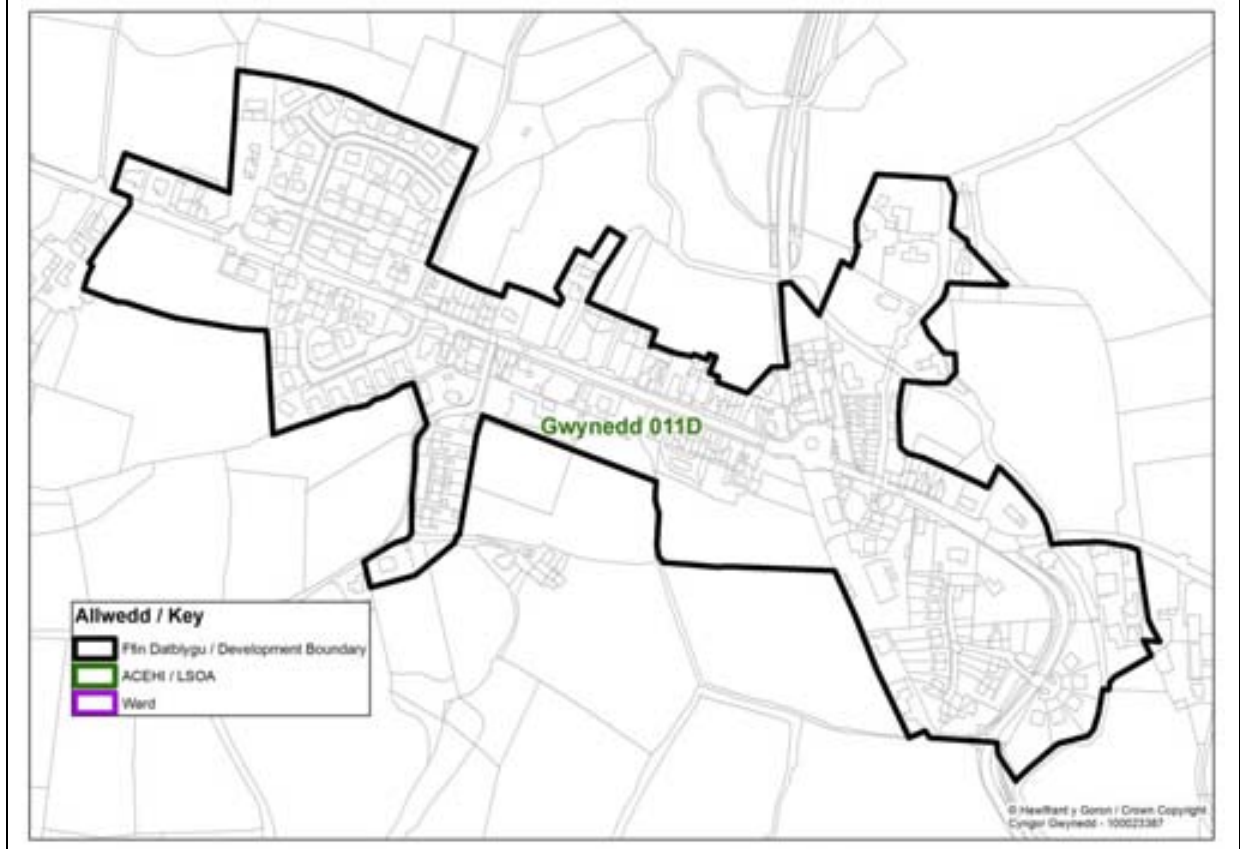
Ref	Site Name	Description	Considerations
T61	Land near Cefn Capel	Greenfield site with good access links to community facilities.	<p>Sewerage and Infrastructure</p> <ul style="list-style-type: none"> • Off-site sewers would be required to connect to the public sewerage network. These can be provided through the sewer requisition scheme under Sections 98-101 of the Water Industry Act 1991. <p>Landscape value</p> <ul style="list-style-type: none"> • Site is within the AONB therefore special consideration should be given to the AONB and its special qualities.
T62	Land near Pentre	Greenfield site with good access links to community facilities.	<p>Sewerage and Infrastructure</p> <ul style="list-style-type: none"> • 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. <p>Landscape value</p> <ul style="list-style-type: none"> • Site is within the AONB therefore special consideration should be given to the AONB and its special qualities.

Proffil Anheddle / Settlement Profile			
Enw / Name	Chwilog		
Statws / Status	Pentref Gwasanaeth / Service Village		
Ardaloedd Cynnyrch Ehangach Haen Is / Lower Super Output Areas	Gwynedd 011D		
Wardiau / Wards	Llanystumdwy		
Ystadegau Allweddol – Cyfrifiad 2011 / Key Statistics – Census 2011			
Gwynedd 011D			
Poblogaeth / Population	Nifer / No.		Tabl / able
Preswylwyr Arferol / Usual Residents	2,080		KS101EW
Nifer yr Aelwydydd / Number of Households	849		KS105EW
Siaradwyr Cymraeg / Welsh Speakers (2001)	77.6%		UV84
Siaradwyr Cymraeg / Welsh Speakers (2011)	77.0%		KS207WA
Gwlad Enedigol / Country of Birth (2001)	Cymru /Wales	Arall/Other	UV08
	74.7%	25.3%	
Gwlad Enedigol / Country of Birth (2011)	Cymru/Wales	Arall/Other	KS204EW
	73.5%	26.5%	
Aelwydydd / Households			
Cyfansoddiad y Cartref – Nifer y Bobl / Household Composition – Number of Persons	1	28.6%	QS406EW
	2	35.9%	
	3+	35.5%	
Proffil Oedran Cyfartalog o Aelwydydd / Average Age Profile of Households	42.4		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	49.2%	
	+1	32.9%	
	0	15.5%	
	-1	2.0%	
	-2	0.4%	
Anheddau / Dwellings			
Nifer o Anheddau / Number of Dwellings	972		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
	75.6%	24.4%	
Nifer yr Ystafelloedd Gwely / Number of Bedrooms	0	0.1%	QS411EW
	1	4.2%	
	2	20.1%	
	3	45.9%	

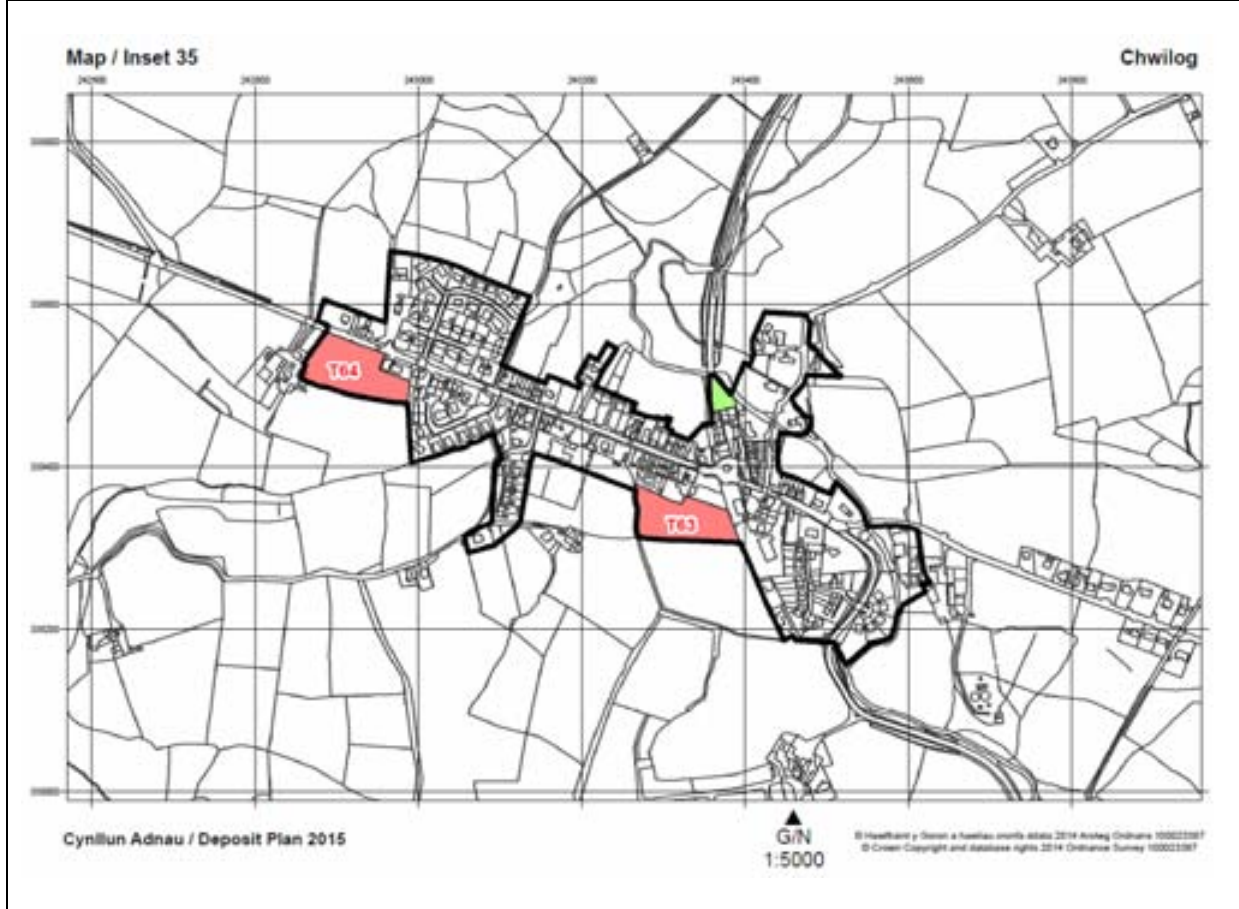
	4+	29.6%	
Gwag / Ail Gartrefi Vacant / Second Homes	12.7%		KS401EW

