

CANOLFANNAU GWASANAETH TREFOL

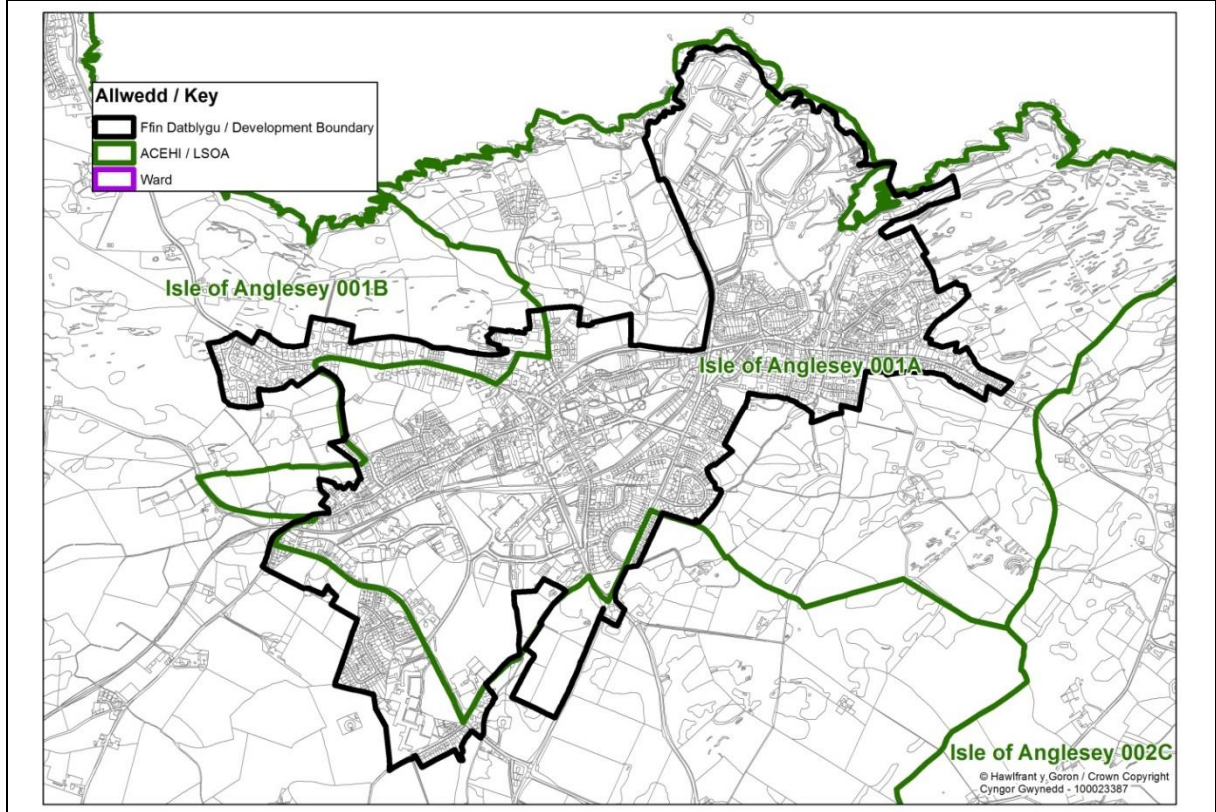
URBAN SERVICE CENTRES

Proffil Anheddle / Settlement Profile			
Enw / Name	Amlwch		
Statws / Status	Canolfan Gwasanaethol Trefol / Urban Service Centre		
Ardaloedd Cynnyrch Ehangach Haen Is / Lower Super Output Areas	Ynys Môn / Isle of Anglesey 001A; 001B		
Wardiau / Wards	Porthladd Amlwch Port ; Amlwch Wledig / Rural		
Ystadegau Allweddol – Cyfrifiad 2011 / Key Statistics – Census 2011			
Ar y Cyfan / Overall			
Poblogaeth / Population	Nifer / No.		Tabl/Table
Preswylwyr Arferol / Usual Residents	3,789		KS101EW
Nifer yr Aelwydydd / Number of Households	1,686		KS105EW
Siaradwyr Cymraeg / Welsh Speakers (2001)	62.4%		UV84
Siaradwyr Cymraeg / Welsh Speakers (2011)	61.1%		KS207WA
Gwlad Enedigol / Country of Birth (2001)	Cymru / Wales	Arall / Other	UV08
	63.7%	36.3%	
Gwlad Enedigol / Country of Birth (2011)	Cymru / Wales	Arall / Other	KS204EW
	65.0%	35.0%	
Aelwydydd / Households			
Cyfansoddiad y Cartref – Nifer y Bobl / Household Composition – Number of Persons	1	34.6%	QS406EW
	2	33.8%	
	3+	31.6%	
Proffil Oedran Cyfartalog o Aelwydydd / Average Age Profile of Households	43.7		KS102EW
Aelwydydd Cudd / Gorlawn* Hidden / Overcrowded Households* *Mae'r fformiwla safonol a ddefnyddir i bennu sgôr deiliadaeth yn y tabl hwn 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	39.3%	
	+1	35.6%	
	0	22.2%	
	-1	2.7%	
	-2	0.2%	
Anheddau / Dwellings			
Nifer o Anheddau / Number of Dwellings	1,838		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%	100%	
Deiliadaeth Cartref / Household Tenure	Perchen / Owned	Arall / Other	QS405EW
	64.9%	35.1%	
Nifer yr Ystafelloedd Gwely / Number of Bedrooms	0	0.2%	QS411EW
	1	7.5%	

	2	26.9%	
	3	49.2%	
	4+	16.1%	
Gwag / Ail Gartrefi Vacant / Second Homes	8.3%		KS401EW

Amcangyfrifon Poblogaeth 2011 / Population Estimates 2011			
Nifer o Dai / Number of Houses	1,333		
Maint y Cartref / Household Size	2.28		
Amcangyfrif Poblogaeth / Estimate Population	3,039		

Ardal Gynnyrch Cyfrifiad / Census Output Area



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
6	4	5	1	6	9	6	1	5	6	8	0	10

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

Not Started	Under Construction	Completed
31	4	10

Cyfleusterau Cymunedol / Community Facilities

Ysgol Uwchradd; Ysgol Gynradd; Ysgolion Meithrin; Meddygfa; Deintyddfa; Llyfrgell; Canolfan Hamdden; Canolfan Gymunedol; Swyddfeydd Post; Siop Bwyd Mawr; Siopau gan gynnwys Siop Nwyddau Cyfleus; Fferyllfa; Optegydd; Banciau/Cymdeithasau Adeiladu; Peiriant Arian Parod; Gorsaf Betrol; Tai Tafarn; Mannau Addoli; Gwasanaeth Bws, Gorsaf Heddlu; Gorsaf Dân

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

Hygyrchedd a Chludiant Cyhoeddus / Accessibility & Public Transport

- Gwasaneithir gan yr A5025 a'r B5111
- Nifer o arhosfan bws o fewn yr anheddle
- Served by the A5025 and B5111
- Multiple bus stops within the settlement.

Cyfleoedd Cyflogaeth/ Employment Opportunities

- Ysgolion, meddygfa, amrywiaeth eang o siopau o wahanol fatha, mawr a bach, a ystad ddiwydiannol yn darparu cyfleoedd cyflogaeth amrywiol / Schools, health clinic and a variety of different types of shops, large and small, and industrial estate located within or close to the settlement that provide employment opportunities.

Cyfyngiadau Datblygu / Development Constraints

- AHNE ger yr anheddle / AONB adjacent to site
- Rhan o'r anheddle o fewn ardal parth llifogydd C2/ Part of settlement within C2 flood zone
- Ardal Tirwedd Arbennig ger yr anheddle/ Special landscape Area 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
533	18	31	484

Cyfradd cyfartalog adeiladu blynyddol / Annual average build rate = 36

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 (Polisi TAI 1, TAI 9, TAI 10) ar:
 - Safleoedd hefo caniatâd cynllunio yn barod (Polisi TAI 14);
 - Safleoedd / adeiladau ar hap du mewn i ffiniau datblygu (Polisi TAI 14);
 - 5 dynodiad – safleoedd ar gyfer tua 152, 73, 58, 50 a 40 o unedau, yn ddarostyngedig i drafodaeth cyn ac adeg cyflwyno cais cynllunio (Polisi TAI 14);
 - Safleoedd eithrio gwledig (Polisi TAI 10).
- Ystyried datblygu fesul cam yn seiliedig ar ddadansoddiad o: ysgol gynradd (capasiti sbâr: 12.8% yn 2013); gostyngiad o 1.3% mewn siaradwyr Cymraeg 2001-2011 (o dan 70%); cynnydd o 2.3% o ran unigolion a anwyd yng Nghymru 2001-2011; 8.3% tai haf / gwyliau/ gwag (Polisi TAI 1 a Polisi X).
- Use local knowledge (e.g. recent local housing need survey) and the Census to influence the type of housing (e.g. number of bedrooms, age profile etc.) (Policy TAI 1);
- Secure a mix of open market and affordable housing (Policy TAI 1, TAI 9, TAI 10) on:
 - Sites already with planning permission (Policy TAI 14);
 - Windfall sites / buildings within the development boundary (Policy TAI 14);
 - 5 allocated sites – sites for around 152, 73, 58, 50 and 40 units, subject to pre-application and planning application stage (Policy TAI 14);
 - Rural exception sites (Policy TAI 10)
- Consider phased development based on an analysis at planning application stage of: primary school (spare

	capacity: 12.8% in 2013); 1.3% reduction in proportion of Welsh speakers 2001-2011 (lower than 70%); 2.5% increase in individuals born in Wales 2001-2011; 8.3% 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); • Galluogir safleoedd cyflogaeth ychwanegol sydd wedi eu cyfiawnhau mewn lleoliadau priodol o fewn yr anheddle (Policy CYF3) • 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); • Additional employment sites which has been justified can be accommodated within on appropriate sites within the settlement (Policy CYF3)
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
T6	Tir ger Maes Mona	Maes glas gwastad yng nghanol yr anheddiad mewn ardal breswyl sefydledig.	<ul style="list-style-type: none"> • Ni nodwyd unrhyw faterion o bwys
T7	Tir ger Lôn Bach	Maes glas gwastad yng nghanol yr anheddiad yn union gyfagos i T6.	<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 wyro'r bibell, a allai effeithio ar y dwysedd o dai y gellir ei gael ar y safle. <p>Priffyrdd</p> <ul style="list-style-type: none"> • Byddai rhaid darparu mynediad drwy T6 ac nid drwy Lôn Bach oherwydd capasiti Lôn Bach a gweleddd annigonol gyda chyffordd yr A5025.

T8	Tir yn Fferm Madyn	Maes glas gwastad gyda mynediad da a chysylltiadau cerddwyr i ganol y dref a'i chyfleusterau cysylltiedig.	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.
T9	Tir ger Cae Rheinwas	Maes glas gwastad tua'r gogledd o'r anheddiad gyda chysylltiadau trafndiaeth da i ganol y dref a'i chyfleusterau cysylltiedig.	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.
T10	Tir yn Tan y Bryn	Ar ochr dde orllewinol yr anheddiad, cysylltiadau trafndiaeth da i'r safle.	Bioamrywiaeth <ul style="list-style-type: none"> • Byddai angen cadw'r coed a gwrychoedd aeddfed sydd ar y safle.
C28	Cyn Ynys Mochras	Safle Cyflogaeth Eilaidd a Ddyrannwyd	<ul style="list-style-type: none"> • Ni nodwyd unrhyw faterion o bwys
C29	Stad Ddiwydiannol Llwyn Onn	Safle Cyflogaeth Eilaidd a Ddyrannwyd	<ul style="list-style-type: none"> • Ni nodwyd unrhyw faterion o bwys

Ref	Site Name	Description	Considerations
T6	Land near Maes Mona	Flat greenfield land in centre of the settlement in established residential area.	<ul style="list-style-type: none"> • No notable issues identified
T7	Land near Lôn Bach	Flat greenfield land in centre of the settlement immediately adjoining T6.	<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. <p>Highways</p> <ul style="list-style-type: none"> • Access would have to provide via T6 not via Lôn Bach due to capacity of Lôn Bach and inadequate visibility with the junction

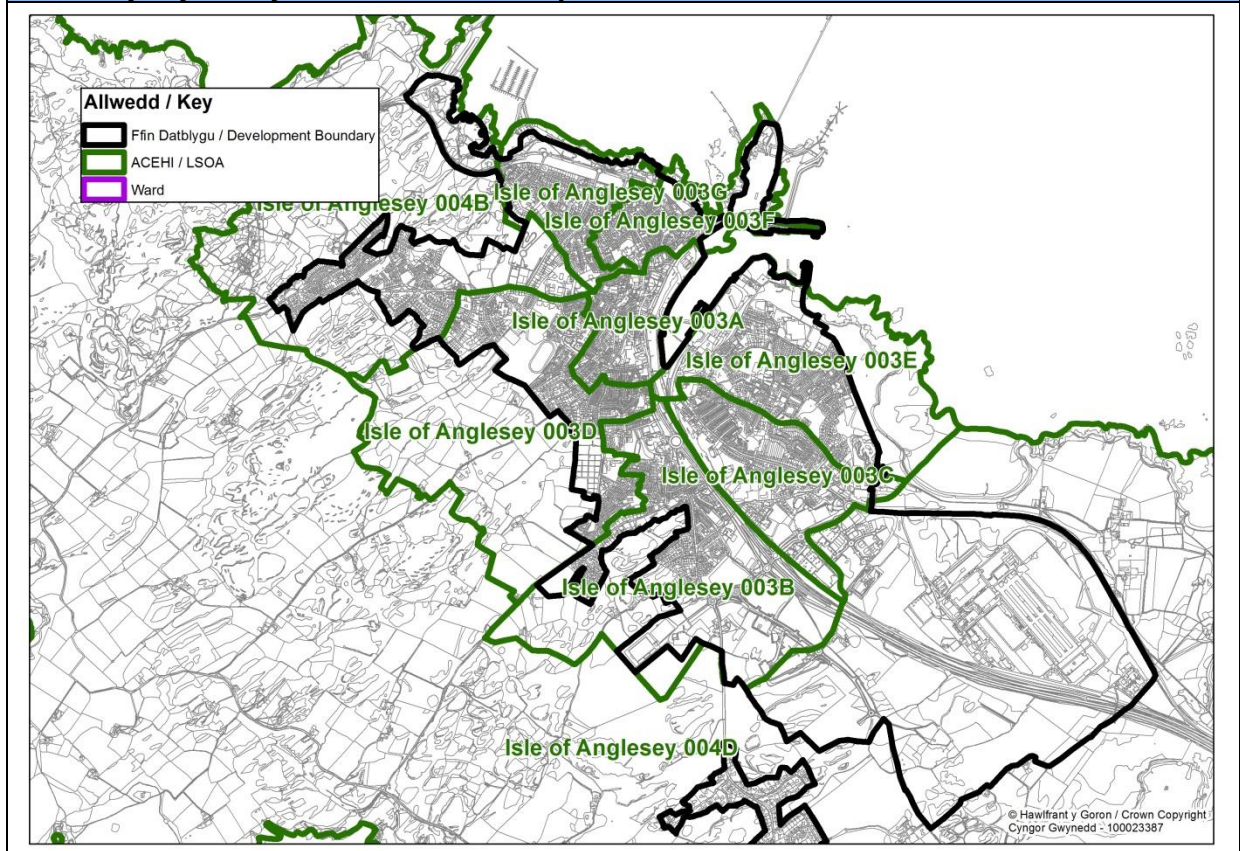
			A5025.
T8	Land at Madyn Farm	Flat greenfield land on with good access and pedestrian links to the town centre and its associated facilities.	Sewerage and Infrastructure <ul style="list-style-type: none"> Site is crossed by a sewer and protection measures in the form of easement widths or a diversion of the pipe would be required, which may impact upon the housing density achievable on site.
T9	Land near Rheinwas Field	Flat greenfield land situated to the north of the settlement with good transport links to the town centre and its associated facilities.	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.
T10	Land at Tan y Bryn	Situated on the south west of the settlement, the site is accessed by good transport links.	Biodiversity <ul style="list-style-type: none"> Mature trees and hedgerows would need to be preserved on site.
C28	Former Shell Island	Allocated Secondary Employment Site	<ul style="list-style-type: none"> No notable issues identified
C29	Llwyn Onn Industrial Estate	Allocated Secondary Employment Site	<ul style="list-style-type: none"> No notable issues identified