Amcangyfrifon Poblogaeth 2011 / Population Estimates 2011			
Nifer o Dai / Number of Houses	184		
Maint y Cartref / Household Size	2.32		
Amcangyfrif Poblogaeth / Estimate Population	427		

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
Llanystumdwy	6.2	£152,000	£24,579	21

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

Ardal PrisiauTai / 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
0	0	0	5	1	2	1	0	3	1	1	0	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
0	1	0

Cyfleusterau Cymunedol / Community Facilities

Ysgol Gynradd; Ysgol Feithrin; Swyddfa Bost; Siopau gan gynnwys Siop Nwyddau Cyfleus; Canolfan Gymunedol; Man Addoli; Gwasanaeth Bws

Primary School; Playgroup; Post Office; Shops including a Convenience Shop; Community Centre; Place of Worship; Bus Service

Hygyrchedd a Chludiant Cyhoeddus / Accessibility & Public Transport

- Wedi ei wasanaethu gan y B4354.
- Nifer o safleoedd bws o fewn yr anheddle – llwybrau 3 a 14.

- Served by B4354.
- Multiple bus stops within the settlement – routes 3 and 14.

Cyfleoedd Cyflogaeth/ Employment Opportunities

O fewn 6 km i Bwllheli (Canolfan Wasanaeth trefol), a 6km i Griccieth sy'n cynnig cyfleoedd amrywiol ar stadau diwydiannol/ busnes a llefydd gwaith eraill / *Within 6 km of Pwllheli (Urban Service Centre) and 6km to Criccieth, that provide a variety of employment opportunities on industrial/ business estates and other employment sources.*

Ysgol, a siop 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

- 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
40	1	1	38

Cyfradd cyfartalog adeiladu blynyddol / Annual average build rate = 3

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 angen lleol (Polisi TAI 1, TAI 9, TAI 10) ar:
 - Safleoedd hefo caniatad cynllunio yn barod (Polisi TAI 16);
 - Safleoedd / adeiladau ar hap du mewn i ffiniau datblygu (Polisi 16);
 - 2 dynodiad – safleoedd ar gyfer tua 18 a 20 o unedau, yn ddarostynedig i drafodaeth cyn ac adeg cyflwyno cais cynllunio (Polisi TAI 16);
 - Safleoedd eithrio gwledig (Polisi TAI 10).
- Ystyried datblygu fesul cam yn seiliedig ar ddadansoddiad o: argaeledd lle yn yr ysgol gynradd (capasiti sbar: 29.9% yn 2013); gostyngiad o 0.6% mewn siaradwyr Cymraeg 2001-2011 ond dal dros 70%; lleihad o 1.2% o ran unigolion a anwyd yng Nghymru 2001-2011; 12.7% 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 local need affordable housing (Policy TAI 1, TAI 9, TAI 10) on:
 - Sites already with planning permission (Policy TAI 16);
 - Windfall sites / buildings within the development boundary (Policy TAI 16);
 - 2 allocated sites – sites for around 18 and 20 units, subject to pre-application and planning application stage (Policy TAI 16);
 - Rural exception sites (Policy TAI 10)
- Consider phased development based on an analysis at planning application stage of: primary school capacity

	(spare capacity: 29.9% in 2013); 0.6% reduction in proportion of Welsh speakers 2001-2011, but still higher than 70%; 1.2% decrease in individuals born in Wales 2001-2011; 12.7% 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 Porthmadog a Pwllheli (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 Porthmadog and Pwllheli (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
T63	Tir yng nghefn y Madryn Arms	Safle maes glas gyda chaniatâd cynllunio presennol.	<ul style="list-style-type: none"> • Rhoddwyd caniatâd cynllunio (C14/0061/41/AM), datblygu heb gychwyn Carthffosiaeth a Seilwaith <ul style="list-style-type: none"> • 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.
T64	Tir ger Cae Capel	Safle maes glas gyda	<ul style="list-style-type: none"> • Rhoddwyd caniatâd

		chaniatâd cynllunio presennol.	<p>cynllunio (C090A/0396/18/AM), datblygu heb gychwyn</p> <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 hawddfrait neu wyro'r bibell, a allai effeithio ar y dwysedd o dai y gellir ei gael ar y safle.
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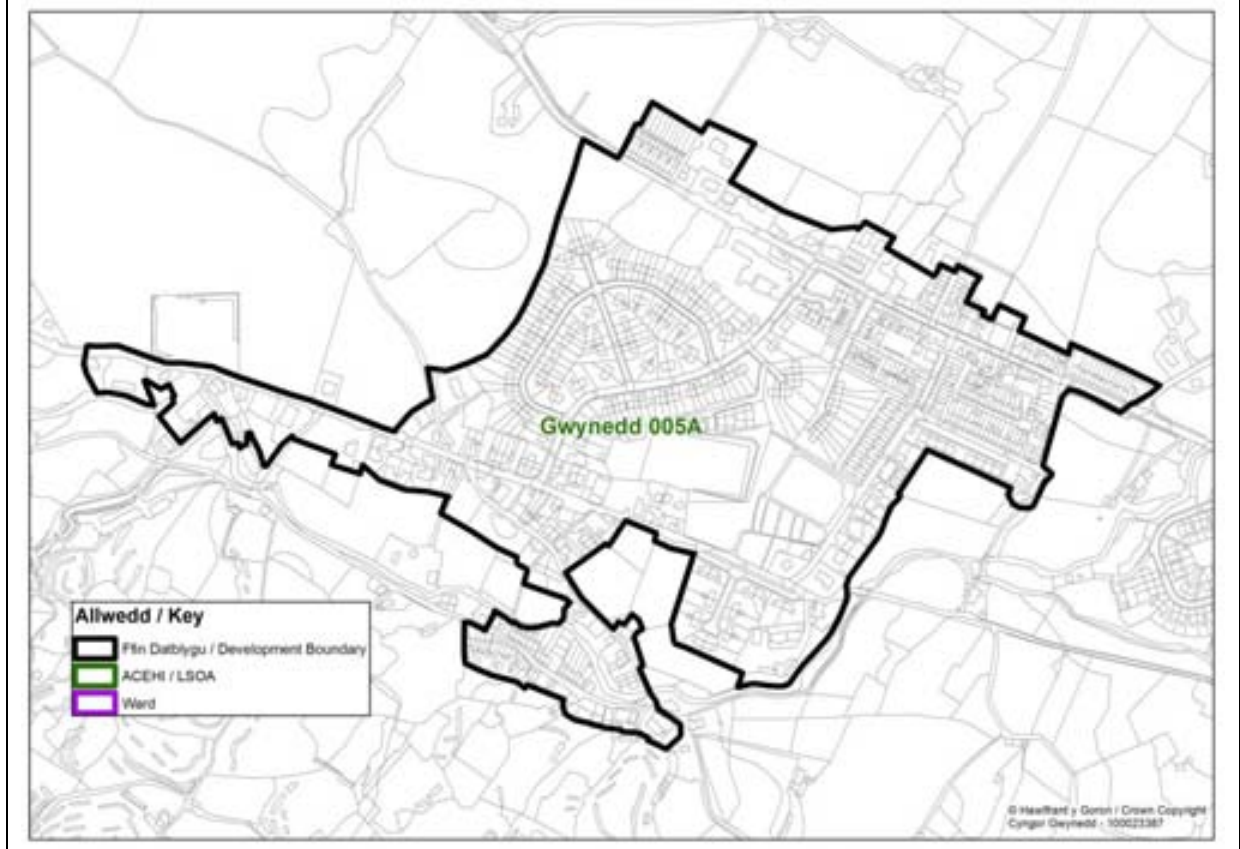
Ref	Site Name	Description	Considerations
T63	Land to rear of Madryn Arms	Greenfield site with existing planning permission.	<ul style="list-style-type: none"> Planning consent given (C14/0061/41/AM) development not started <p>Sewerage and Infrastructure</p> <ul style="list-style-type: none"> Off-site 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.
T64	Land near Cae Capel	Greenfield site with existing planning permission.	<ul style="list-style-type: none"> Planning consent given (C090A/0396/18/AM) development not started <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.

Proffil Anheddle / Settlement Profile			
Enw / Name	Deiniolen		
Statws / Status	Pentref Gwasanaeth / Service Village		
Ardaloedd Cynnyrch Ehangach Haen Is / Lower Super Output Areas	Gwynedd 005A		
Wardiau / Wards	Deiniolen		
Ystadegau Allweddol – Cyfrifiad 2011 / Key Statistics – Census 2011			
Gwynedd 005A			
Poblogaeth / Population	Nifer / No.		Table
Preswylwyr Arferol / Usual Residents	1,909		KS101EW
Nifer yr Aelwydydd / Number of Households	802		KS105EW
Siaradwyr Cymraeg / Welsh Speakers (2001)	76.1%		UV84
Siaradwyr Cymraeg / Welsh Speakers (2011)	74.4%		KS207WA
Gwlad Enedigol / Country of Birth (2001)	Cymru/Wales	Arall/Other	UV08
	75.1%	24.9%	
Gwlad Enedigol / Country of Birth (2011)	Cymru/Wales	Arall/Other	KS204EW
	75.0%	25.0%	
Aelwydydd / Households			
Cyfansoddiad y Cartref – Nifer y Bobl / Household Composition – Number of Persons	1	32.3%	QS406EW
	2	30.2%	
	3+	37.5%	
Proffil Oedran Cyfartalog o Aelwydydd / Average Age Profile of Households	37.8		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	35.2%	
	+1	39.4%	
	0	22.6%	
	-1	2.5%	
	-2	0.4%	
Anheddau / Dwellings			
Nifer o Anheddau / Number of Dwellings	865		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
	64.5%	35.5%	
Nifer yr Ystafelloedd Gwely / Number of Bedrooms	0	0.2%	QS411EW
	1	4.2%	
	2	24.8%	
	3	56.0%	

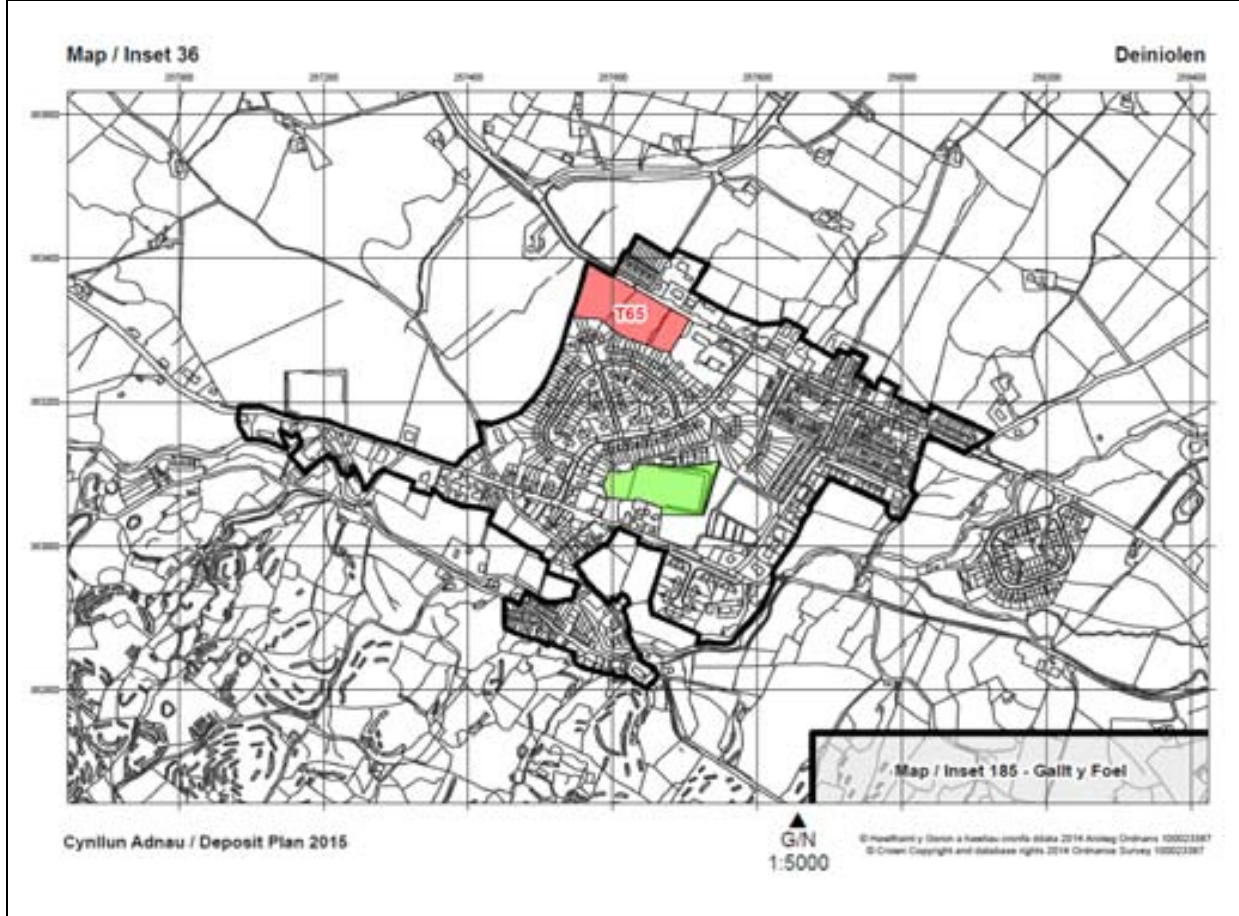
	4+	14.7%	
Gwag / Ail Gartrefi Vacant / Second Homes	7.3%		KS401EW

Amcangyfrifon Poblogaeth 2011 / Population Estimates 2011			
Nifer o Dai / Number of Houses	501		
Maint y Cartref / Household Size	2.32		
Amcangyfrif Poblogaeth / Estimate Population	1,162		

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
Deiniolen	5.4	£122,498	£22,521	20

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
0	0	0	6	0	0	1	2	0	0	0	11	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
4	3	1

Cyfleusterau Cymunedol / Community Facilities

Ysgol Gynradd; Ysgol Feithrin; Meddygfa; Llyfrgell; Swyddfa Bost; Siop Nwyddau Cyfleus; Tai Tafarn; Man Addoli; Gwasanaeth Bws

Primary School; Playgroup; Doctor's surgery; Library; Post Office; Convenience Shop; Public Houses; Place of Worship; Bus Service

Hygyrchedd a Chludiant Cyhoeddus / Accessibility & Public Transport

- Wedi ei wasanaethu gan yr A4244.
- Nifer o safleoedd bws o fewn yr anheddle – llwybrau 83 a 85.

- Served by A4244.
- Multiple bus stops within the settlement – routes 83 and 85.

Cyfleoedd Cyflogaeth/ Employment Opportunities

O fewn 10 km i Gaernarfon a Bangorsy'n cynnig cyfleoedd amrywiol ar stadau diwydiannol/ busnes a llefydd gwaith eraill / *Within 10km of Bangor and Caernarfon that provide 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

- Rhan o'r anheddle o fewn parth risg llifogydd/ *C2 Part of settlement within C2 Flood Risk Zone.*
- 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
40	13	7	27

Cyfradd cyfartalog adeiladu blynyddol / Annual average build rate = 3

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 angen lleol (Polisi TAI 1, TAI 9, TAI 10) ar:
 - Safleoedd hefo caniatad cynllunio yn barod (Polisi TAI 16);
 - Safleoedd / adeiladau ar hap du mewn i ffiniau datblygu (Polisi 16);
 - 1 dynodiad – safle ar gyfer tua 30 o unedau, yn ddarostynedig i drafodaeth cyn ac adeg cyflwyno cais cynllunio (Polisi TAI 16);
 - Safleoedd eithrio gwledig (Polisi TAI 10).
- Ystyried datblygu fesul cam yn seiliedig ar ddadansoddiad o: argaeledd lle yn yr ysgol gynradd (capasiti sbar: 4.7% yn 2013); gostyngiad o 1.7% mewn siaradwyr Cymraeg 2001-2011 ond dal dros 70%; gostyngiad o 0.1% o ran unigolion a anwyd yng Nghymru 2001-2011; 7.3% 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 local need affordable housing (Policy TAI 1, TAI 9, TAI 10) on:
 - Sites already with planning permission (Policy TAI 16);
 - Windfall sites / buildings within the development boundary (Policy TAI 16);
 - 1 allocated site – site for around 30 units, subject to