Proffil Anheddle / Settlement Profile			
Enw / Name	Caergybi		
Statws / Status	Canolfan Gwasanaethol Trefol / Urban Service Centre		
Ardaloedd Cynnyrch Ehangach Haen Is / Lower Super Output Areas	Ynys Môn / Isle of Anglesey 003A; 003B; 004B; 003C; 003D; 003E; 003F; 003G		
Wardiau / Wards	Tref Caergybi/Holyhead Town; Kingsland; Ffordd Llundain/London Road; Maeshyfyrd; Morawelon; Parc a'r Mynydd; Porthyfelin		
Ystadegau Allweddol – Cyfrifiad 2011 / Key Statistics – Census 2011			
Ar y Cyfan / Overall			
Poblogaeth / Population	Nifer / No.		Tabl / Table
Preswylwyr Arferol / Usual Residents	11,431		KS101EW
Nifer yr Aelwydydd / Number of Households	5,193		KS105EW
Siaradwyr Cymraeg / Welsh Speakers (2001)	46.9%		UV84
Siaradwyr Cymraeg / Welsh Speakers (2011)	42.2%		KS207WA
Gwlad Enedigol / Country of Birth (2001)	Cymru / Wales	Arall / Other	UV08
	75.6%	24.4%	
Gwlad Enedigol / Country of Birth (2011)	Cymru / Wales	Arall / Other	KS204EW
	74.8%	25.5%	
Aelwydydd / Households			
Cyfansoddiad y Cartref – Nifer y Bobl / Household Composition – Number of Persons	1	37.7%	QS406EW
	2	30.9%	
	3+	31.4%	
Proffil Oedran Cyfartalog o Aelwydydd / Average Age Profile of Households	40.0		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	36.7%	
	+1	36.7%	
	0	24.4%	
	-1	2.0%	
	-2	0.2%	
Anheddau / Dwellings			
Nifer o Anheddau / Number of Dwellings	6,209		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

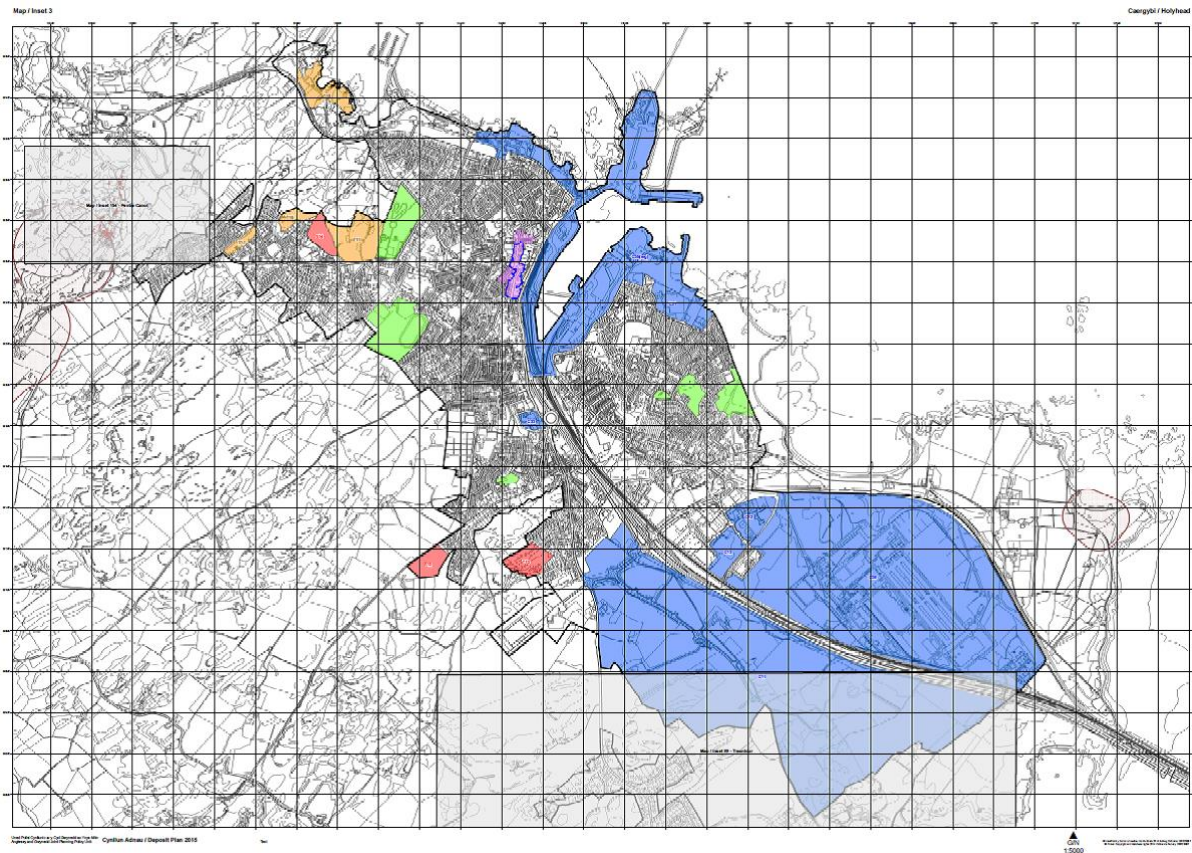
	54.5%	45.5%	
Nifer yr Ystafelloedd Gwely / Number of Bedrooms	0	0.2%	QS411EW
	1	8.8%	
	2	25.5%	
	3	52.7%	
	4+	12.8%	
Gwag / Ail Gartrefi Vacant / Second Homes	4.0%		KS401EW

Amcangyfrifon Poblogaeth 2011 / Population Estimates 2011	
Nifer o Dai / Number of Houses	5,040
Maint y Cartref / Household Size	2.28
Amcangyfrif Poblogaeth / Estimate Population	11,491

Ardal Gynnyrch Cyfrifiad / Census Output Area



Map Mewnsood / 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
Tref Caergybi / Holyhead Town	4.0	£77,500	£19,295	12
Kingsland	6.2	£138,000	£22,203	27
Ffordd Llundain / London Road	4.4	£85,000	£19,404	21
Maeshyfyd	5.1	£93,000	£18,184	26
Morawelon	4.9	£84,500	£17,266	7

Parc a'r Mynydd	6.0	£127,500	£21,126	14
Porthyfelin	4.6	£86,000	£18,817	25

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

Ardal Prisiau Tai / House Price Area: Caergybi / Holyhead – 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
27	31	2	7	43	41	14	59	60	13	12	38	21

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

Heb Ddechrau/ Not Started	Wrthi yn cael ei adeiladu / Under Construction	Wedi ei cwblhau / Completed
657	7	21

Cyfleusterau Cymunedol / Community Facilities

Coleg Addysg Bellach; Ysgol Uwchradd; Ysgolion Cynradd; Ysgolion Meithrin; Meddygfeydd; Deintyddfeydd; Llyfrgell; Canolfan Hamdden; Sinema/Theatr; Canolfannau Cymunedol; Swyddfa Bost; Siopau Bwyd Mawr; Siopau gan gynnwys Siop Nwyddau Cyfleus; Ysbyty Cymunedol; Fferyllfeydd; Optegyddion; Banciau/Cymdeithasau Adeiladu; Peiriant Arian Parod; Gorsafoedd Petrol; Tai Tafarn; Mannau Addoli; Gwasanaeth Bws; Gwasanaeth Tren; Gorsaf Heddlu; Gorsaf Dân

Further Education College; Secondary School; Primary Schools; Playgroups; Doctor's Surgeries; Dentists; Library; Leisure Centre; Cinema/Theatre; Community Centres; Post Offices; Large Food Stores; Shops including a Convenience Shop; Community Hospital; Pharmacies; Opticians; Banks/Building Societies; ATM; Petrol Stations; Public Houses; Places of Worship; Bus Service; Train Service; Police Station; Fire Station

Hygyrchedd a Chludiant Cyhoeddus / Accessibility & Public Transport

- Cael ei wasanaethu gan yr A55, A5, A5025 a'r B4545.
- Nifer o arhosfan bws o fewn yr anheddle
- Gorsaf reilffordd a gwasanaeth ar brif linell rheilffordd
- Gwasanaeth fferi i Iwerddon

- Served by A55, A5, A5025 and B4545
- Multiple bus stops within settlement.
- Main line train service and station.
- Ferry service to Ireland.

Cyfleoedd Cyflogaeth/ Employment Opportunities

- Ysgolion, meddygfa, amrywiaeth eang o siopau o wahanol fatha, mawr a bach, a ystad ddiwydiannol yn darparu cyfleoedd cyflogaeth amrywiol / Schools, health clinic and a variety of different types of shops, large and small, and industrial estate located within or close to the settlement that provide employment opportunities.

Cyfyngiadau Datblygu / Development Constraints

- Rhan o'r anheddle o fewn parth risg llifogydd C1 / part of settlement within C1 flood risk zone
- Cyferbyn â'r AHNE / Adjacent to the AONB

Dynodiadau Trefol / Urban Designations

- Adeiladau Rhestredig / Listed Buildings
- Heneb Hynafol Restredig / Scheduled Ancient Monument

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
833	71	396	366

Cyfradd cyfartalog adeiladu blynyddol / Annual average build rate = 56

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 (Polisi TAI 1, TAI 9, TAI 10) ar:
 - Safleoedd hefo caniatâd cynllunio yn barod (Polisi TAI 14);
 - Safleoedd / adeiladau ar hap du mewn i ffiniau datblygu (Polisi TAI 14);
 - 7 dynodiad – safleoedd ar gyfer tua 123, 90, 72, 53, 49, 22 a 21 o unedau, yn ddarostyngedig i drafodaeth cyn ac adeg cyflwyno cais cynllunio (Polisi TAI 14);
 - Safleoedd eithrio gwledig (Polisi TAI 10).
- Ystyried datblygu fesul cam yn seiliedig ar ddadansoddiad o: gostyngiad o 4.7% mewn siaradwyr Cymraeg 2001-2011 (o dan 70%); gostyngiad o 0.8% o ran unigolion a anwyd yng Nghymru 2001-2011; 4.0% tai haf / gwyliau/ gwag (Polisi TAI 1 a Polisi X); ac ysgolion cynradd (2013):

Ysgol y Parc	Capasiti sbâr: 24.9%
Ysgol Llanfawr	Capasiti sbâr: 26.8%
Ysgol Llaingoch	Capasiti sbâr: 0.0%
Ysgol Kingsland	5.5% dros ei gapasiti
Ysgol y Parch Thomas Ellis	Capasiti sbâr: 7.3%
Ysgol Santes Fair	18.6% dros ei gapasiti

- Use local knowledge (e.g. recent local housing need survey) and the Census to influence the type of housing (e.g. number of bedrooms, age profile etc.) (Policy TAI 1);
- Secure a mix of open market and affordable housing (Policy TAI 1, TAI 9, TAI 10) on:
 - Sites already with planning permission (Policy TAI 14);
 - Windfall sites / buildings within the development boundary (Policy TAI 14);
 - 7 allocated sites – sites for around 123, 90, 72, 53, 49, 22 and 21 units, subject to pre-application and planning application stage (Policy TAI 14);
 - Rural exception sites (Policy TAI 10)
- Consider phased development based on an analysis at planning application stage of: 4.7% reduction in proportion of Welsh speakers 2001-2011 (lower than 70%); 0.8% decrease in individuals born in Wales 2001-2011; 4.0% second/ holiday/ vacant homes (TAI 1 and TAI X); and primary schools (2013):

Ysgol y Parc	Spare capacity: 24.9%
Ysgol Llanfawr	Spare capacity: 26.8%
Ysgol Llaingoch	Spare capacity: 0.0%
Ysgol Kingsland	5.5% over capacity
Ysgol y Parch Thomas Ellis	Spare capacity: 7.3%
St Mary's School	18.6% over capacity

**Polisi Cyflogaeth /
Employment Policy**

- 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);
- Galluogir safleoedd cyflogaeth ychwanegol sydd wedi eu cyfiawnhau mewn lleoliadau priodol o fewn yr anheddle (Policy CYF3)
- 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);
- Additional employment sites which has been justified can be accommodated within on appropriate sites within the settlement (Policy CYF3)

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)
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Cyf	Enw'r Safle	Disgrifiad	Ystyriaethau
T11	Tyddyn Bach	Safle maes glas gyda chaniatâd cynllunio a ddiogelir.	<ul style="list-style-type: none"> • Rhoddwyd caniatâd cynllunio (19C608K/DA), datblygu heb gychwyn • Ni nodwyd unrhyw faterion o bwys
T12	Tir ger Cae Rhos	Safle maes glas gyda mynediad da i ganol y dref a leolir tua'r gorllewin o'r anheddiad	<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 wyro'r bibell, a allai effeithio ar y dwysedd o dai y gellir ei gael ar y safle. • Mae achosion ynysig o lifogydd yn y system garthffosiaeth gyhoeddus sydd efallai angen eu datrys er mwyn caniatáu i'r datblygiad fynd rhagdo. Gall datblygwyr posibl naill ai aros i DCWW ddatrys y llifogydd, yn amodol ar gyllid yn cael ei gymeradwyo gan y rheoleiddiwr Ofwat, neu symud y gwelliannau ymlaen trwy ddarpariaethau gofynion carthffosiaeth y Ddeddf Diwydiant Dŵr 1991 neu A106 y Ddeddf Cynllunio Gwlad a Thref 1990. Efallai y bydd angen asesiad modelu hydrologig (HMA) i benderfynu ar y pwynt cysylltu â'r system garthffosiaeth gyhoeddus a byddai disgwyl i ddatblygwyr posibl ariannu ymchwiliadau yn

			ystod cyfnodau cyn-gynllunio.
T13	Tir ger Yr Ogof	Gerllaw stad Yr Ogof, mae'r safle hwn yn agos at nifer o gyfleusterau cymunedol.	<p>Carthffosiaeth a Seilwaith</p> <ul style="list-style-type: none"> Mae achosion ynysig o lifogydd yn y system garthffosiaeth gyhoeddus sydd efallai angen eu datrys er mwyn caniatáu i'r datblygiad fynd rhagddo. Gall datblygwyr posibl naill ai aros i DCWW ddatrys y llifogydd, yn amodol ar gyllid yn cael ei gymeradwyo gan y rheoleiddiwr Ofwat, neu symud y gwelliannau ymlaen trwy ddarpariaethau gofynion carthffosiaeth y Ddeddf Diwydiant Dŵr 1991 neu A106 y Ddeddf Cynllunio Gwlad a Thref 1990. Efallai y bydd angen asesiad modelu hydrologig (HMA) i benderfynu ar y pwynt cysylltu â'r system garthffosiaeth gyhoeddus a byddai disgwyl i ddatblygwyr posibl ariannu ymchwiliadau yn ystod cyfnodau cyn-gynllunio.
T14	Tir ger Fferm Tyddyn Bach	Yn Llaingoch, mae'r safle maes glas hwn o fewn pellter cerdded i nifer o gyfleusterau cymunedol.	<p>Carthffosiaeth a Seilwaith</p> <ul style="list-style-type: none"> Mae achosion ynysig o lifogydd yn y system garthffosiaeth gyhoeddus sydd efallai angen eu datrys er mwyn caniatáu i'r datblygiad fynd rhagddo. Gall datblygwyr posibl naill ai aros i DCWW ddatrys y llifogydd, yn amodol ar gyllid yn cael ei gymeradwyo gan y rheoleiddiwr Ofwat, neu symud y gwelliannau ymlaen trwy ddarpariaethau gofynion carthffosiaeth y Ddeddf Diwydiant Dŵr 1991 neu A106 y Ddeddf Cynllunio Gwlad a Thref 1990.