	<p>pre-application and planning application stage (Policy TAI 16);</p> <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: 4.7% in 2013); 1.7% reduction in proportion of Welsh speakers 2001-2011, but still higher than 70%; 0.1% reduction in individuals born in Wales 2001-2011; 7.3% 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 a Caernarfon (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 Caernarfon (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
T65	Tir ger Pentre Helen	Safle maes glas gyda chaniatâd cynllunio presennol.	<ul style="list-style-type: none"> ● Rhoddwyd caniatâd cynllunio (C09A/0396/18/AM), datblygu heb gychwyn

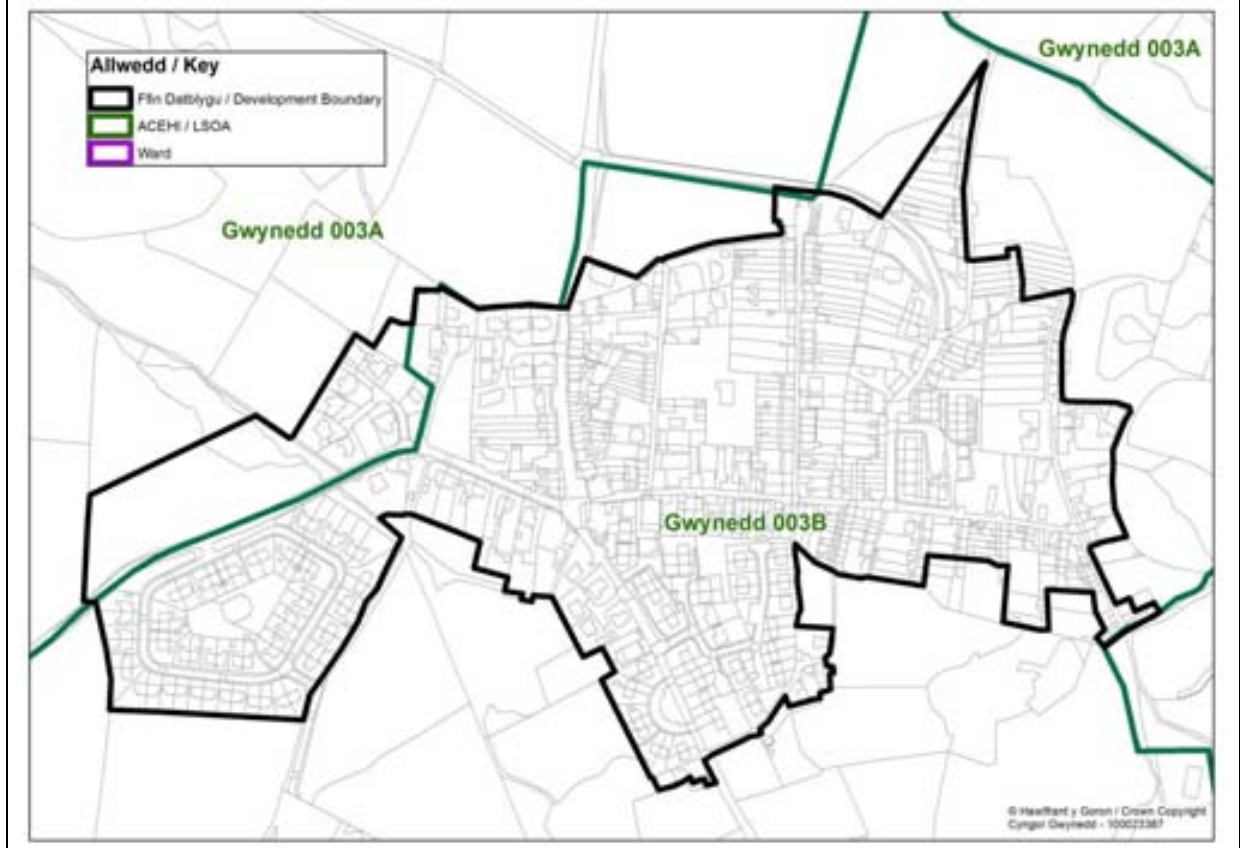
Ref	Site Name	Description	Considerations
T65	Land near Pentre Helen	Greenfield site with existing planning permission.	<ul style="list-style-type: none"> ● Planning consent given (C09A/0396/18/AM) development not started

Proffil Anheddle / Settlement Profile			
Enw / Name	Rachub		
Statws / Status	Pentref Gwasanaeth / Service Village		
Ardaloedd Cynnyrch Ehangach Haen Is / Lower Super Output Areas	Gwynedd 003B		
Wardiau / Wards	Arllechwedd; Gerlan		
Ystadegau Allweddol – Cyfrifiad 2011 / Key Statistics – Census 2011			
Gwynedd 003B			
Poblogaeth / Population	Nifer / No.		Tabl / Table
Preswylwyr Arferol / Usual Residents	2,380		KS101EW
Nifer yr Aelwydydd / Number of Households	1,016		KS105EW
Siaradwyr Cymraeg / Welsh Speakers (2001)	74.7%		UV84
Siaradwyr Cymraeg / Welsh Speakers (2011)	73.7%		KS207WA
Gwlad Enedigol / Country of Birth (2001)	Cymru/Wales	Arall/Other	UV08
	75.1%	24.9%	
Gwlad Enedigol / Country of Birth (2011)	Cymru/Wales	Arall/Other	KS204EW
	73.3%	26.7%	
Aelwydydd / Households			
Cyfansoddiad y Cartref – Nifer y Bobl / Household Composition – Number of Persons	1	35.5%	QS406EW
	2	27.1%	
	3+	37.4%	
Proffil Oedran Cyfartalog o Aelwydydd / Average Age Profile of Households	36.4		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	29.9%	
	+1	41.6%	
	0	25.0%	
	-1	3.1%	
	-2	0.4%	
Anheddau / Dwellings			
Nifer o Anheddau / Number of Dwellings	1,088		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
	69.8%	30.2%	
Nifer yr Ystafelloedd Gwely / Number of Bedrooms	0	0.1%	QS411EW
	1	7.0%	
	2	32.8%	

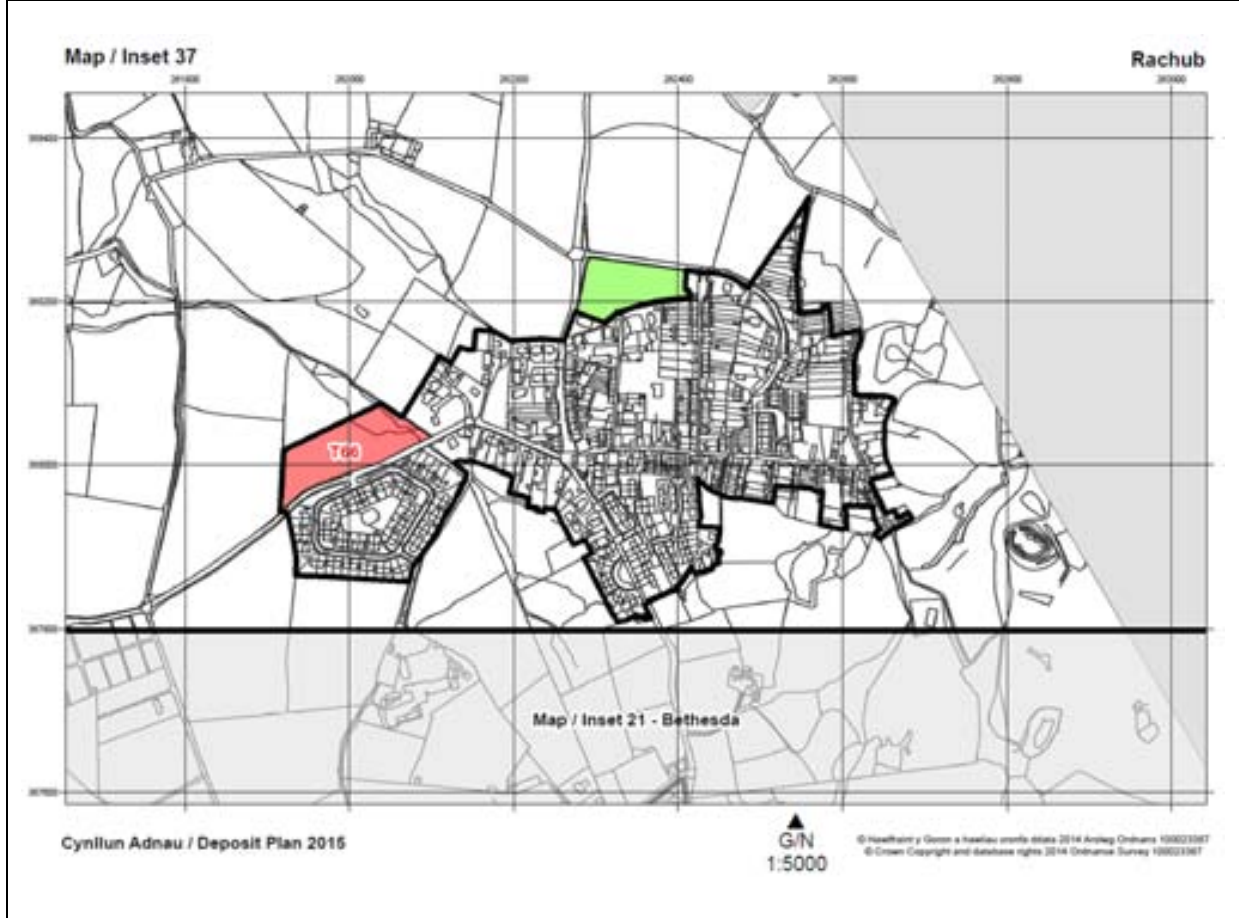
	3	45.1%	
	4+	15.1%	
Gwag / Ail Gartrefi Vacant / Second Homes	6.6%		KS401EW

Amcangyfrifon Poblogaeth 2011 / Population Estimates 2011			
Nifer o Dai / Number of Houses	441		
Maint y Cartref / Household Size	2.32		
Amcangyfrif Poblogaeth / Estimate Population	1,023		

Ardal Gynnyrch Cyfrifiad / Census Output Area



Map Mewnod / 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
Arllechwedd	7.5	£205,000	£27,305	7
Gerlan	5.1	£116,500	£22,624	30

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
0	5	3	0	3	9	2	0	0	7	0	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
5	2	1

Cyfleusterau Cymunedol / Community Facilities

Ysgol Gynradd; Swyddfa Bost; Siop Nwyddau Cyfleus; Canolfan Gymunedol; Tŷ Tafarn; Mannau Addoli; Gwasanaeth Bws; Gorsaf Heddlu

Primary School; Post Office; Convenience Shop; Community Centre; Public House; Places of Worship; Bus Service; Police Station

Hygyrchedd a Chludiant Cyhoeddus / Accessibility & Public Transport

- Wedi ei wasanaethu gan yr A5.
- Nifer o safleoedd bws o fewn yr anheddle – llwybrau 67 a 67A.

- Served by A5.
- Multiple bus stops within the settlement – routes 67 and 67A.

Cyfleoedd Cyflogaeth/ Employment Opportunities

O fewn 8 km i Fangor (Canolfan Is -ranbarthol), sy'n cynnig cyfleoedd amrywiol ar stadau diwydiannol/ busnes a llefydd gwaith eraill / *Within 8 km of Bangor (Sub-regional Centre) that provides a variety of employment opportunities on industrial/ business estates and other employment sources.*

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

Cyfyngiadau Datblygu / Development Constraints

- Ardal Tirwedd Arbennig ger y safle / *Special Landscape Area adjacent to site*

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
40	3	7	30

Cyfradd cyfartalog adeiladu blynyddol / Annual average build rate = 3

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 angen lleol (Polisi TAI 1, TAI 9, TAI 10) ar:
 - Safleoedd hefo caniatad cynllunio yn barod (Polisi TAI 16);
 - Safleoedd / adeiladau ar hap du mewn i ffiniau datblygu (Polisi 16);
 - 1 dynodiad – safle ar gyfer tua 30 o unedau, yn ddarostynedig i drafodaeth cyn ac adeg cyflwyno cais cynllunio (Polisi TAI 16);
 - Safleoedd eithrio gwledig (Polisi TAI 10).
- Ystyried datblygu fesul cam yn seiliedig ar ddadansoddiad o: argaeledd lle yn yr ysgol gynradd (capasiti sbar: 2.8% yn 2013 – Ysgol Llanllechid); gostyngiad o 1.0% mewn siaradwyr Cymraeg 2001-2011 ond dal dros 70%; gostyngiad o 1.8% o ran unigolion a anwyd yng Nghymru 2001-2011; 6.6% 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 local need affordable housing (Policy TAI 1, TAI 9, TAI 10) on:
 - Sites already with planning permission (Policy TAI 16);
 - Windfall sites / buildings within the development boundary (Policy TAI 16);
 - 1 allocated site – site for around 30 units, subject to

	<p>pre-application and planning application stage (Policy TAI 16);</p> <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: 2.8% in 2013 – Ysgol Llanllechid); 1.0% reduction in proportion of Welsh speakers 2001-2011, but still higher than 70%; 1.8% reduction in individuals born in Wales 2001-2011; 6.6% 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 a Caernarfon (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 Caernarfon (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
T66	Tir ger Maes Bleddyn	Safle maes glas gyda chysylltiadau mynediad da at gyfleusterau cymunedol	<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. ● Byddai angen gwelliannau yng Ngwaith Trin Dŵr Gwastraff Bethesda (GTDG) y byddai angen

			eu hariannu drwy Gynllun Rheoli Asedau DCWW neu efallai ynghynt trwy gyfraniadau datblygwyr.
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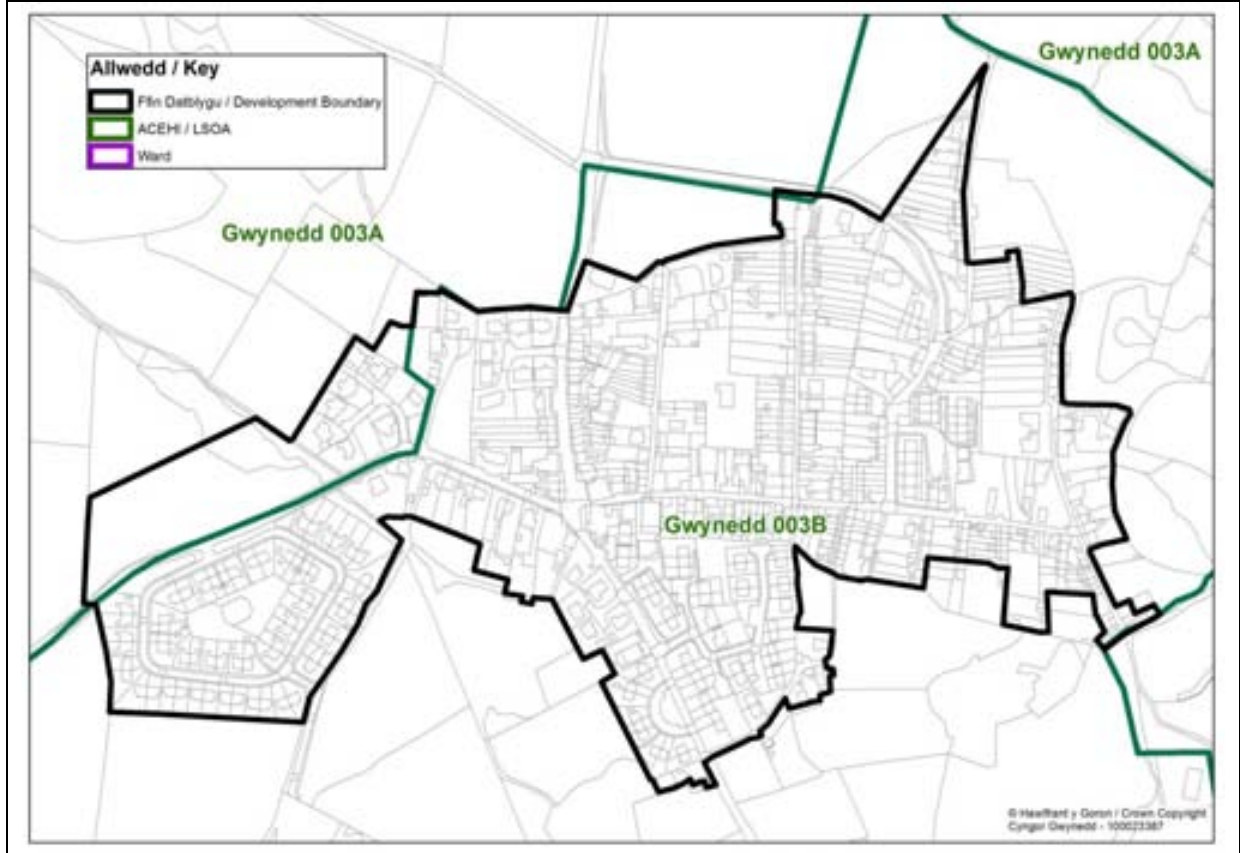
Ref	Site Name	Description	Considerations
T66	Land near Maes Bleddyn	Greenfield site with good access links to community facilities	<p>Sewerage and Infrastructure</p> <ul style="list-style-type: none"> • Site is crossed by a sewer and protection measures in the form of easement widths or a diversion of the pipe would be required, which may impact upon the housing density achievable on site. • Would require improvements at Bethesda Wastewater Treatment Works (WwTW) which would need to be funded through DCWW's Asset Management Plan or potentially earlier through developer contributions.