			Efallai y bydd angen asesiad modelu hydrologig (HMA) i benderfynu ar y pwynt cysylltu â'r system garthffosiaeth gyhoeddus a byddai disgwyl i ddatblygwyr posibl ariannu ymchwiliadau yn ystod cyfnodau cyn-gynllunio.
T15	Tir ger Stad Waunfawr	Safle maes glas gyda chaniatâd cynllunio presennol.	<ul style="list-style-type: none"> • Rhoddwyd caniatâd cynllunio (19C313A), datblygu heb gychwyn • Ni nodwyd unrhyw faterion o bwys
T16	Glan y Dŵr	Rhan o ddatblygiad glan y dŵr.	<ul style="list-style-type: none"> • Rhoddwyd caniatâd cynllunio (19C1046A/ECON), datblygu heb gychwyn • Ni nodwyd unrhyw faterion o bwys
T17	Lôn Cae Serri	Safle maes glas gyda chaniatâd cynllunio presennol.	<ul style="list-style-type: none"> • Rhoddwyd caniatâd cynllunio (19C882C)), datblygu heb gychwyn • Ni nodwyd unrhyw faterion o bwys
C11	Parc Cybi	<ul style="list-style-type: none"> • Safle Cyflogaeth Cynradd a Ddyrannwyd • Safle Ardal Fenter 	<p>Carthffosiaeth a Seilwaith</p> <ul style="list-style-type: none"> • Mae pibellau dŵr 90mm a 125mm yn croesi'r safle ac mae prif garthffos ar hyd y ffiniau gorllewinol a dwyreiniol a all gyfyngu ar ddwysedd datblygu'r safle.
C12	Stad Ddiwydiannol Penrhos	<ul style="list-style-type: none"> • Safle Cyflogaeth Cynradd a Ddiogelir • Safle Ardal Fenter 	<ul style="list-style-type: none"> • Safle presennol a ddiogelir. <p>Carthffosiaeth a Seilwaith</p> <ul style="list-style-type: none"> • Mae'r safle gerllaw GTDG Caergybi a allai arwain at aroglau, pryfed a niwsans sŵn i unrhyw ddatblygiad sy'n agos at y gwaith. Ystyried darparu clustogfa rhwng y gwaith ac unrhyw safle datblygu arfaethedig
C30	Alwminiwm Môn	<ul style="list-style-type: none"> • Safle Cyflogaeth Eilaidd a Ddyrannwyd • Safle Ardal Fenter 	<p>Carthffosiaeth a Seilwaith</p> <ul style="list-style-type: none"> • Mae'r safle gerllaw GTDG Caergybi a allai arwain at aroglau, pryfed a niwsans sŵn i unrhyw ddatblygiad sy'n agos at y gwaith. Ystyried darparu clustogfa rhwng y gwaith ac unrhyw safle datblygu arfaethedig
C31	Cyn-safle Eaton	<ul style="list-style-type: none"> • Safle Cyflogaeth 	Carthffosiaeth a Seilwaith

	Electrical	Eilaidd a Ddyrannwyd	<ul style="list-style-type: none"> Mae achosion ynysig o lifogydd yn y system garthffosiaeth gyhoeddus sydd efallai angen eu datrys er mwyn caniatáu i'r datblygiad fynd rhagddo. Gall datblygwyr posibl naill ai aros i DCWW ddatrys y llifogydd, yn amodol ar gyllid yn cael ei gymeradwyo gan y rheoleiddiwr Ofwat, neu symud y gwelliannau ymlaen trwy ddarpariaethau gofynion carthffosiaeth y Ddeddf Diwydiant Dŵr 1991 neu A106 y Ddeddf Cynllunio Gwlad a Thref 1990. Efallai y bydd angen asesiad modelu hydrologig (HMA) i benderfynu ar y pwynt cysylltu â'r system garthffosiaeth gyhoeddus a byddai disgwyl i ddatblygwyr posibl ariannu ymchwiliadau yn ystod cyfnodau cyn-gynllunio.
C32	Safle Kingsland	<ul style="list-style-type: none"> Safle Cyflogaeth Eilaidd a Ddyrannwyd 	<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 wro'r bibell, a allai effeithio ar y dwysedd o dai y gellir ei gael ar y safle
C(LIC) 35	Porthladd Caergybi	<ul style="list-style-type: none"> Safle Cyflogaeth Wrth Gefn a Ddyrannwyd Safle Ardal Fenter 	<p>Carthffosiaeth a Seilwaith</p> <ul style="list-style-type: none"> Mae carthffos yn croesi'r safle. O dan y Ddeddf Diwydiant Dŵr 1991 mae gan DCWW hawl i gael mynediad at ei gyfarpar ar bob adeg. Bydd mesurau diogelu mewn perthynas â'r asedau hyn yn ofynnol naill ai ar ffurf lled hawddfrait neu ddargyfeirio posibl o'r ased. Mae achosion ynysig o lifogydd yn y system

			<p>garthffosiaeth gyhoeddus sydd efallai angen eu datrys er mwyn caniatáu i'r datblygiad fynd rhagddo. Gall datblygwyr posibl naill ai aros i DCWW ddatrys y llifogydd, yn amodol ar gyllid yn cael ei gymeradwyo gan y rheoleiddiwr Ofwat, neu symud y gwelliannau ymlaen trwy ddarpariaethau gofynion carthffosiaeth y Ddeddf Diwydiant Dŵr 1991 neu A106 y Ddeddf Cynllunio Gwlad a Thref 1990.</p>
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Ref	Site Name	Description	Considerations
T11	Tyddyn Bach	Greenfield site with safeguarded planning permission.	<ul style="list-style-type: none"> • Planning consent given (19C608K/DA), development not started • No notable issues identified
T12	Land near Cae Rhos	Greenfield site with good access links to the city centre located to the west of the settlement	<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. • There are isolated incidents of flooding in the public sewerage system that may need to be resolved to allow development to proceed. Potential developers can either wait for DCWW to resolve the flooding, subject to funding being approved by the regulator Ofwat, or progress the improvements through the sewerage requisition provisions of the Water Industry Act 1991 or S106 of the Town & Country Planning Act 1990. A

			hydraulic modelling assessment (HMA) may be required to determine the point of connection to the public sewerage system and potential developers would be expected to fund investigations during pre-planning stages.
T13	Land near Yr Ogof	Located adjacent to the Ogof estate this site close to a number of community facilities.	<p>Sewerage and Infrastructure</p> <ul style="list-style-type: none"> There are isolated incidents of flooding in the public sewerage system that may need to be resolved to allow development to proceed. Potential developers can either wait for DCWW to resolve the flooding, subject to funding being approved by the regulator Ofwat, or progress the improvements through the sewerage requisition provisions of the Water Industry Act 1991 or S106 of the Town & Country Planning Act 1990. A hydraulic modelling assessment (HMA) may be required to determine the point of connection to the public sewerage system and potential developers would be expected to fund investigations during pre-planning stages
T14	Land near Tyddyn Bach Farm	Located in Llaingoch, this greenfield site is within walking distance to a number of community facilities.	<p>Sewerage and Infrastructure</p> <ul style="list-style-type: none"> There are isolated incidents of flooding in the public sewerage system that may need to be resolved to allow development to proceed. Potential developers can either wait for DCWW to resolve the flooding, subject to funding being approved by the regulator Ofwat, or progress the

			improvements through the sewerage requisition provisions of the Water Industry Act 1991 or S106 of the Town & Country Planning Act 1990. A hydraulic modelling assessment (HMA) may be required to determine the point of connection to the public sewerage system and potential developers would be expected to fund investigations during pre-planning stages
T15	Land near Waunfawr Estate	Greenfield site with existing planning permission.	<ul style="list-style-type: none"> • Planning consent given (19C313A) development not started • No notable issues identified
T16	Glan y Dŵr	Part of the waterfront development.	<ul style="list-style-type: none"> • Planning consent given (19C1046A/ECON) development not started • No notable issues identified
T17	Cae Serri Road	Greenfield site with existing planning permission.	<ul style="list-style-type: none"> • Planning consent given (19C882C)) development not started • No notable issues identified
C11	Parc Cybi	<ul style="list-style-type: none"> • Allocated Primary Employment Site • Enterprise Zone Site 	<p>Sewerage and infrastructure</p> <ul style="list-style-type: none"> • Site is crossed by 90mm and 125mm water mains and a sewer main along the western and eastern boundaries which may restrict development density for the site.
C12	Penrhos Industrial Estate	<ul style="list-style-type: none"> • Safeguarded Primary Employment Site • Enterprise Zone Site 	<ul style="list-style-type: none"> • Existing safeguarded site. <p>Sewerage and Infrastructure</p> <ul style="list-style-type: none"> • The site is located adjacent to Holyhead WwTW which may give rise to odour, fly and noise nuisance for any development in close proximity to the works. Consider providing a buffer zone between the works and any proposed development site

C30	Anglesey Aluminium	<ul style="list-style-type: none"> Allocated Secondary Employment Site Enterprise Zone Site 	<p>Sewerage and Infrastructure</p> <ul style="list-style-type: none"> The site is located adjacent to Holyhead WwTW which may give rise to odour, fly and noise nuisance for any development in close proximity to the works. Consider providing a buffer zone between the works and any proposed development site
C31	Former site of Eaton Electrical	<ul style="list-style-type: none"> Allocated Secondary Employment Site 	<p>Sewerage and Infrastructure</p> <ul style="list-style-type: none"> There are isolated incidents of flooding in the public sewerage system that may need to be resolved to allow development to proceed. Potential developers can either wait for DCWW to resolve the flooding, subject to funding being approved by the regulator Ofwat, or progress the improvements through the sewerage requisition provisions of the Water Industry Act 1991 or S106 of the Town & Country Planning Act 1990. A hydraulic modelling assessment (HMA) may be required to determine the point of connection to the public sewerage system and potential developers would be expected to fund investigations during pre-planning stages.
C32	Kingsland Site	<ul style="list-style-type: none"> Allocated Secondary Employment Site 	<p>Sewerage and Infrastructure</p> <ul style="list-style-type: none"> Site is crossed by water main and protection measures in the form of easement widths or a diversion of the pipe would be required, which may impact upon the density achievable on site
C(wg)35	Holyhead Port	<ul style="list-style-type: none"> Allocated Reserve 	<p>Sewerage and</p>

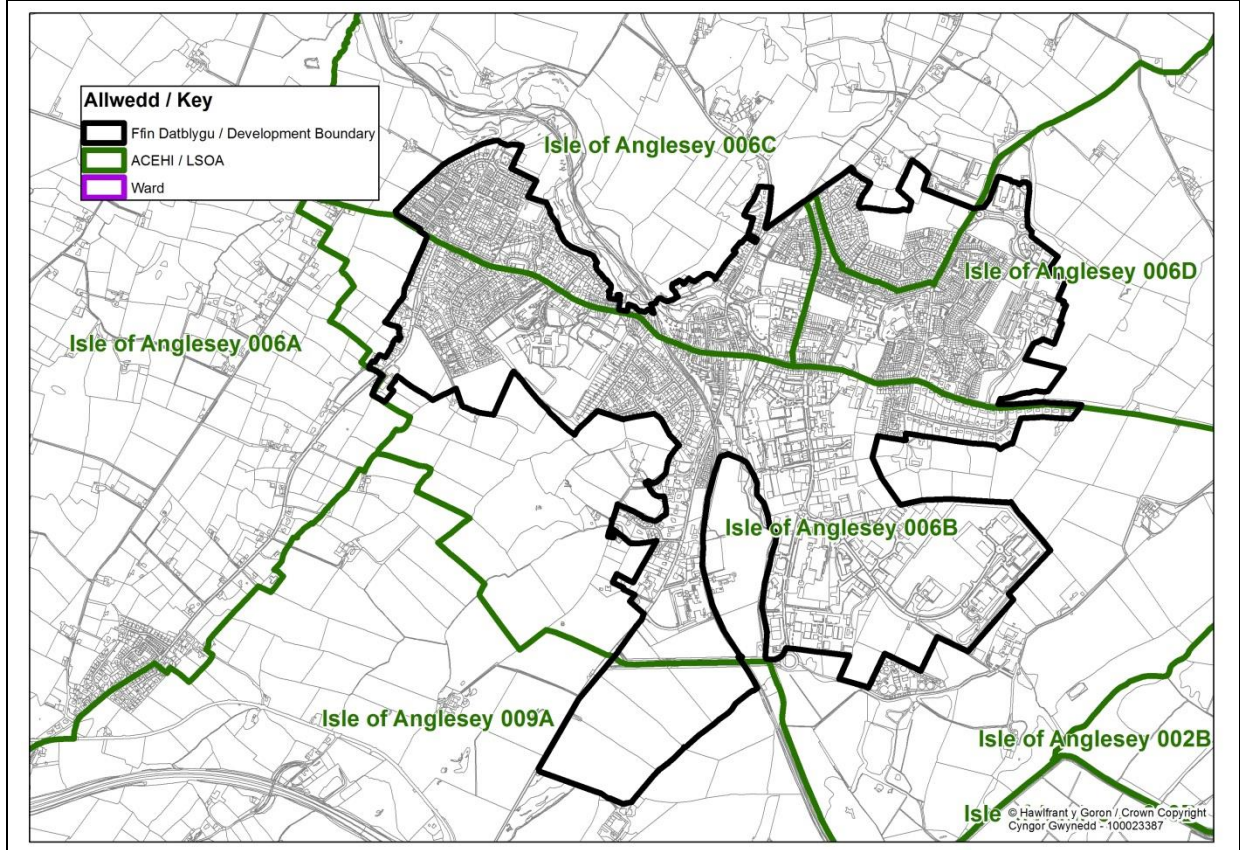
		<p>Employment Site</p> <ul style="list-style-type: none"> Enterprise Zone Site 	<p>Infrastructure</p> <ul style="list-style-type: none"> Site is crossed by a sewer. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights to access its apparatus at all times. Protection measures in respect of these assets will be required either in the form of an easement width or a possible diversion of the asset. There are isolated incidents of flooding in the public sewerage system that may need to be resolved to allow development to proceed. Potential developers can either wait for DCWW to resolve the flooding, subject to funding being approved by our regulator Ofwat, or progress the improvements through the sewerage requisition provisions of the Water Industry Act 1991 or S106 of the Town & Country Planning Act 1990.
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Proffil Anheddle / Settlement Profile			
Enw / Name	Llangefni		
Statws / Status	Canolfan Gwasanaethol Trefol / Urban Service Centre		
Ardaloedd Cynnyrch Ehangach Haen Is / Lower Super Output Areas	Ynys Môn / Isle of Anglesey 006B; 006C; 006D		
Wardiau / Wards	Cefni; Cyngar; Tudur		
Ystadegau Allweddol – Cyfrifiad 2011 / Key Statistics – Census 2011			
Ar y Cyfan / Overall			
Poblogaeth / Population	Nifer / No.		Tabl/Table
Preswylwyr Arferol / Usual Residents	5,116		KS101EW
Nifer yr Aelwydydd / Number of Households	2,193		KS105EW
Siaradwyr Cymraeg / Welsh Speakers (2001)	83.9%		UV84
Siaradwyr Cymraeg / Welsh Speakers (2011)	80.7%		KS207WA
Gwlad Enedigol / Country of Birth (2001)	Cymru / Wales	Arall / Other	UV08
	84.8%	15.2%	
Gwlad Enedigol / Country of Birth (2011)	Cymru / Wales	Arall/ Other	KS204EW
	82.9%	17.1%	
Aelwydydd / Households			
Cyfansoddiad y Cartref – Nifer y Bobl / Household Composition – Number of Persons	1	31.3%	QS406EW
	2	33.5%	
	3+	35.2%	
Proffil Oedran Cyfartalog o Aelwydydd / Average Age Profile of Households	40.4		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	41.2%	
	+1	35.8%	
	0	20.7%	
	-1	1.9%	
	-2	0.4%	
Anheddau / Dwellings			
Nifer o Anheddau / Number of Dwellings	2,304		KS401EW
Math o Anheddau / Type of Dwellings *Mae annedd yn cael ei rannu os yw'r ofodau aelwydydd sydd ynddo gael math o lety 'yn rhan o dŷ wedi'i addasu neu ei rannu', os nad pob ystafell y tu ôl i ddrws sydd ddim ond bod aelwyd yn eu defnyddio ac mae o leiaf un lle eraill y cartref yn y cyfeiriad hwnnw gyda y gellir ei gyfuno. * A dwelling is shared if the household spaces it contains have accommodation type 'part of a converted or shared house', if not all rooms are behind a door that only that household can use and there is at least one other household space at that address with which it can be combined.	Rhannu* Shared*	Na chant eu rhannu Not Shared	QS402EW
	0.0%	100.0%	
Deiliadaeth Cartref / Household Tenure	Perchen /Owned	Arall /Other	QS405EW
	61.2%	38.8%	
Nifer yr Ystafelloedd Gwely / Number of Bedrooms	0	0.2%	QS411EW
	1	6.3%	