Proffil Anheddle / Settlement Profile			
Enw / Name	Tremadog		
Statws / Status	Pentref Gwasanaeth / Service Village		
Ardaloedd Cynnyrch Ehangach Haen Is / Lower Super Output Areas	Gwynedd 010E		
Wardiau / Wards	Porthmadog-Tremadog		
Ystadegau Allweddol – Cyfrifiad 2011 / Key Statistics – Census 2011			
Gwynedd 010E			
Poblogaeth / Population	Nifer / No.		Tabl / Table
Preswylwyr Arferol / Usual Residents	1,257		KS101EW
Nifer yr Aelwydydd / Number of Households	588		KS105EW
Siaradwyr Cymraeg / Welsh Speakers (2001)	70.0%		UV84
Siaradwyr Cymraeg / Welsh Speakers (2011)	66.8%		KS207WA
Gwlad Enedigol / Country of Birth (2001)	Cymru / Wales	Arall / Other	UV08
	68.1%	31.9%	
Gwlad Enedigol / Country of Birth (2011)	Cymru / Wales	Arall / Other	KS204EW
	64.1%	35.9%	
Aelwydydd / Households			
Cyfansoddiad y Cartref – Nifer y Bobl / Household Composition – Number of Persons	1	38.4%	QS406EW
	2	33.3%	
	3+	28.2%	
Proffil Oedran Cyfartalog o Aelwydydd / Average Age Profile of Households	45.1		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	41.8%	
	+1	31.0%	
	0	25.2%	
	-1	1.9%	
	-2	0.2%	
Anheddau / Dwellings			
Nifer o Anheddau / Number of Dwellings	799		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
	64.6%	35.4%	
Nifer yr Ystafelloedd Gwely /	0	0.0%	QS411EW

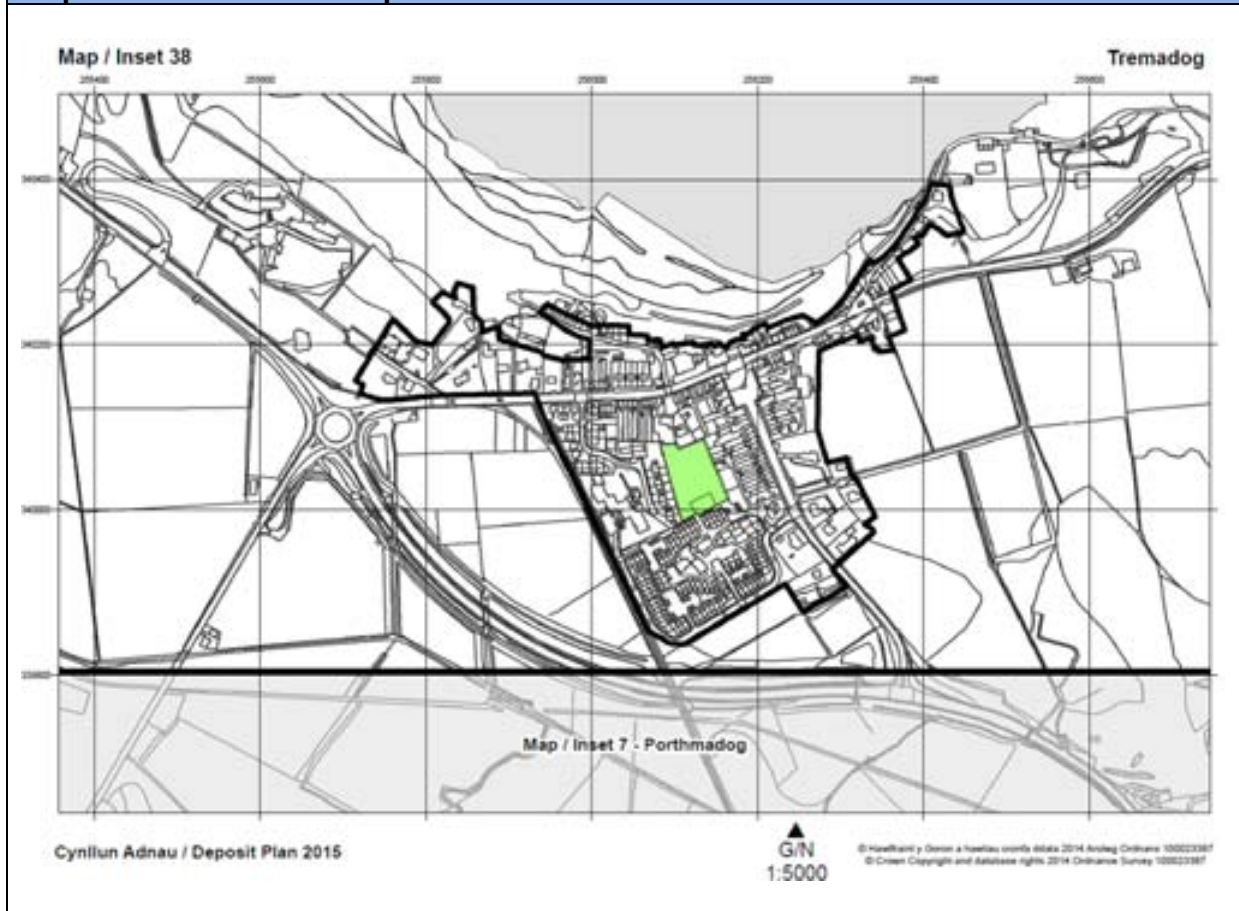
Number of Bedrooms	1	13.1%	
	2	25.7%	
	3	41.7%	
	4+	19.6%	
Gwag / Ail Gartrefi Vacant / Second Homes	26.4%		KS401EW

Amcangyfrifon Poblogaeth 2011 / Population Estimates 2011	
Nifer o Dai / Number of Houses	318
Maint y Cartref / Household Size	2.32
Amcangyfrif Poblogaeth / Estimate Population	738

Ardal Gynnyrch Cyfrifiad / Census Output Area



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
Porthmadog-Tremadog	8.4	£168,750	£19,995	17

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
8	3	0	0	0	1	0	0	0	0	2	0	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
10	0	0

Cyfleusterau Cymunedol / Community Facilities

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

Primary School; Playgroup; Community Hospital; Post Office; Shops including a Convenience Shop; Community Centre; Public Houses; Places of Worship; Bus Service

Hygyrchedd a Chludiant Cyhoeddus / Accessibility & Public Transport

- Wedi ei wasanaethu gan yr A487 a'r A498.
- Nifer o safleoedd bws o fewn yr anheddle – llwybrau 1, 3, T2 a S97.

- Served by A487 and A498.
- Multiple bus stops within the settlement – routes 1, 3, T2 and S97.