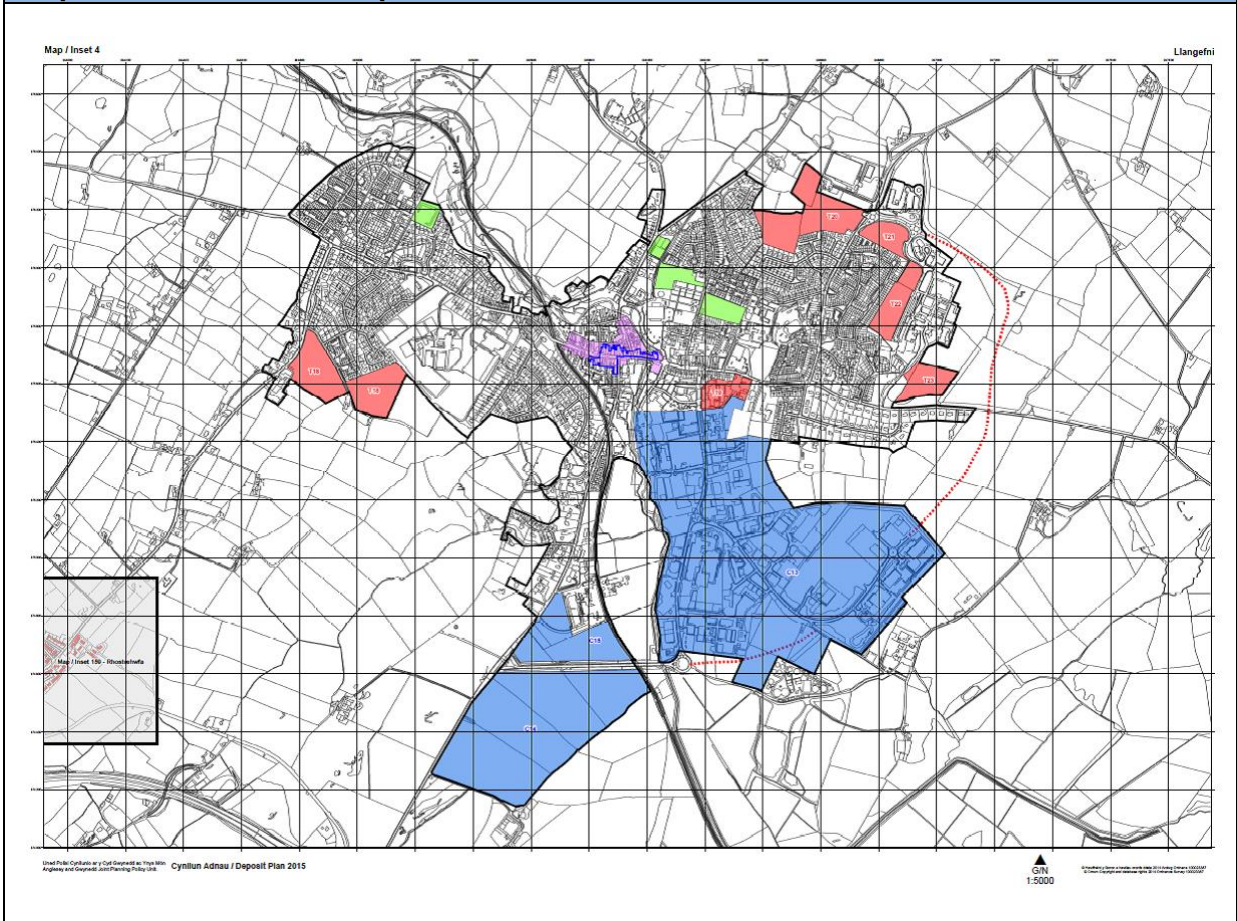
	2	20.8%	
	3	54.4%	
	4+	18.3%	
Gwag / Ail Gartrefi Vacant / Second Homes	4.8%		KS401EW

Amcangyfrifon Poblogaeth 2011 / Population Estimates 2011	
Nifer o Dai / Number of Houses	1,899
Maint y Cartref / Household Size	2.28
Amcangyfrif Poblogaeth / Estimate Population	4,330

Ardal Gynnyrch Cyfrifiad / Census Output Area



Map Mewnrosod / 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
Cefni	6.0	£153,450	£25,702	21
Cyngar	5.5	£130,000	£23,593	28
Tudur	5.4	£90,000	£16,623	8

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

Ardal Prisiau Tai / House Price Area: Llangefni – 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
50	32	57	13	7	31	28	6	18	22	6	37	9

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

Not Started	Under Construction	Completed
66	6	9

Cyfleusterau Cymunedol / Community Facilities

Coleg Addysg Bellach; Ysgol Uwchradd; Ysgolion Cynradd; Ysgolion Meithrin; Meddygfeydd; Deintyddfeydd; Llyfrgell; Canolfan Hamdden; Sinema/Theatr; Canolfan Gymunedol; Swyddfa Bost; Siopau Bwyd Mawr; Siopau gan gynnwys Siop Nwyddau Cyfleus; Ysbyty Cymunedol; Fferyllfeydd; Optegyddion; Banciau/Cymdeithasau Adeiladu; Peiriant Arian Parod; Gorsafoedd Petrol; Tai Tafarn; Man Addoli; Gwasanaeth Bws; Gorsaf Heddlu; Gorsaf Dân

Further Education College; Secondary School; Primary Schools; Playgroups; Doctor's Surgeries; Dentists; Library; Leisure Centre; Cinema/Theatre; Community Centre; Post Offices; Large Food Stores; Shops including a Convenience Shop; Community Hospital; Pharmacies; Opticians; Banks/Building Societies; ATM; Petrol Stations; Public Houses; Places of Worship; Bus Service; Police Station; Fire Station

Hygyrchedd a Chludiant Cyhoeddus / Accessibility & Public Transport

- Cael ei wasanaethu gan yr A55, A5, A5114, B5420, B5109, B5111 a'r B4422.
- Nifer o arhosfan bws o fewn y ganolfan
- Served by the A55, A5, A5114, B5420, B5109, B5111 and B4422.
- Multiple bus stops within the settlement.

Cyfleoedd Cyflogaeth/ Employment Opportunities

- Ysgolion, meddygfa, amrywiaeth eang o siopau o wahanol fatha, mawr a bach, a ystad ddiwydiannol yn darparu cyfleoedd cyflogaeth amrywiol / Schools, health clinic and a variety of different types of shops, large and small, and industrial estate 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
673	52	53	568

Cyfradd cyfartalog adeiladu blynyddol / Annual average build rate = 45

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 (Polisi TAI 1, TAI 9, TAI 10) ar:
 - Safleoedd hefo caniatâd cynllunio yn barod (Polisi TAI 14);
 - Safleoedd / adeiladau ar hap du mewn i ffiniau datblygu (Polisi TAI 14);
 - 6 dynodiad – safleoedd ar gyfer tua 154, 144, 59, 49, 41 a 38 o unedau, yn ddarostyngedig i drafodaeth cyn ac adeg cyflwyno cais cynllunio (Polisi TAI 14);
 - Safleoedd eithrio gwledig (Polisi TAI 10).
- Ystyried datblygu fesul cam yn seiliedig ar ddadansoddiad o: gostyngiad o 2.2% mewn siaradwyr Cymraeg 2001-2011 ond yn uwch na 70%; gostyngiad o 1.9% o ran unigolion a anwyd yng Nghymru 2001-2011; 4.8% tai haf / gwyliau/ gwag (Polisi TAI 1 a Polisi X); ac ysgolion cynradd (2013):

Ysgol y Graig	Capasiti sbâr: 3.0%
Ysgol Corn Hir	0.5% dros ei gapasiti

- Use local knowledge (e.g. recent local housing need survey) and the Census to influence the type of housing (e.g. number of bedrooms, age profile etc.) (Policy TAI 1);
- Secure a mix of open market and affordable housing (Policy TAI 1, TAI 9, TAI 10) on:
 - Sites already with planning permission (Policy TAI 14);
 - Windfall sites / buildings within the development boundary (Policy TAI 14);
 - 6 allocated sites – sites for around 154, 144, 59, 49, 41 and 38 units, subject to pre-application and planning application stage (Policy TAI 14);
 - Rural exception sites (Policy TAI 10)

	<ul style="list-style-type: none"> Consider phased development based on an analysis at planning application stage of: 2.2% reduction in proportion of Welsh speakers 2001-2011 but higher than 70%; 1.9% decrease in individuals born in Wales 2001-2011; 4.8% second/ holiday/ vacant homes (TAI 1 and TAI X); and primary schools (2013): <table border="1"> <tr> <td>Ysgol y Graig</td> <td>Spare capacity: 3.0%</td> </tr> <tr> <td>Ysgol Corn Hir</td> <td>0.5% over capacity</td> </tr> </table>	Ysgol y Graig	Spare capacity: 3.0%	Ysgol Corn Hir	0.5% over capacity
Ysgol y Graig	Spare capacity: 3.0%				
Ysgol Corn Hir	0.5% over capacity				
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); Galluogir safleoedd cyflogaeth ychwanegol sydd wedi eu cyfiawnhau mewn lleoliadau priodol o fewn yr anheddle (Policy CYF3) 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); Additional employment sites which has been justified can be accommodated within on appropriate sites within the settlement (Policy CYF3) 				
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
T18	Tir ger Tŷ Hen	Safle maes glas tua'r gorllewin o'r anheddiad gyda chysylltiadau mynediad da at ysgolion a chanol y dref.	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. Mae achosion ynysig o lifogydd yn y system garthffosiaeth gyhoeddus sydd efallai angen eu datrys er mwyn caniatáu

			<p>i'r datblygiad fynd rhagddo. Gall datblygwyr posibl naill ai aros i DCWW ddatrys y llifogydd, yn amodol ar gyllid yn cael ei gymeradwyo gan y rheoleiddiwr Ofwat, neu symud y gwelliannau ymlaen trwy ddarpariaethau gofynion carthffosiaeth y Ddeddf Diwydiant Dŵr 1991 neu A106 y Ddeddf Cynllunio Gwlad a Thref 1990. Efallai y bydd angen asesiad modelu hydrologig (HMA) i benderfynu ar y pwynt cysylltu â'r system garthffosiaeth gyhoeddus a byddai disgwyl i ddatblygwyr posibl ariannu ymchwiliadau yn ystod cyfnodau cyn-gynllunio.</p>
T19	Cyn Ysgol y Bont	<p>Safle tir llwyd o fewn pellter cerdded i ganol y dref a'i chyfleusterau cysylltiedig.</p>	<p>Carthffosiaeth a Seilwaith</p> <ul style="list-style-type: none"> • Mae carthffos yn croesi'r safle a byddai angen mesurau diogelu ar ffurf lled hawddfrait neu wyro'r bibell, a allai effeithio ar y dwysedd o dai y gellir ei gael ar y safle. • Mae achosion ynysig o lifogydd yn y system garthffosiaeth gyhoeddus sydd efallai angen eu datrys er mwyn caniatáu i'r datblygiad fynd rhagddo. Gall datblygwyr posibl naill ai aros i DCWW ddatrys y llifogydd, yn amodol ar gyllid yn cael ei gymeradwyo gan y rheoleiddiwr Ofwat, neu symud y gwelliannau ymlaen trwy ddarpariaethau gofynion carthffosiaeth y Ddeddf Diwydiant Dŵr 1991 neu A106 y Ddeddf Cynllunio Gwlad a Thref 1990.

			<p>Efallai y bydd angen asesiad modelu hydrologig (HMA) i benderfynu ar y pwynt cysylltu â'r system garthffosiaeth gyhoeddus a byddai disgwyl i ddatblygwyr posibl ariannu ymchwiliadau yn ystod cyfnodau cyn-gynllunio.</p> <ul style="list-style-type: none"> Gellir darparu'r carthffosydd oddi ar y safle sydd eu hangen i gysylltu â'r rhwydwaith carthffosiaeth gyhoeddus drwy'r cynllun gofynion carthffosydd o dan Adrannau 98-101 y Ddeddf Diwydiant Dŵr 1991
T20	Tŷ'n Coed	Yng ngogledd-ddwyrain yr anheddiad gerllaw ardal breswyl sefydledig ac yn agos at yr ysgol.	<p>Carthffosiaeth a Seilwaith</p> <ul style="list-style-type: none"> Mae achosion ynysig o lifogydd yn y system garthffosiaeth gyhoeddus sydd efallai angen eu datrys er mwyn caniatáu i'r datblygiad fynd rhagddo. Gall datblygwyr posibl naill ai aros i DCWW ddatrys y llifogydd, yn amodol ar gyllid yn cael ei gymeradwyo gan y rheoleiddiwr Ofwat, neu symud y gwelliannau ymlaen trwy ddarpariaethau gofynion carthffosiaeth y Ddeddf Diwydiant Dŵr 1991 neu A106 y Ddeddf Cynllunio Gwlad a Thref 1990. Efallai y bydd angen asesiad modelu hydrologig (HMA) i benderfynu ar y pwynt cysylltu â'r system garthffosiaeth gyhoeddus a byddai disgwyl i ddatblygwyr posibl ariannu ymchwiliadau yn ystod cyfnodau cyn-gynllunio. Gellir darparu'r carthffosydd oddi ar y safle sydd eu hangen i

			gysylltu â'r rhwydwaith carthffosiaeth gyhoeddus drwy'r cynllun gofynion carthffosydd o dan Adrannau 98-101 y Ddeddf Diwydiant Dŵr 1991
T21	Tir ger Ysgol y Graig	Yng ngogledd-ddwyrain yr anheddiad gerllaw ardal breswyl sefydledig ac yn agos at yr ysgol.	<p>Carthffosiaeth a Seilwaith</p> <ul style="list-style-type: none"> • Mae achosion ynysig o lifogydd yn y system garthffosiaeth gyhoeddus sydd efallai angen eu datrys er mwyn caniatáu i'r datblygiad fynd rhagddo. Gall datblygwyr posibl naill ai aros i DCWW ddatrys y llifogydd, yn amodol ar gyllid yn cael ei gymeradwyo gan y rheoleiddiwr Ofwat, neu symud y gwelliannau ymlaen trwy ddarpariaethau gofynion carthffosiaeth y Ddeddf Diwydiant Dŵr 1991 neu A106 y Ddeddf Cynllunio Gwlad a Thref 1990. Efallai y bydd angen asesiad modelu hydrologig (HMA) i benderfynu ar y pwynt cysylltu â'r system garthffosiaeth gyhoeddus a byddai disgwyl i ddatblygwyr posibl ariannu ymchwiliadau yn ystod cyfnodau cyn-gynllunio. • Gellir darparu'r carthffosydd oddi ar y safle sydd eu hangen i gysylltu â'r rhwydwaith carthffosiaeth gyhoeddus drwy'r cynllun gofynion carthffosydd o dan Adrannau 98-101 y Ddeddf Diwydiant Dŵr 1991
T22	Tir ger Bro Tudur	Tir maes glas gerllaw Coleg Menai gyda mynediad da at ganol y dref.	<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 wyro'r bibell, a allai