Cyfleoedd Cyflogaeth/ Employment Opportunities

O fewn 1 km i Borthmadog (Canolfan Wasanaeth trefol), sy'n cynnig cyfleoedd amrywiol ar stadau diwydiannol/ busnes a llefydd gwaith eraill / *Within 1 km of Porthmadog (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

- Rhan o'r anheddle o fewn Ardal Gadwraeth / *Part of the settlement within Conservation Area*
- SoDdGA gyferbyn â'r anheddle / *SSSI adjacent to site*
- Ardal Tirwedd Arbennig ger y safle / *Special Landscape Area 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
12	2	10	0

Cyfradd cyfartalog adeiladu blynyddol / Annual average build rate = 1

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 angen lleol (Polisi TAI 1, TAI 9, TAI 10) ar:
 - Safleoedd hefo caniatad cynllunio yn barod (Polisi TAI 16);
 - Safleoedd / adeiladau ar hap du mewn i ffiniau datblygu (Polisi 16);
 - Safleoedd eithrio gwledig (Polisi TAI 10).
- Nid oes dynodiad tai yn y Pentref (Polisi TAI 16)
- Ystyried datblygu fesul cam yn seiliedig ar ddadansoddiad o: argaeledd lle yn yr ysgol gynradd (5.5% dros ei gapasiti yn 2013); gostyngiad o 3.2% mewn siaradwyr Cymraeg 2001-2011 (ac o dan 70%); lleihad o 4.0% o ran unigolion a anwyd yng Nghymru 2001-2011; 26.4% 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 local need affordable housing (Policy TAI 1, TAI 9, TAI 10) on:
 - Sites already with planning permission (Policy TAI 16);
 - Windfall sites / buildings within the development boundary (Policy TAI 16);

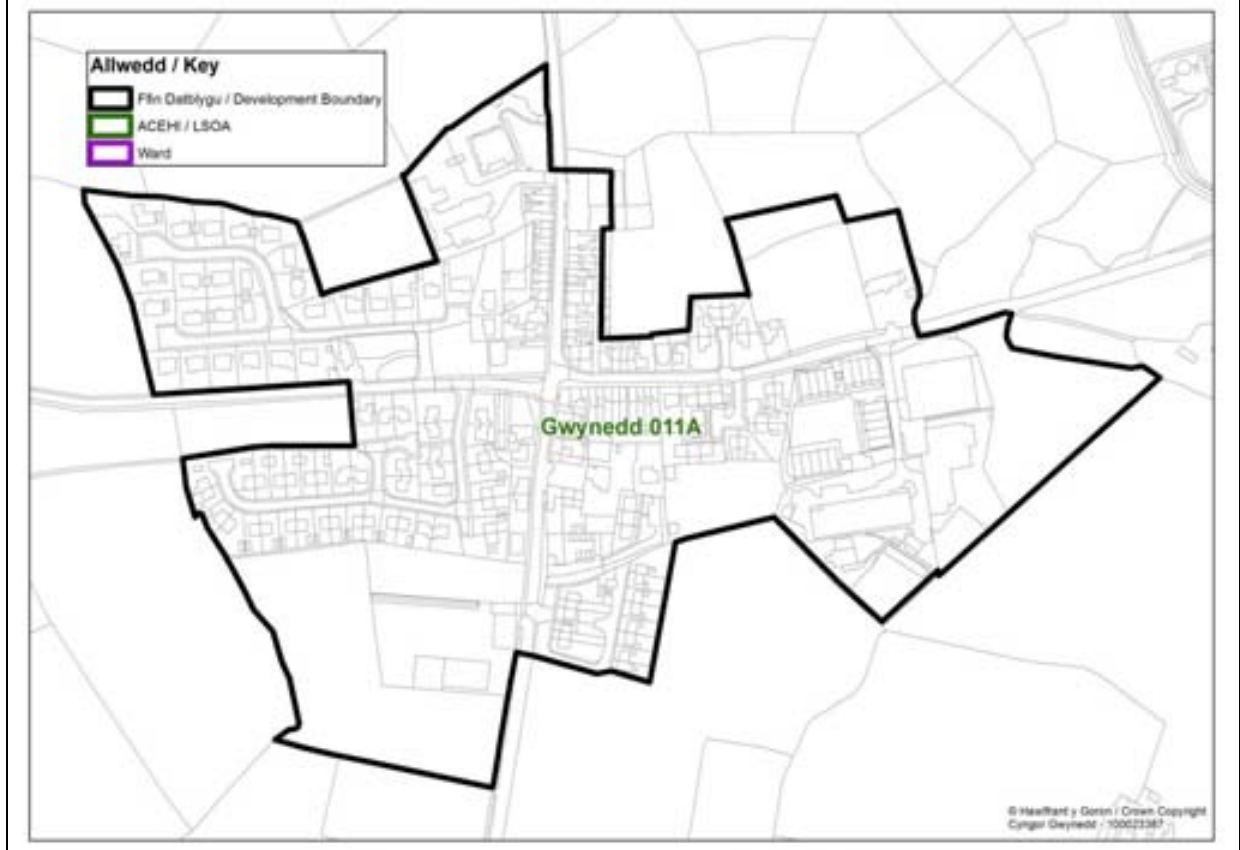
	<ul style="list-style-type: none"> ○ Rural exception sites (Policy TAI 10) • There is no allocated site in the Village (Policy TAI 16) • Consider phased development based on an analysis at planning application stage of: primary school capacity (5.5% over capacity in 2013); 3.2% reduction in proportion of Welsh speakers 2001-2011 (and lower than 70%); 4.0% decrease in individuals born in Wales 2001-2011; 26.4% second/ holiday/ vacant homes (TAI 1 and TAI X).
<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 Porthmadog a Penrhynduedraeth (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 Porthmadog and Penrhyndeudraeth (the nearest high order centres)
<p>Isadeiledd / Infrastructure</p>	<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)

Proffil Anheddle / Settlement Profile			
Enw / Name	Y Ffôr		
Statws / Status	Pentref Gwasanaeth / Service Village		
Ardaloedd Cynnyrch Ehangach Haen Is / Lower Super Output Areas	Gwynedd 011A		
Wardiau / Wards	Abererch		
Ystadegau Allweddol – Cyfrifiad 2011 / Key Statistics – Census 2011			
Gwynedd 011A			
Poblogaeth / Population	Nifer / No.		Tabl / Table
Preswylwyr Arferol / Usual Residents	1,354		KS101EW
Nifer yr Aelwydydd / Number of Households	586		KS105EW
Siaradwyr Cymraeg / Welsh Speakers (2001)	77.1%		UV84
Siaradwyr Cymraeg / Welsh Speakers (2011)	79.8%		KS207WA
Gwlad Enedigol / Country of Birth (2001)	Cymru/Wales	Arall/Other	UV08
	74.4%	25.6%	
Gwlad Enedigol / Country of Birth (2011)	Cymru/Wales	Arall/Other	KS204EW
	77.9%	22.1%	
Aelwydydd / Households			
Cyfansoddiad y Cartref – Nifer y Bobl / Household Composition – Number of Persons	1	33.8%	QS406EW
	2	33.4%	
	3+	32.8%	
Proffil Oedran Cyfartalog o Aelwydydd / Average Age Profile of Households	42.9		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	46.6%	
	+1	33.4%	
	0	16.7%	
	-1	3.1%	
	-2	0.2%	
Anheddau / Dwellings			
Nifer o Anheddau / Number of Dwellings	632		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
	70.6%	29.4%	
Nifer yr Ystafelloedd Gwely / Number of Bedrooms	0	0.2%	QS411EW
	1	4.6%	
	2	24.1%	

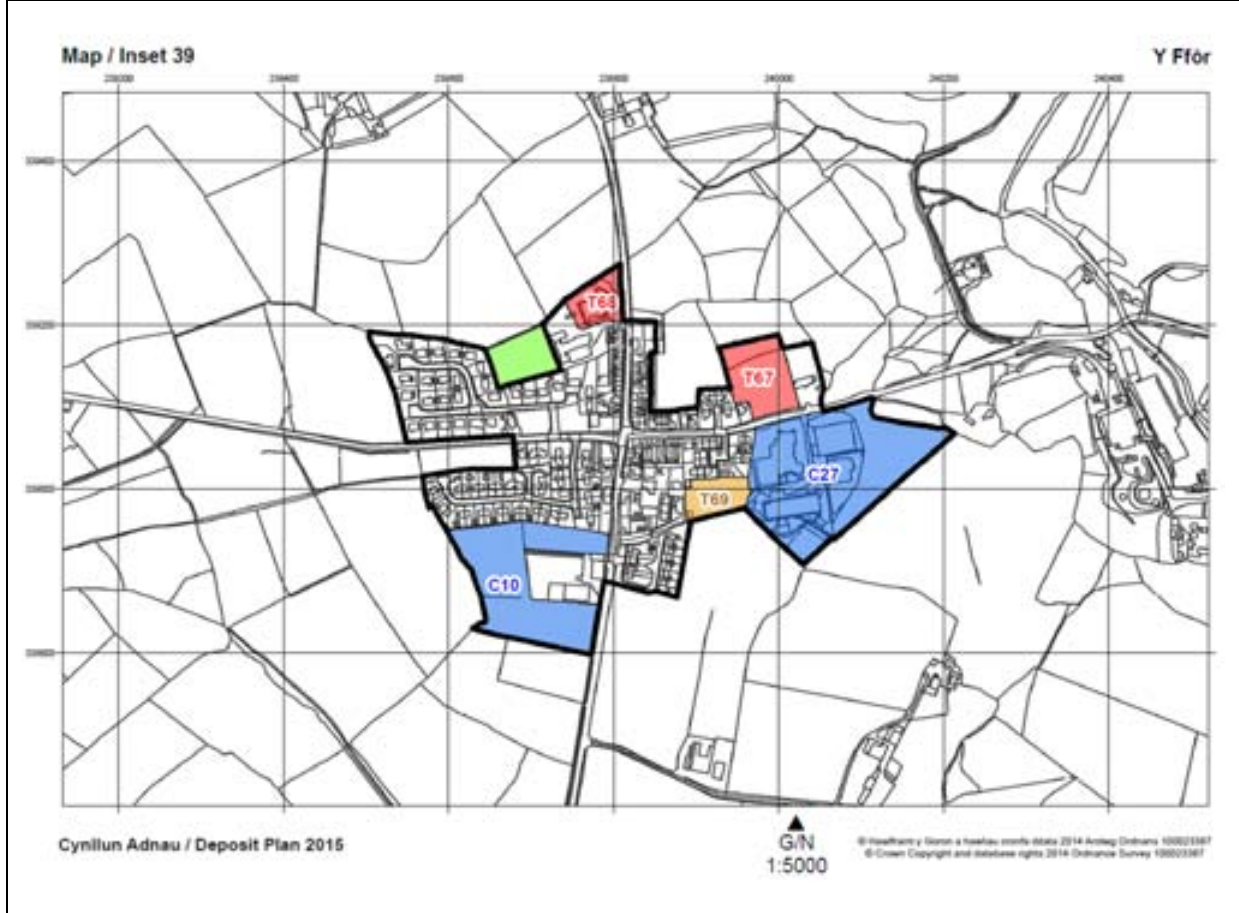
	3	49.0%	
	4+	22.2%	
Gwag / Ail Gartrefi Vacant / Second Homes	7.3%		KS401EW