			<p>effeithio ar y dwysedd o dai y gellir ei gael ar y safle.</p> <ul style="list-style-type: none"> Mae achosion ynysig o lifogydd yn y system garthffosiaeth gyhoeddus sydd efallai angen eu datrys er mwyn caniatáu i'r datblygiad fynd rhagddo. Gall datblygwyr posibl naill ai aros i DCWW ddatrys y llifogydd, yn amodol ar gyllid yn cael ei gymeradwyo gan y rheoleiddiwr Ofwat, neu symud y gwelliannau ymlaen trwy ddarpariaethau gofynion carthffosiaeth y Ddeddf Diwydiant Dŵr 1991 neu A106 y Ddeddf Cynllunio Gwlad a Thref 1990. Efallai y bydd angen asesiad modelu hydrologig (HMA) i benderfynu ar y pwynt cysylltu â'r system garthffosiaeth gyhoeddus a byddai disgwyl i ddatblygwyr posibl ariannu ymchwiliadau yn ystod cyfnodau cyn-gynllunio Gellir darparu'r carthffosydd oddi ar y safle sydd eu hangen i gysylltu â'r rhwydwaith carthffosiaeth gyhoeddus drwy'r cynllun gofynion carthffosydd o dan Adrannau 98-101 y Ddeddf Diwydiant Dŵr 1991
T23	Tir ger Coleg Menai	Tir maes glas gerllaw Coleg Menai gyda mynediad da at ganol y dref.	<p>Carthffosiaeth a Seilwaith</p> <ul style="list-style-type: none"> Mae achosion ynysig o lifogydd yn y system garthffosiaeth gyhoeddus sydd efallai angen eu datrys er mwyn caniatáu i'r datblygiad fynd rhagddo. Gall datblygwyr posibl naill ai aros i DCWW ddatrys y llifogydd, yn amodol ar

			<p>gyllid yn cael ei gymeradwyo gan y rheoleiddiwr Ofwat, neu symud y gwelliannau ymlaen trwy ddarpariaethau gofynion carthffosiaeth y Ddeddf Diwydiant Dŵr 1991 neu A106 y Ddeddf Cynllunio Gwlad a Thref 1990. Efallai y bydd angen asesiad modelu hydrologig (HMA) i benderfynu ar y pwynt cysylltu â'r system garthffosiaeth gyhoeddus a byddai disgwyl i ddatblygwyr posibl ariannu ymchwiliadau yn ystod cyfnodau cyn-gynllunio</p> <ul style="list-style-type: none"> • Gellir darparu'r carthffosydd oddi ar y safle sydd eu hangen i gysylltu â'r rhwydwaith carthffosiaeth gyhoeddus drwy'r cynllun gofynion carthffosydd o dan Adrannau 98-101 y Ddeddf Diwydiant Dŵr 1991
C13	Stad Ddiwydiannol Bryn Cefni	<ul style="list-style-type: none"> • Safle Cyflogaeth Cynradd a Ddiogelir • Safle Ardal Fenter 	<ul style="list-style-type: none"> • Safle presennol a ddiogelir <p>Carthffosiaeth a Seilwaith</p> <ul style="list-style-type: none"> • Mae'r rhwydwaith carthffosiaeth yn yr ardal yn helaeth a lle bo carthffosydd yn croesi safleoedd datblygu posibl, bydd hyn yn cyfyngu ar ddwysedd datblygu'r safle, a bydd angen mesurau gwarchod mewn perthynas â'r asedau hyn.
C14	Tir i'r Gogledd o Fferm Lledwigan	<ul style="list-style-type: none"> • Safle Cyflogaeth Cynradd a Ddyrannwyd • Safle Ardal Fenter 	<p>Carthffosiaeth a Seilwaith</p> <ul style="list-style-type: none"> • Mae'r safle yn cael ei groesi gan brif bibell ddŵr budr yn codi a gaiff ei bwmpio, a allai gyfyngu ar ddatblygiad y safle hwn.
C15	Tir yn yr Hufenfa	<ul style="list-style-type: none"> • Safle Cyflogaeth Cynradd a Ddyrannwyd • Safle Ardal Fenter 	<p>Carthffosiaeth a Seilwaith</p> <ul style="list-style-type: none"> • Mae prif bibell ddŵr 400mm yn croesi'r safle a fydd yn cyfyngu ar ddwysedd datblygiad y

			<p>safe</p> <ul style="list-style-type: none"> • Byddai angen carthffosydd oddi ar y safe er mwyn cysylltu â'r pwynt digonolrwydd agosaf ar y rhwydwaith carthffosiaeth.
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Ref	Site Name	Description	Considerations
T18	Land near Ty Hen	Greenfield site located to the west of the settlement with good access links to the schools and town centre.	<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. • There are isolated incidents of flooding in the public sewerage system that may need to be resolved to allow development to proceed. Potential developers can either wait for DCWW to resolve the flooding, subject to funding being approved by the regulator Ofwat, or progress the improvements through the sewerage requisition provisions of the Water Industry Act 1991 or S106 of the Town & Country Planning Act 1990. A hydraulic modelling assessment (HMA) may be required to determine the point of connection to the public sewerage system and potential developers would be expected to fund investigations during pre-planning stages
T19	Former Ysgol y Bont	Brownfield site within walking distance of the town centre and it's associated 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

			<p>the pipe would be required, which may impact upon the housing density achievable on site.</p> <ul style="list-style-type: none"> • There are isolated incidents of flooding in the public sewerage system that may need to be resolved to allow development to proceed. Potential developers can either wait for DCWW to resolve the flooding, subject to funding being approved by the regulator Ofwat, or progress the improvements through the sewerage requisition provisions of the Water Industry Act 1991 or S106 of the Town & Country Planning Act 1990. A hydraulic modelling assessment (HMA) may be required to determine the point of connection to the public sewerage system and potential developers would be expected to fund investigations during pre-planning stages • Off-site sewers required to connect to the public sewerage network can be provided through the sewer requisition scheme under Sections 98-101 of the Water Industry Act 1991
T20	Ty'n Coed	Situated to the north east of the settlement adjacent to an established residential area and close to the school.	<p>Sewerage and Infrastructure</p> <ul style="list-style-type: none"> • There are isolated incidents of flooding in the public sewerage system that may need to be resolved to allow development to proceed. Potential developers can either wait for DCWW to resolve the flooding, subject to funding being approved by the regulator Ofwat, or progress the

			<p>improvements through the sewerage requisition provisions of the Water Industry Act 1991 or S106 of the Town & Country Planning Act 1990. A hydraulic modelling assessment (HMA) may be required to determine the point of connection to the public sewerage system and potential developers would be expected to fund investigations during pre-planning stages</p> <ul style="list-style-type: none"> • Off-site sewers required to connect to the public sewerage network can be provided through the sewer requisition scheme under Sections 98-101 of the Water Industry Act 1991
T21	Land near Ysgol y Graig	Situated to the north east of the settlement adjacent to an established residential area and close to the school.	<p>Sewerage and Infrastructure</p> <ul style="list-style-type: none"> • There are isolated incidents of flooding in the public sewerage system that may need to be resolved to allow development to proceed. Potential developers can either wait for DCWW to resolve the flooding, subject to funding being approved by the regulator Ofwat, or progress the improvements through the sewerage requisition provisions of the Water Industry Act 1991 or S106 of the Town & Country Planning Act 1990. A hydraulic modelling assessment (HMA) may be required to determine the point of connection to the public sewerage system and potential developers would be expected to fund investigations during pre-planning stages

			<ul style="list-style-type: none"> Off-site sewers required to connect to the public sewerage network can be provided through the sewer requisition scheme under Sections 98-101 of the Water Industry Act 1991
T22	Land near Bro Tudur	Greenfield land adjacent to Coleg Menai with good access links to the town centre.	<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. There are isolated incidents of flooding in the public sewerage system that may need to be resolved to allow development to proceed. Potential developers can either wait for DCWW to resolve the flooding, subject to funding being approved by the regulator Ofwat, or progress the improvements through the sewerage requisition provisions of the Water Industry Act 1991 or S106 of the Town & Country Planning Act 1990. A hydraulic modelling assessment (HMA) may be required to determine the point of connection to the public sewerage system and potential developers would be expected to fund investigations during pre-planning stages Off-site sewers required to connect to the public sewerage network can be provided through the sewer requisition scheme under Sections 98-101 of the Water Industry Act 1991

T23	Land near Coleg Menai	Greenfield land adjacent to Coleg Menai with good access links to the town centre.	<p>Sewerage and Infrastructure</p> <ul style="list-style-type: none"> • There are isolated incidents of flooding in the public sewerage system that may need to be resolved to allow development to proceed. Potential developers can either wait for DCWW to resolve the flooding, subject to funding being approved by the regulator Ofwat, or progress the improvements through the sewerage requisition provisions of the Water Industry Act 1991 or S106 of the Town & Country Planning Act 1990. A hydraulic modelling assessment (HMA) may be required to determine the point of connection to the public sewerage system and potential developers would be expected to fund investigations during pre-planning stages • Off-site sewers required to connect to the public sewerage network can be provided through the sewer requisition scheme under Sections 98-101 of the Water Industry Act 1991
C13	Bryn Cefni Industrial Estate	<ul style="list-style-type: none"> • Safeguarded Primary Employment Site • Enterprise Zone Site 	<ul style="list-style-type: none"> • Existing safeguarded site <p>Sewerage and Infrastructure</p> <ul style="list-style-type: none"> • The sewerage network in the area is extensive and where sewers cross potential development sites this will restrict development density for the site, and protection measures in respect of these assets will be required.
C14	Land to the North of Lledwigan Farm	<ul style="list-style-type: none"> • Allocated Primary Employment Site • Enterprise Zone 	<p>Sewerage and Infrastructure</p> <ul style="list-style-type: none"> • Site is crossed by a

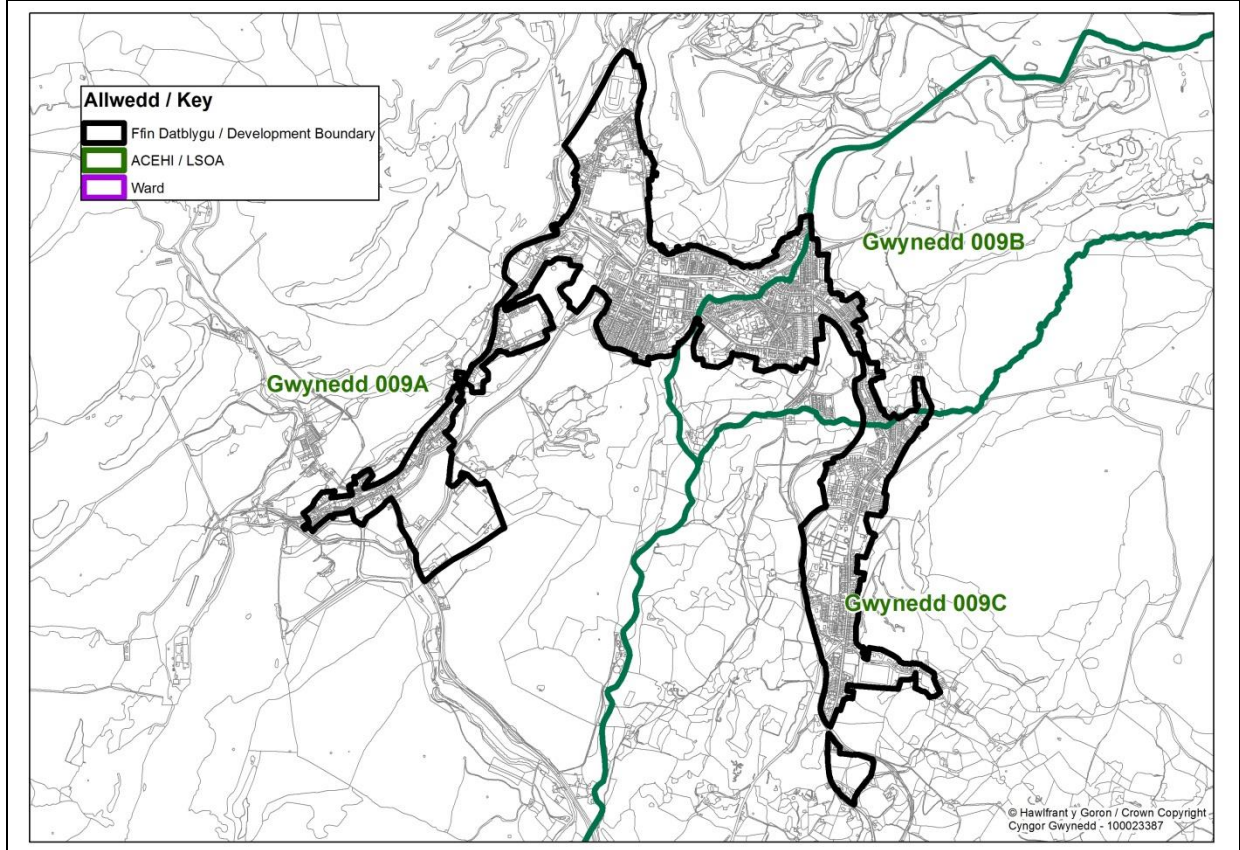
		Site	pumped rising foul main which may restrict development density for the site
C15	Land at the Creamery	<ul style="list-style-type: none"> • Allocated Primary Employment Site • Enterprise Zone Site 	<p>Sewerage and Infrastructure</p> <ul style="list-style-type: none"> • Site is crossed by a 400mm water main which will restrict development density for the site • Off-site sewers would be required to connect to the nearest point of adequacy on the sewerage network.

Proffil Anheddle / Settlement Profile			
Enw / Name	Blaenau Ffestiniog		
Statws / Status	Canolfan Gwasanaeth Trefol / Urban Service Centre		
Ardaloedd Cynnyrch Ehangach Haen Is / Lower Super Output Areas	Gwynedd 009A; 009B		
Wardiau / Wards	Bowydd a Rhiw; Diffwys a Maenofferen; Teigl		
Ystadegau Allweddol – Cyfrifiad 2011 / Key Statistics – Census 2011			
Ar y Cyfan / Overall			
Poblogaeth / Population	Nifer / No.		Tabl/Table
Preswylwyr Arferol / Usual Residents	3,004		KS101EW
Nifer yr Aelwydydd / Number of Households	1,453		KS105EW
Siaradwyr Cymraeg / Welsh Speakers (2001)	81.4%		UV84
Siaradwyr Cymraeg / Welsh Speakers (2011)	78.6%		KS207WA
Gwlad Enedigol / Country of Birth (2001)	Cymru / Wales	Arall/ Other	UV08
	78.0%	22.0%	
Gwlad Enedigol / Country of Birth (2011)	Cymru/ Wales	Arall/ Other	KS204EW
	76.2%	23.8%	
Aelwydydd / Households			
Cyfansoddiad y Cartref – Nifer y Bobl / Household Composition – Number of Persons	1	43.2%	QS406EW
	2	29.6%	
	3+	27.3%	
Proffil Oedran Cyfartalog o Aelwydydd / Average Age Profile of Households	41.7		KS102EW
Aelwydydd Cudd / Gorlawn* Hidden / Overcrowded Households* *Mae'r fformiwla safonol a ddefnyddir i bennu sgôr deiliadaeth yn y tabl hwm yn seiliedig ar nifer yr ystafelloedd gwely mewn cartref. *The standard formula used to determine occupancy rating in this table is based on the number of bedrooms in a household.	Deiliadaeth Rating (Ystafelloedd Gwely) Occupancy Rating (Bedrooms)		QS412EW
	+2 neu fwy/or more	38.0%	
	+1	39.5%	
	0	19.8%	
	-1	2.3%	
	-2	0.4%	
Anheddau / Dwellings			
Nifer o Anheddau / Number of Dwellings	1,655		KS401EW
Math o Anheddau / Type of Dwellings *Mae annedd yn cael ei rannu os yw'r ofodau aelwydydd sydd ynddo gael math o lety 'yn rhan o dŷ wedi'i addasu neu ei rannu', os nad pob ystafell y tu ôl i ddrws sydd ddim ond bod aelwyd yn eu defnyddio ac mae o leiaf un lle eraill y cartref yn y cyfeiriad hwnnw gyda y gellir ei gyfuno. * A dwelling is shared if the household spaces it contains have accommodation type 'part of a converted or shared house', if not all rooms are behind a door that only that household can use and there is at least one other household space at that address with which it can be combined.	Rhannu* Shared *	Na chant eu rhannu Not Shared	QS402EW
	0.0%	100.0%	
Deiliadaeth Cartref / Household Tenure	Perchen/ Owned	Arall/ Other	QS405EW
	63.2%	36.8%	
Nifer yr Ystafelloedd Gwely / Number of Bedrooms	0	0.4%	QS411EW
	1	6.7%	

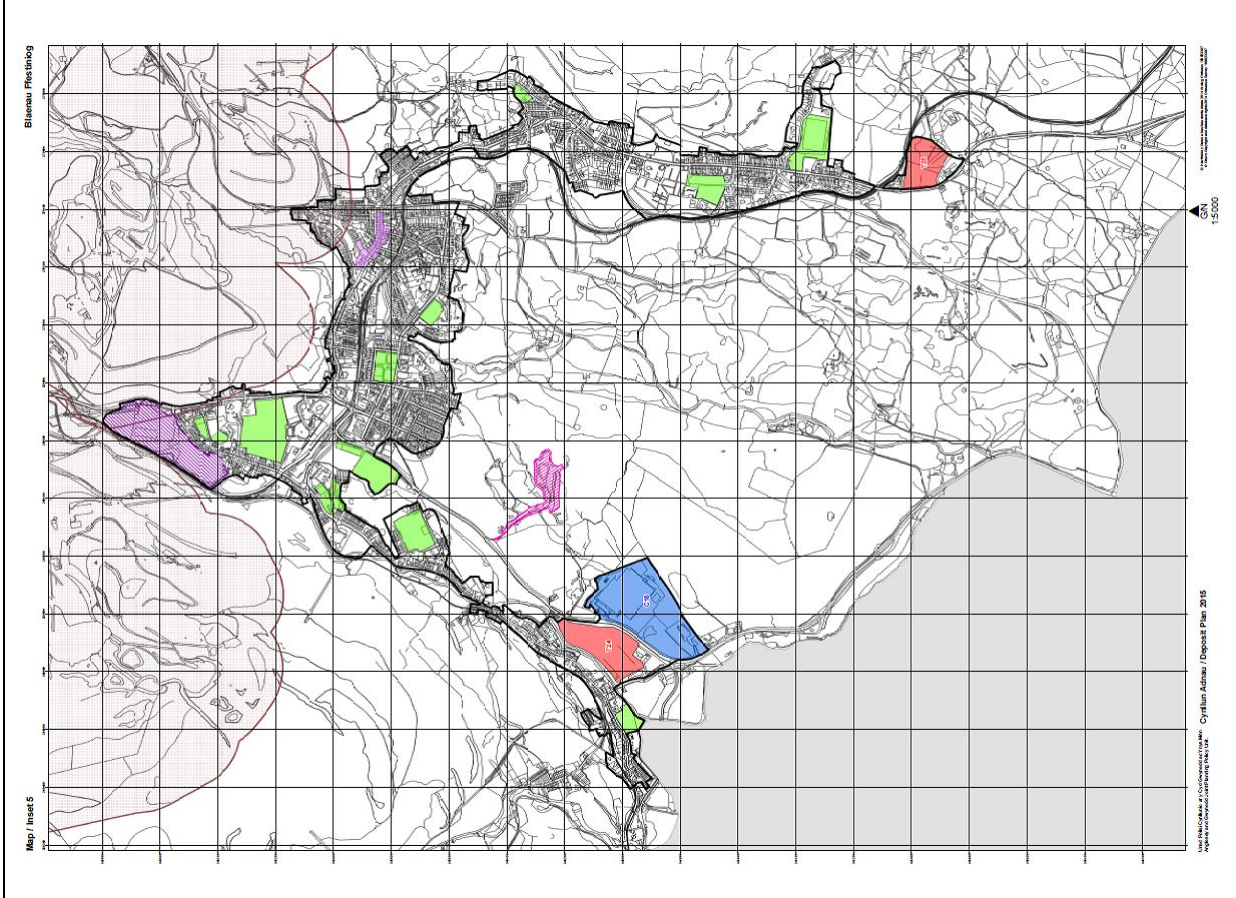
	2	33.3%	
	3	43.6%	
	4+	16.0%	
Gwag / Ail Gartrefi Vacant / Second Homes	12.2%		KS401EW

Amcangyfrifon Poblogaeth 2011 / Population Estimates 2011	
Nifer o Dai / Number of Houses	2,079
Maint y Cartref / Household Size	2.32
Amcangyfrif Poblogaeth / Estimate Population	4,823

Ardal Gynnyrch Cyfrifiad / Census Output Area



Map Mewnoshod / Inset Map



Cymhareb Fforddiadwyedd / Affordability Ratio

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

Ward	Cyfradd fforddiadwyedd / Affordability ratio	Pris canolrif eiddo / Median House Price	Incwm canolrif aelwyd / Median Household Income	Nifer o werthiannau tai / Number of House sales
Bowydd & Rhiw	3.7	£69,000	£18,782	35
Diffwys & Maenofferen	4.4	£78,250	£17,915	16
Teigl	4.1	£80,000	£19,503	22

Ffynhonnell / Source: CACI Paycheck & Gofrestrfa Dir/[Land Registry](#)

Ardal Prisiau Tai / [House Price Area](#): Blaenau Ffestiniog – o leiaf 15% o dai fforddiadwy ar safleoedd / [at least 15% affordable housing on sites](#)

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

01 - 02	02 - 03	03 - 04	04 - 05	05 - 06	06 - 07	07 - 08	08 - 09	09 - 10	10 - 11	11 - 12	12 - 13	13 - 14
1	0	3	1	6	8	4	4	4	1	1	2	4

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

Heb eu Dechrau / Not Started	Wrthi yn cael eu hadeiladu / Under Construction	Wedi'i cwblhau / Completed
3	7	4

Cyfleusterau Cymunedol / Community Facilities

Ysgol Uwchradd; Ysgolion Cynradd; Ysgol Feithrin; Meddygfeydd; Llyfrgell; Canolfan Hamdden; Swyddfa Bost; Siop Bwyd Mawr; Siopau gan gynnwys Siop Nwyddau Cyfleus; Ysbyty Gymunedol; Fferyllfeydd; Optegydd; Banciau/Cymdeithasau Adeiladu; Peiriant Arian Parod; Gorsaf Betrol; Canolfan Gymunedol; Tai Tafarn; Mannau Addoli; Gwasanaeth Bws; Gwasanaeth Tren; Gorsaf Heddlu; Gorsaf Dàn

Secondary School; Primary Schools; Playgroup; Doctor's Surgeries; Library; Leisure Centre; Post Office; Large Food Store; Shops including a Convenience Shop; Community Hospital; Pharmacies; Optician; Banks/Building Societies; ATM; Petrol Station; Community Centre; Public Houses; Places of Worship; Bus Service; Train Service; Police Station; Fire Station

Hygyrchedd a Chludiant Cyhoeddus / Accessibility & Public Transport

-

- Cael ei wasanaethu gan /Served by A470 ac/and A496.
- Nifer o ahosfan bws yn y ganolfan/ Multiple bus stops within the settlement.
- Stesion trên efo gwasanaeth lleol cyfyngedig /Train station with limited local service.

Cyfleoedd Cyflogaeth/ Employment Opportunities

- Ysgolion, meddygfa, amrywiaeth eang o siopau o wahanol fatha, mawr a bach, a ystad ddiwydiannol yn darparu cyfleoedd cyflogaeth amrywiol / Schools, health clinic and a variety of different types of shops, large and small, and industrial estate located within or close to the settlement that provide employment opportunities.

Cyfyngiadau Datblygu / Development Constraints

- Safleoedd Bywyd Gwyllt / Wildlife Sites within Settlement
- Rhan o'r anheddle o fewn parth risg llifogydd C1 / part of settlement within C1 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
298	7	10	281

Cyfradd cyfartalog adeiladu blynyddol / Annual average build rate = 20

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 (Polisi TAI 1, TAI 9, TAI 10) ar:
 - Safleoedd hefo caniatâd cynllunio yn barod (Polisi TAI 14);
 - Safleoedd / adeiladau ar hap du mewn i ffiniau datblygu (Polisi TAI 14);
 - 2 dynodiad – safleoedd ar gyfer tua 95 a 60 o unedau, yn ddarostyngedig i drafodaeth cyn ac adeg cyflwyno cais cynllunio (Polisi TAI 14);
 - Safleoedd eithrio gwledig (Polisi TAI 10).
- Ystyried datblygu fesul cam yn seiliedig ar ddadansoddiad o: gostyngiad o 2.8% mewn siaradwyr Cymraeg 2001-2011 ond dros 70%; gostyngiad o 1.8% o ran unigolion a anwyd yng Nghymru 2001-2011; 12.2% tai haf / gwyliau/ gwag (Polisi TAI 1 a Polisi X); ac ysgolion cynradd (2013):

Ysgol Tanygrisiau	Capasiti sbâr: 33.3%
Ysgol Maenofferen	Capasiti sbâr: 4.1%
Ysgol y Manod	Capasiti sbâr: 26.1%

- Use local knowledge (e.g. recent local housing need survey) and the Census to influence the type of housing (e.g. number of bedrooms, age profile etc.) (Policy TAI 1);
- Secure a mix of open market and affordable housing (Policy TAI 1, TAI 9, TAI 10) on:
 - Sites already with planning permission (Policy TAI 14);
 - Windfall sites / buildings within the development boundary (Policy TAI 14);
 - 2 allocated sites – sites for around 95 and 60 units, subject to pre-application and planning application

	<p>stage (Policy TAI 14);</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: 2.8% reduction in proportion of Welsh speakers 2001-2011 but higher than 70%; 1.8% decrease in individuals born in Wales 2001-2011; 12.2% second/ holiday/ vacant homes (TAI 1 and TAI X); and primary schools (2013): <table border="1" data-bbox="632 510 1275 629"> <tr> <td>Ysgol Tanygrisiau</td> <td>Spare capacity: 33.3%</td> </tr> <tr> <td>Ysgol Maenofferen</td> <td>Spare capacity: 4.1%</td> </tr> <tr> <td>Ysgol y Manod</td> <td>Spare capacity: 26.1%</td> </tr> </table>			Ysgol Tanygrisiau	Spare capacity: 33.3%	Ysgol Maenofferen	Spare capacity: 4.1%	Ysgol y Manod	Spare capacity: 26.1%
Ysgol Tanygrisiau	Spare capacity: 33.3%								
Ysgol Maenofferen	Spare capacity: 4.1%								
Ysgol y Manod	Spare capacity: 26.1%								
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); ● Galluogir safleoedd cyflogaeth ychwanegol sydd wedi eu cyfiawnhau mewn lleoliadau priodol o fewn yr anheddle (Policy CYF3) ● 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); ● Additional employment sites which has been justified can be accommodated within on appropriate sites within the settlement (Policy CYF3) 								
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						
T24	Cyn Gaeau Chwarae	Safle maes glas tua gorllewin o'r anheddiad gyda mynediad da at ganol y dref.	<ul style="list-style-type: none"> ● Ni nodwyd unrhyw faterion o bwys 						
T25	Tir yng Nghongl y Wal	Safle maes glas tua'r de o'r anheddiad gyda mynediad da at ganol y dref.	<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 						

			<p>safle.</p> <ul style="list-style-type: none"> • Byddai'r llifau budr yn arwain at Orsaf Bwmpio Tanrhos Manod (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. Petai angen carthffosydd oddi ar y safle gellir darparu'r rhain drwy'r cynllun gofynion carthffos dan Adrannau 98-101 y Ddeddf Diwydiant Dŵr 1991.
C18	Tanygrisiau	Safle Cyflogaeth Eilaidd a Ddiogelir	<ul style="list-style-type: none"> • Safle presennol a ddiogelir - ni chodwyd unrhyw faterion o bwys

Ref	Site Name	Description	Considerations
T24	Former Playing Fields	Greenfield site to the west of the settlement with good access links to the town centre.	<ul style="list-style-type: none"> • No notable issues identified
T25	Land at Congl y Wal	Greenfield site to the south of the settlement with good access links to the town centre.	<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. • The foul flows would lead to Tanrhos Manod 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. Should off-site sewers be required these can be provided through the sewer requisition scheme under Sections 98-101 of the Water

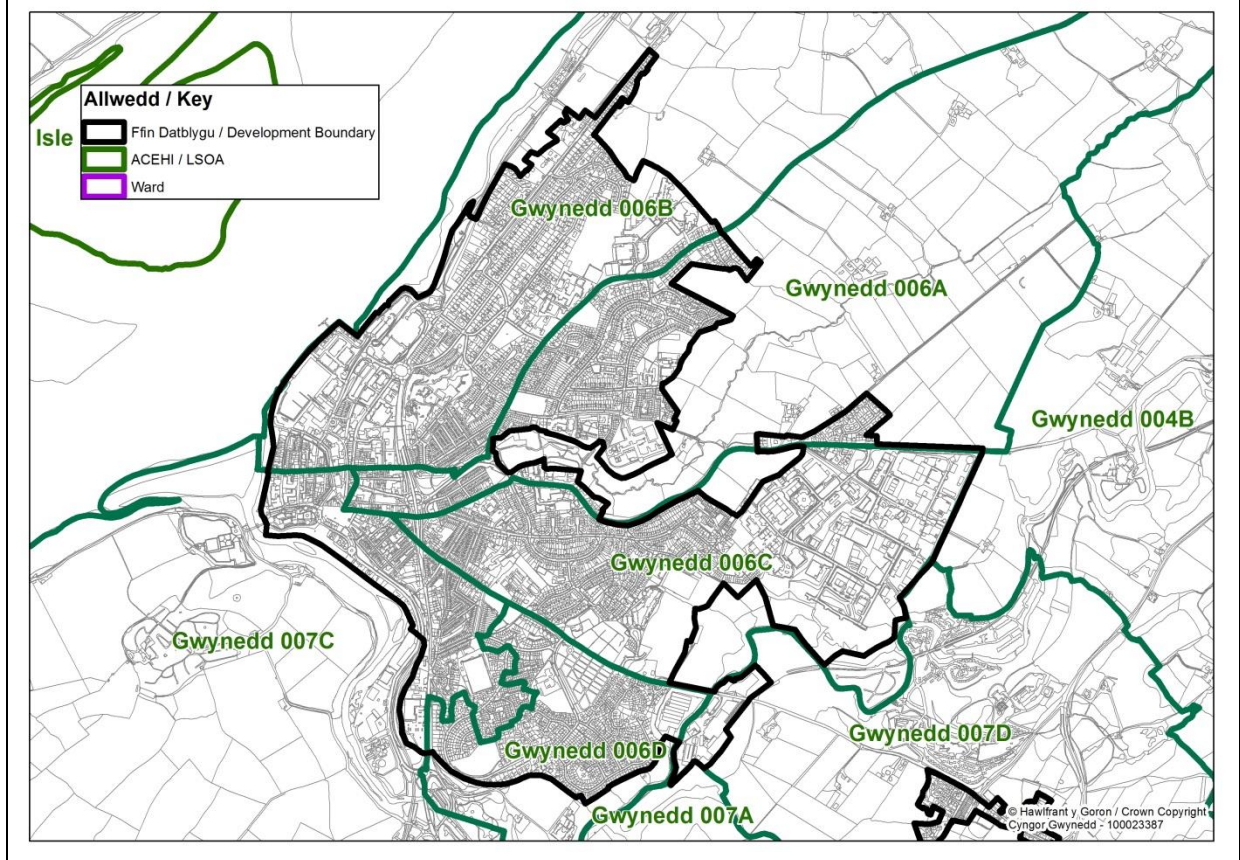
			Industry Act 1991.
C18	Tanygrisiau	Safeguarded Secondary Employment Site	<ul style="list-style-type: none">Existing safeguarded site - no notable issues raised