Amcangyfrifon Poblogaeth 2011 / Population Estimates 2011	
Nifer o Dai / Number of Houses	180
Maint y Cartref / Household Size	2.32
Amcangyfrif Poblogaeth / Estimate Population	418

Ardal Gynnyrch Cyfrifiad / Census Output Area



Map Mewniod / 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
Abererch	5.6	£122,000	£21,916	9

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
0	0	3	0	0	0	1	1	0	1	0	0	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
9	0	0

Cyfleusterau Cymunedol / Community Facilities

Ysgol Gynradd; Ysgol Feithrin; Swyddfa Bost; Siopau gan gynnwys Siop Nwyddau Cyfleus; Gorsaf Betrol; Canolfan Gymunedol; Man Addoli; Gwasanaeth Bws

Primary School; Playgroup; Post Office; Shops including Convenience Shop; Petrol Station; Community Centre; Place of Worship; Bus Service

Hygyrchedd a Chludiant Cyhoeddus / Accessibility & Public Transport

- Wedi ei wasanaethu gan yr A499 and A4354.
- Nifer o safleoedd bws o fewn yr anheddle – llwybrau 12 a 14.

- Served by A499 and A4354.
- Multiple bus stops within the settlement – routes 12 and 14.

Cyfleoedd Cyflogaeth/ Employment Opportunities

O fewn 4 km i Bwllheli (Canolfan Wasanaeth trefol), (Canolfannau Gwasanaeth lleol) a 21km i'r Ffor (pentref Gwasanaeth) sy'n cynnig cyfleoedd amrywiol ar stadau diwydiannol/ busnes a llefydd gwaith eraill / *Within 4 km of Pwllheli (Urban Service Centre) that provides a variety of employment opportunities on industrial/ business estates and other employment sources.*

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

Cyfyngiadau Datblygu / Development Constraints

- Dim cyfyngiadau / *No constraints*

Dynodiadau Trefol / Urban Designations

- Tirwedd Hanesyddol Cofrestredig / *Registered Historic Landscape*

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
40	0	9	31

Cyfradd cyfartalog adeiladu blynyddol / Annual average build rate = 3

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 angen lleol (Polisi TAI 1, TAI 9, TAI 10) ar:
 - Safleoedd hefo caniatad cynllunio yn barod (Polisi TAI 16);
 - Safleoedd / adeiladau ar hap du mewn i ffiniau datblygu (Polisi 16);
 - 3 dynodiad – safleoedd ar gyfer tua 18, 10 a 9 o unedau, yn ddarostynedig i drafodaeth cyn ac adeg cyflwyno cais cynllunio (Polisi TAI 16);
 - Safleoedd eithrio gwledig (Polisi TAI 10).
- Ystyried datblygu fesul cam yn seiliedig ar ddadansoddiad o: argaeledd lle yn yr ysgol gynradd (capasiti sbar: 54.9% yn 2013); cynydd o 2.7% mewn siaradwyr Cymraeg 2001-2011 ond dal dros 70%; cynydd o 3.5% o ran unigolion a anwyd yng Nghymru 2001-2011; 7.3% 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 local need affordable housing (Policy TAI 1, TAI 9, TAI 10) on:
 - Sites already with planning permission (Policy TAI 16);
 - Windfall sites / buildings within the development boundary (Policy TAI 16);
 - 3 allocated sites – sites for around 18, 10 and 9 units, subject to pre-application and planning application

	<ul style="list-style-type: none"> stage (Policy TAI 16); <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: 54.9% in 2013); 2.7% increase in proportion of Welsh speakers 2001-2011, but still higher than 70%; 3.5% increase in individuals born in Wales 2001-2011; 7.3% 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
T67	Tir ger Tyn Lôn	Safle maes glas gyda chysylltiadau mynediad da at gyfleusterau cymunedol	Carthffosiaeth a Seilwaith <ul style="list-style-type: none"> • Byddai angen gwelliannau yng Ngwaith Trin Dŵr Gwastraff Y Ffôr (GTDG) y byddai angen eu hariannu drwy Gynllun Rheoli Asedau DCWW neu efallai ynghynt trwy gyfraniadau datblygwyr.
T68	Tir ger yr ysgol	Safle maes glas gyda chysylltiadau mynediad da at gyfleusterau cymunedol	Carthffosiaeth a Seilwaith <ul style="list-style-type: none"> • Byddai angen gwelliannau yng Ngwaith Trin Dŵr Gwastraff Y Ffôr (GTDG) y byddai angen eu

			hariannu drwy Gynllun Rheoli Asedau DCWW neu efallai ynghynt trwy gyfraniadau datblygwyr.
T69	Tir ger Bro Gwystil	Safle maes glas gyda chysylltiadau mynediad da at gyfleusterau cymunedol	<ul style="list-style-type: none"> • Rhoddwyd caniatâd cynllunio (C06M/0069/09/LL), datblygu heb gychwyn • Ni nodwyd unrhyw faterion o bwys
C10	Gerllaw'r orsaf betrol	Safle Cyflogaeth Cynradd a Ddyrannwyd	<p>Carthffosiaeth a Seilwaith</p> <ul style="list-style-type: none"> • Byddai angen gwelliannau yng Ngwaith Trin Dŵr Gwastraff Y Ffôr (GTDG) y byddai angen eu hariannu drwy Gynllun Rheoli Asedau DCWW neu efallai ynghynt trwy gyfraniadau datblygwyr
C27	Stad Ddiwydiannol Y Ffôr	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"> • Byddai angen gwelliannau yng Ngwaith Trin Dŵr Gwastraff Y Ffôr (GTDG) y byddai angen eu hariannu drwy Gynllun Rheoli Asedau DCWW neu efallai ynghynt trwy gyfraniadau datblygwyr

Ref	Site Name	Description	Considerations
T67	Land near Tyn Lôn	Greenfield site with good access links to community facilities	<p>Sewerage and Infrastructure</p> <ul style="list-style-type: none"> • Would require improvements at Y Ffor Wastewater Treatment Works (WwTW) which would need to be funded through DCWW's Asset Management Plan or potentially earlier through developer contributions.
T68	Land near the School	Greenfield site with good access links to community facilities	<p>Sewerage and Infrastructure</p> <ul style="list-style-type: none"> • Would require

			improvements at Y Ffor Wastewater Treatment Works (WwTW) which would need to be funded through DCWW's Asset Management Plan or potentially earlier through developer contributions.
T69	Land near Bro Gwystil	Greenfield site with good access links to community facilities	<ul style="list-style-type: none"> • Planning consent given (C06M/0069/09/LL) development not started • No notable issues identified
C10	Adj to the petrol station	Allocated Primary Employment Site	<p>Sewerage and Infrastructure</p> <ul style="list-style-type: none"> • Would require improvements at Y Ffor Wastewater Treatment Works (WwTW) which would need to be funded through DCWW's Asset Management Plan or potentially earlier through developer contributions.
C27	Y Ffôr 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"> • Would require improvements at Y Ffor Wastewater Treatment Works (WwTW) which would need to be funded through DCWW's Asset Management Plan or potentially earlier through developer contributions.