Proffil Anheddle / Settlement Profile			
Enw / Name	Caernarfon		
Statws / Status	Canolfan Gwasanaeth Trefol / Urban Service Centre		
Ardaloedd Cynnyrch Ehangach Haen Is / Lower Super Output Areas	Gwynedd 006A; 006B; 006C; 006D; 007C; 004B; 007A; 007D		
Wardiau / Wards	Cadnant; Menai (Caernarfon); Peblig; Seiont 1		
Ystadegau Allweddol – Cyfrifiad 2011 / Key Statistics – Census 2011			
Ar y Cyfan / Overall			
Poblogaeth / Population	Nifer / No.		Tabl / Table
Preswylwyr Arferol / Usual Residents	13,672		KS101EW
Nifer yr Aelwydydd / Number of Households	5,955		KS105EW
Siaradwyr Cymraeg / Welsh Speakers (2001)	83.7%		UV84
Siaradwyr Cymraeg / Welsh Speakers (2011)	83.0%		KS207WA
Gwlad Enedigol / Country of Birth (2001)	Cymru / Wales	Arall / Other	UV08
	82.6%	17.4%	
Gwlad Enedigol / Country of Birth (2011)	Cymru / Wales	Arall / Other	KS204EW
	82.3%	17.7%	
Aelwydydd / Households			
Cyfansoddiad y Cartref – Nifer y Bobl / Household Composition – Number of Persons	1	34.9%	QS406EW
	2	31.1%	
	3+	34.0%	
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	40.6%	
	+1	35.0%	
	0	21.7%	
	-1	2.5%	
	-2	0.2%	
Anheddau / Dwellings			
Nifer o Anheddau / Number of Dwellings	6,346		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
	0.1%	99.9%	
Deiliadaeth Cartref / Household Tenure	Perchen / Owned	Arall / Other	QS405EW
	62.3%)	37.7%	
Nifer yr Ystafelloedd Gwely /	0	0.2%	QS411EW

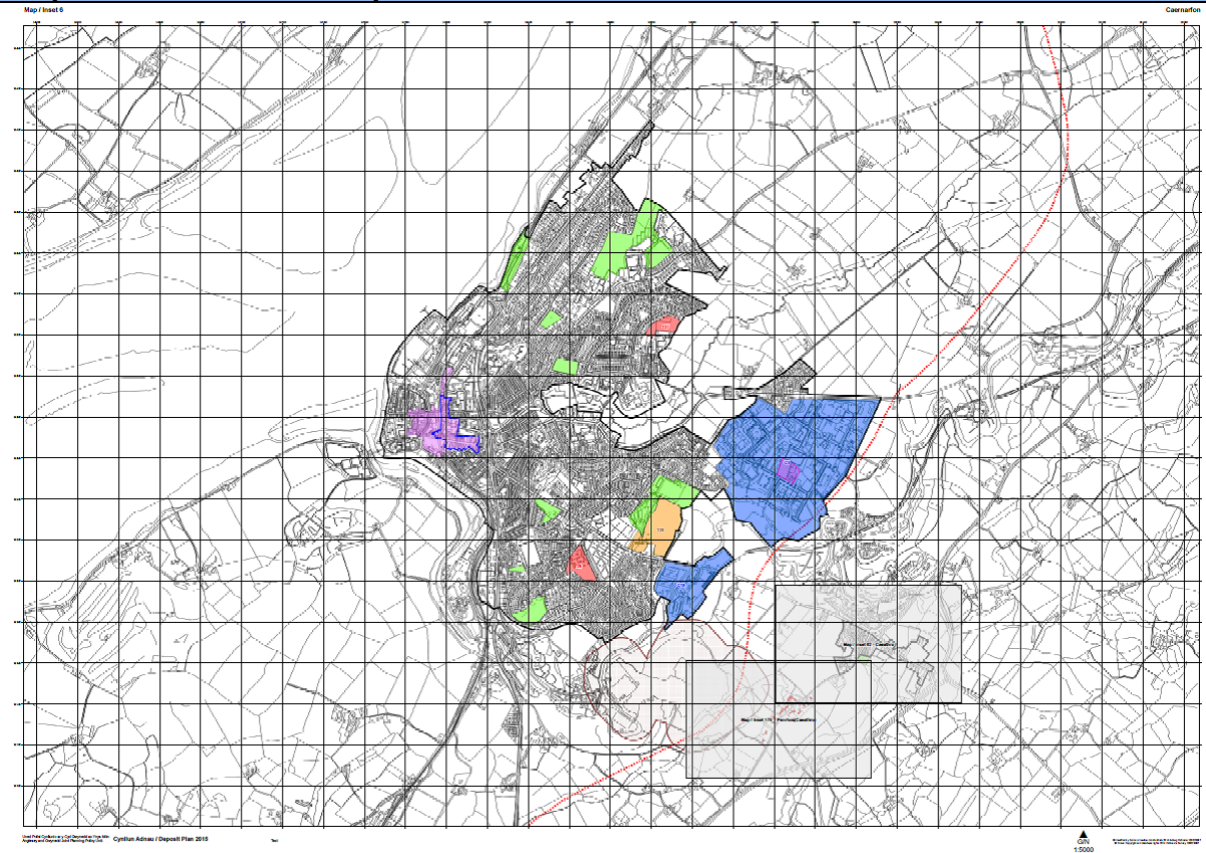
Number of Bedrooms	1	8.0%	
	2	22.2%	
	3	50.5%	
	4+	19.0%	
Gwag / Ail Gartrefi Vacant / Second Homes	6.2%		KS401EW

Amcangyfrifon Poblogaeth 2011 / Population Estimates 2011	
Nifer o Dai / Number of Houses	4,482
Maint y Cartref / Household Size	2.32
Amcangyfrif Poblogaeth / Estimate Population	10,398

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 fforddiadwyaeth / Affordability ratio	Pris canolrif eiddo / Median House Price	Incwm canolrif aelwyd / Median Household Income	Nifer o werthiannau tai / Number of House sales
Cadnant	6.1	£117,000	£19,110	16
Menai (Caernarfon)	4.5	£121,250	£27,146	44
Peblig	6.6	£113,000	£17,159	7
Seiont	5.7	£128,250	£22,692	42

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

Ardal PrisiauTai / House Price Area: Aneddeleodd 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 - Completions

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
35	15	7	3	9	8	37	24	2	7	8	5	18

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
143	19	18

Cyfleusterau Cymunedol / Community Facilities

Ysgol Uwchradd; Ysgolion Cynradd; Ysgolion Meithrin; Meddygfa; Deintyddfeydd; Llyfrgell; Canolfan Hamdden; Sinema/Theatr; Swyddfeydd Post; Siopau Bwyd Mawr; Siopau gan gynnwys Siop Nwyddau Cyfleus; Ysbyty Cymunedol; Fferyllfeydd; Optegwyr; Banciau/Cymdeithasau Adeiladu; Periant Arian Parod; Gorsafoedd Petrol; Canolfannau Cymunedol; Tai Tafarn; Mannau Addoli; Gwasanaeth Bws; Gorsaf Heddlu; Gorsaf Dân

Secondary School; Primary Schools; Playgroups; Doctor's Surgery; Dentists; Library; Leisure Centre; Cinema/Theatre; Post Offices; Large Food Stores; Shops including a Convenience Shop; Community Hospital; Pharmacies; Opticians; Banks/Building Societies; ATM; Petrol Stations; Community Centres; Public Houses; Places of Worship; Bus Service; Police Station; Fire Station

Hygyrchedd a Chludiant Cyhoeddus / Accessibility & Public Transport

- Wedi ei wasanaeth gan yr A487.
- Anheddle gyda chysylltiadau gydag A499, A4085 a'r A4086.
- Nifer o arosfannau bysiau wedi eu lleoli ledled yr anheddle.

- Served by the A487.
- Settlement linked to A499, A4085 and A4086.
- Multiple bus stops located throughout the settlement.

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

Ysgolion, meddygfa, amrywiaeth eang o siopau o wahanol fatha, mawr a bach, a ystad ddiwydiannol yn darparu cyfleoedd cyflogaeth amrywiol / Schools, health clinic and a variety of different types of shops, large and small, and industrial estate located within or close to the settlement that provide employment opportunities.

Cyfyngiadau Datblygu / Development Constraints

- Mannau Agored Gwarchodedig ac Ardaloedd Chwarae niferus o fewn y ffin ddatblygu.
- Numerous Protected Open Spaces and Play Areas within development boundary.

Dynodiadau Trefol / Urban Designations

- Adeiladau Rhestredig a Henebion Cofrestredig niferus, Ardaloedd Cadwraeth a Safle Treftadaeth y Byd.
- Numerous Listed Buildings and Scheduled Ancient Monuments, Conservation Area and World Heritage Site.

Cynllun Adnau - Ffeithiau Allweddol / Deposit Plan – Key Facts

**Targed 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
415	31	162	222

Cyfradd cyfartalog adeiladu blynyddol / Annual average build rate = 28

**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 (Polisi TAI 1, TAI 9, TAI 10) ar:
 - Safleoedd hefo caniatad cynllunio yn barod (Polisi TAI 14);
 - Safleoedd / adeiladau ar hap du mewn i ffiniau datblygu (Polisi TAI 14);
 - 3 dynodiad – safleoedd ar gyfer tua 123, 42 a 29 o unedau, yn ddarostynedig i drafodaeth cyn ac adeg cyflwyno cais cynllunio (Polisi TAI 14);
 - Safleoedd eithrio gwledig (Polisi TAI 10).
- Ystyried datblygu fesul cam yn seiliedig ar ddadansoddiad o: gostyngiad o 0.7% mewn siaradwyr Cymraeg 2001-2011 ond dros 70%; gostyngiad o 0.3% o ran unigolion a anwyd yng Nghymru 2001-2011; 6.2% tai haf / gwyliau/ gwag (Polisi TAI 1 a Polisi X); ac ysgolion cynradd (2013):

Ysgol y Gelli	Capasiti sbar: 13.8%
Ysgol yr Hendre	Capasiti sbar: 4.9%
Ysgol Maesincla	Capasiti sbar: 17.8%
Ysgol Santes Helen	Capasiti sbar: 15.9%

- Use local knowledge (e.g. recent local housing need survey) and the Census to influence the type of housing (e.g. number of bedrooms, age profile etc.) (Policy TAI 1);
- Secure a mix of open market and affordable housing (Policy TAI 1, TAI 9, TAI 10) on:
 - Sites already with planning permission (Policy TAI 14);
 - Windfall sites / buildings within the development boundary (Policy TAI 14);
 - 3 allocated sites – sites for around 123, 42 and 29 units, subject to pre-application and planning application stage (Policy TAI 14);
 - Rural exception sites (Policy TAI 10)
- Consider phased development based on an analysis at planning application stage of: 0.7% reduction in proportion of Welsh speakers 2001-2011 but higher than 70%; 0.3% decrease in individuals born in Wales 2001-2011; 6.2% second/ holiday/ vacant homes (TAI 1 and TAI X); and primary schools (2013):

Ysgol y Gelli	Spare capacity: 13.8%
Ysgol yr Hendre	Spare capacity: 4.9%
Ysgol Maesincla	Spare capacity: 17.8%
Ysgol Santes Helen	Spare capacity: 15.9%

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); • Galluogir safleoedd cyflogaeth ychwanegol sydd wedi eu cyfiawnhau mewn lleoliadau priodol o fewn yr anheddle (Policy CYF3) • 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); • Additional employment sites which has been justified can be accommodated within on appropriate sites within the settlement (Policy CYF3)
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
T26	Cyn Ysgol Hendre	Safle tir llwyd mewn ardal breswyl sefydledig yn agos at nifer o gyfleusterau cymunedol.	Carthffosiaeth a Seilwaith <ul style="list-style-type: none"> • Byddai angen gwelliannau yng Ngwaith Trin Dŵr Gwastraff Caernarfon (GTDG), y byddai angen iddo gael ei ariannu drwy Gynllun Rheoli Asedau DCWW neu efallai ynghynt drwy gyfraniadau datblygwyr. Asedau Treftadaeth <ul style="list-style-type: none"> • Efallai y bydd angen asesiad pen desg cyn rhoi caniatâd cynllunio.
T27	Tua cefn Maes Gwynedd	Safle maes glas tua'r gogledd o'r anheddiad gyda mynediad da at ganol y dref.	Carthffosiaeth a Seilwaith <ul style="list-style-type: none"> • Byddai angen gwelliannau yng Ngwaith Trin Dŵr Gwastraff Caernarfon (GTDG), y byddai angen iddo gael ei ariannu drwy Gynllun Rheoli Asedau DCWW neu efallai ynghynt drwy gyfraniadau datblygwyr. • Byddai angen

			<p>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> <ul style="list-style-type: none"> Mae achosion ynysig o lifogydd yn y system garthffosiaeth gyhoeddus sydd efallai angen eu datrys er mwyn caniatáu i'r datblygiad fynd rhagddo. Gall datblygwyr posibl naill ai aros i DCWW ddatrys y llifogydd, yn amodol ar gyllid yn cael ei gymeradwyo gan reoleiddiwr DCWW sef Ofwat, neu symud y gwelliannau trwy ddarpariaethau gofynion carthffosiaeth y Ddeddf Diwydiant Dŵr 1991 neu A106 y Ddeddf Cynllunio Gwlad a Thref 1990.
T28	Cae Ffordd Phillips	Safle maes glas gyda chaniatâd cynllunio presennol.	<ul style="list-style-type: none"> Rhodddwyd caniatâd cynllunio (C09A/0287/19/LL), datblygu heb gychwyn <p>Carthffosiaeth a Seilwaith</p> <ul style="list-style-type: none"> Byddai angen gwelliannau yng Ngwaith Trin Dŵr Gwastraff Caernarfon (GTDG), y byddai angen iddo gael ei ariannu drwy Gynllun Rheoli Asedau DCWW neu efallai ynghynt drwy gyfraniadau datblygwyr.
C5	Stad Ddiwydiannol Cibyn	Safle Cyflogaeth Cynradd a Ddiogelir	<ul style="list-style-type: none"> Safle presennol a ddiogelir <p>Carthffosiaeth a Seilwaith</p> <ul style="list-style-type: none"> Mae carthffos dŵr wyneb yn croesi rhan o'r safle a all gyfyngu ar ddwysedd datblygu'r safle
C19	Peblig	Safle Cyflogaeth Eilaidd a Ddiogelir	<ul style="list-style-type: none"> Safle presennol a ddiogelir <p>Carthffosiaeth a Seilwaith</p>

			<ul style="list-style-type: none"> • Mae prif bibell ddŵr a charthffos yn croesi'r safle a fydd yn cyfyngu ar ddwysedd datblygu'r safle.
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Ref	Site Name	Description	Considerations
T26	Former Hendre School	Brownfield site located in an established residential area close to a number of community facilities.	<p>Sewerage and Infrastructure</p> <ul style="list-style-type: none"> • Would require improvements at Caernarfon Wastewater Treatment Works (WwTW) which would need to be funded through DCWW's Asset Management Plan or potentially earlier through developer contributions. <p>Heritage Assets</p> <ul style="list-style-type: none"> • May require desk-based assessment prior to planning permission.
T27	To the rear of Maes Gwynedd	Greenfield site located to the north of settlement with good access links to the town centre.	<p>Sewerage and Infrastructure</p> <ul style="list-style-type: none"> • Would require improvements at Caernarfon Wastewater Treatment Works (WwTW) which would need to be funded through DCWW's Asset Management Plan or potentially earlier through developer contributions. • 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. • There are isolated incidents of flooding in the public sewerage system that may need to be resolved to allow development to proceed. Potential developers can either wait for DCWW to resolve the flooding, subject to funding being approved by DCWW's regulator Ofwat, or progress the improvements through the

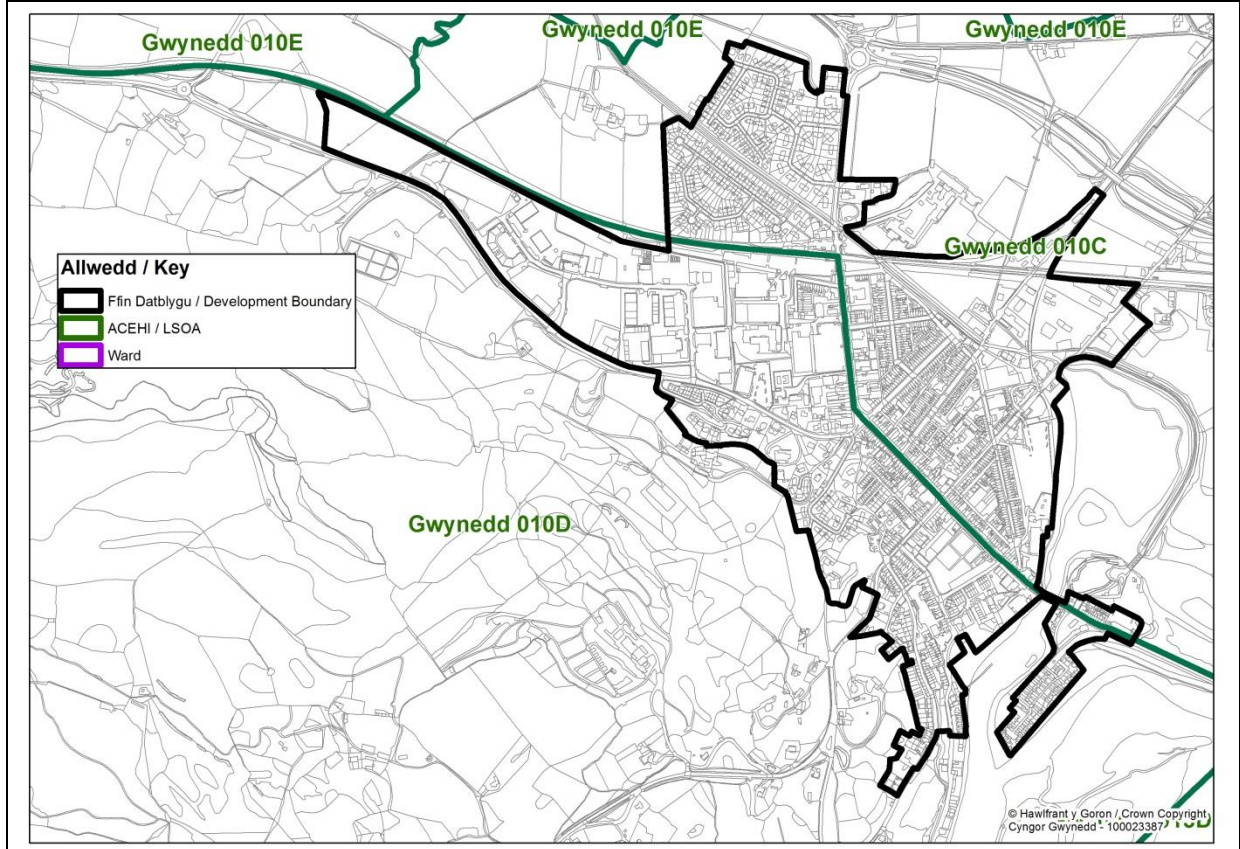
			sewerage requisition provisions of the Water Industry Act 1991 or S106 of the Town & Country Planning Act 1990.
T28	Cae Phillips Road	Greenfield site with existing planning permission.	<ul style="list-style-type: none"> • Planning consent given (C09A/0287/19/LL) development not started Sewerage and Infrastructure <ul style="list-style-type: none"> • Would require improvements at Caernarfon Wastewater Treatment Works (WwTW) which would need to be funded through DCWW's Asset Management Plan or potentially earlier through developer contributions.
C5	Cibyn Industrial Estate	Safeguarded Primary Employment Site	<ul style="list-style-type: none"> • Existing safeguarded site Sewerage and Infrastructure <ul style="list-style-type: none"> • Part of the site is crossed by a surface water sewer which may restrict development density for the site
C19	Peblig	Safeguarded Secondary Employment Site	<ul style="list-style-type: none"> • Existing safeguarded site Sewerage and Infrastructure <ul style="list-style-type: none"> • Site is crossed by a water main and a sewer which will restrict development density for the site.

Proffil Anheddle / Settlement Profile			
Enw / Name	Porthmadog		
Statws / Status	Canolfan Gwasanaeth Trefol/ Urban Service Centre		
Ardaloedd Cynnyrch Ehangach Haen Is / Lower Super Output Areas	Gwynedd 010C; 010D		
Wardiau / Wards	Porthmadog (Dwyrain/ East); Porthmadog (Gorllewin/ West)		
Ystadegau Allweddol – Cyfrifiad 2011 / Key Statistics – Census 2011			
Ar y Cyfan / Overall			
Poblogaeth / Population	Nifer / No.		Tabl / Table
Preswylwyr Arferol / Usual Residents	3,507		KS101EW
Nifer yr Aelwydydd / Number of Households	1,651		KS105EW
Siaradwyr Cymraeg / Welsh Speakers (2001)	74.3%		UV84
Siaradwyr Cymraeg / Welsh Speakers (2011)	68.5%		KS207WA
Gwlad Enedigol / Country of Birth (2001)	Cymru / Wales	Arall / Other	UV08
	72.2%	27.8%	
Gwlad Enedigol / Country of Birth (2011)	Cymru / Wales	Arall / Other	KS204EW
	67.5%	32.5%	
Aelwydydd / Households			
Cyfansoddiad y Cartref – Nifer y Bobl / Household Composition – Number of Persons	1	40.3%	QS406EW
	2	33.9%	
	3+	25.8%	
Proffil Oedran Cyfartalog o Aelwydydd / Average Age Profile of Households	47.1		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	50.8%	
	+1	31.1%	
	0	15.8%	
	-1	1.9%	
	-2	0.4%	
Anheddau / Dwellings			
Nifer o Anheddau / Number of Dwellings	2,131		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%	100%	
Deiliadaeth Cartref / Household Tenure	Perchen / Owned	Arall / Other	QS405EW
	71.7%	28.3%	
Nifer yr Ystafelloedd Gwely /	0	0.0%	QS411EW

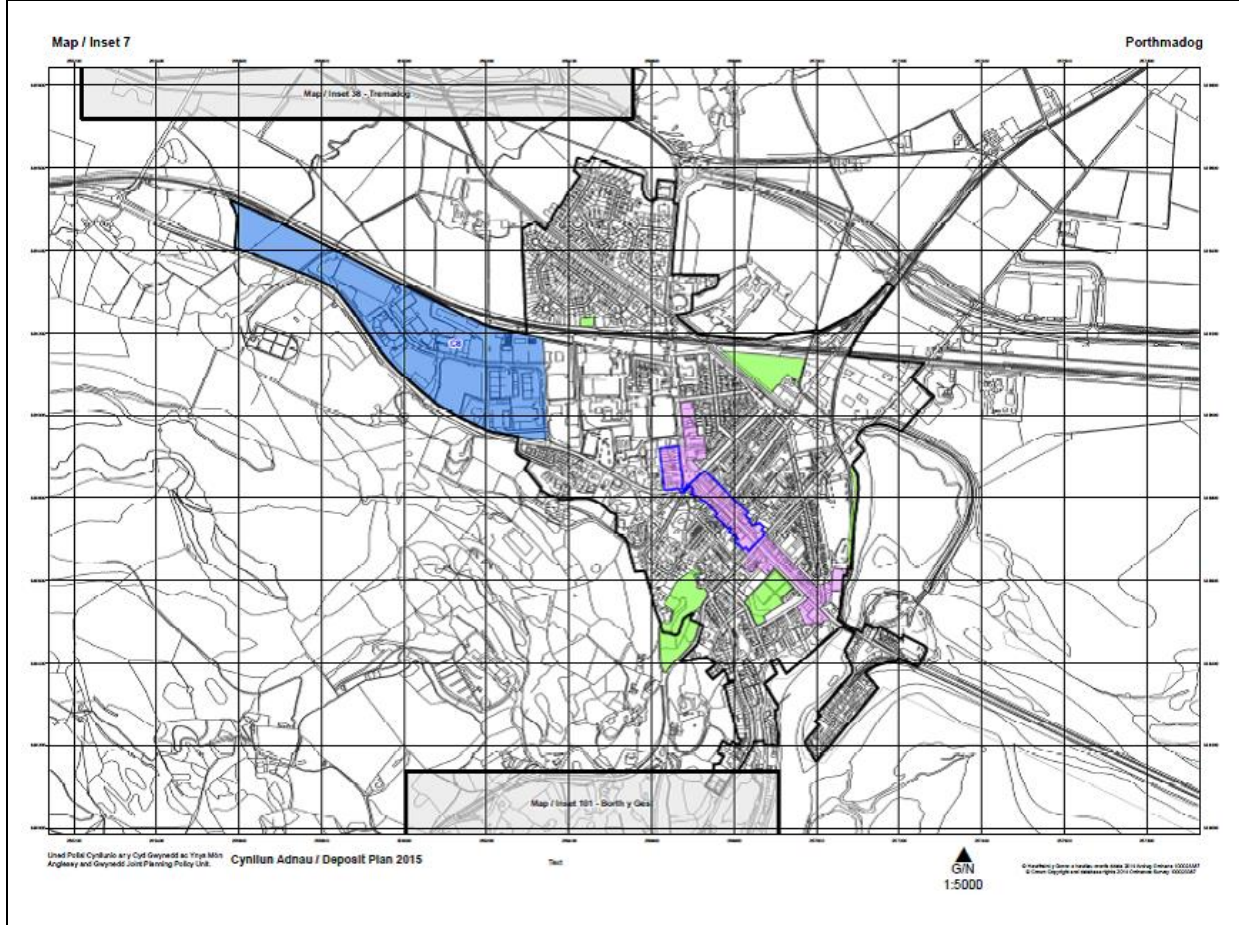
Number of Bedrooms	1	5.7%	
	2	24.2%	
	3	46.6%	
	4+	23.5%	
Gwag / Ail Gartrefi Vacant / Second Homes	22.5%		KS401EW

Amcangyfrifon Poblogaeth 2011 / Population Estimates 2011		
Nifer o Dai / Number of Houses	1,413	
Maint y Cartref / Household Size	2.32	
Amcangyfrif Poblogaeth / Estimate Population	3,278	

Ardal Gynnyrch Cyfrifiad / Census Output Area



Map Mewnod / 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
Dwyrain Porthmadog East	4.7	£91,947	£19,706	15
Gorllewin Porthmadog West	7.6	£168,000	£22,066	26

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

Ardal Prisiau Tai / House Price Area: Aneddeleodd 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
1	0	4	11	5	23	17	5	10	2	3	0	2

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

Heb eu Dechrau / Not Started	Wrthi yn cael eu hadeiladu / Under Construction	Wedi'i cwblhau / Completed
30	26	2

Cyfleusterau Cymunedol / Community Facilities

Ysgol Uwchradd; Ysgol Gynradd; Meddygfeydd; Deintyddfeydd; Llyfrgell; Canolfan Hamdden; Sinema/Theatr; Swyddfa Bost; Siop Bwyd Mawr; Siopau gan gynnwys Siop Nwyddau Cyfleus; Fferyllfeydd; Optegwyr; Banciau/Cymdeithasau Adeiladu; Peiriant Arian Parod; Gorsafodd Petrol; Canolfan Gymunedol; Tai Tafarn; Mannau Addoli; Gwasanaeth Bws; Gwasanaeth Tren; Gorsaf Heddlu; Gorsaf Ddan

Secondary School; Primary School; Doctor's Surgeries; Dentists; Library; Leisure Centre; Cinema/Theatre; Post Office; Large Food Store; Shops including a Convenience Shop; Pharmacies; Opticians; Banks/Building Societies; ATM; Petrol Stations; Community Centre; Public Houses; Places of Worship; Bus Service; Train Service; Police Station; Fire Station

Hygyrchedd a Chludiant Cyhoeddus / Accessibility & Public Transport

- Wedi ei wasanaeth gan yr A487 a'r A497.
- Nifer o arosfannau bysiau wedi eu lleoli ledled yr anheddle.
- Gorsaf drenau gyda gwasanaeth lleol cyfyngedig.

- Served by A487 and A497.
- Multiple bus stops within the settlement.
- Railway station with limited local service.

Cyfleoedd Cyflogaeth/ Employment Opportunities

- Ysgolion, meddygfa, amrywiaeth eang o siopau o wahanol fatha, mawr a bach, a ystad ddiwydiannol yn darparu cyfleoedd cyflogaeth amrywiol / Schools, health clinic and a variety of different types of shops, large and small, and industrial estate located within or close to the settlement that provide employment opportunities.

Cyfyngiadau Datblygu / Development Constraints

- Rhan o'r anheddle o fewn parth risg llifogydd C1 / part of settlement within C1 flood risk zone
- Ardal Gwarchod y Dirwedd gyferbyn â'r safle / Landscape Conservation 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
128	5	56	67

Cyfradd cyfartalog adeiladu blynyddol / Annual average build rate = 9

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 (Polisi TAI 1, TAI 9, TAI 10) ar:
 - Safleoedd hefo caniatad cynllunio yn barod (Polisi TAI 14);
 - Safleoedd / adeiladau ar hap du mewn i ffiniau datblygu (Polisi TAI 14);
 - Safleoedd eithrio gwledig (Polisi TAI 10).
- Nid oes dynodiad tai yn y Ganolfan (Polisi TAI 14)
- Ystyried datblygu fesul cam yn seiliedig ar ddadansoddiad o: ysgol gynradd (capasiti sbar: 6.7% yn 2013); gostyngiad o 5.8% mewn siaradwyr Cymraeg 2001-2011 (bellach o dan 70%); gostyngiad o 4.7% o ran unigolion a anwyd yng Nghymru 2001-2011; 22.5% 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 affordable housing

	<p>(Policy TAI 1, TAI 9, TAI 10) on:</p> <ul style="list-style-type: none"> ○ Sites already with planning permission (Policy TAI 14); ○ Windfall sites / buildings within the development boundary (Policy TAI 14); ○ Rural exception sites (Policy TAI 10) <ul style="list-style-type: none"> ● There is no allocated site in the Centre (Policy TAI 14) ● Consider phased development based on an analysis at planning application stage of: primary school (spare capacity: 6.7% in 2013); 5.8% reduction in proportion of Welsh speakers 2001-2011 (now lower than 70%); 4.7% decrease in individuals born in Wales 2001-2011; 22.5% 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); ● Galluogir safleoedd cyflogaeth ychwanegol sydd wedi eu cyfiawnhau mewn lleoliadau priodol o fewn yr anheddle (Policy CYF3) ● 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); ● Additional employment sites which has been justified can be accommodated within on appropriate sites within the settlement (Policy CYF3)
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
C8	Parc Busnes Porthmadog	Safle Cyflogaeth Cynradd a Ddiogelir	<ul style="list-style-type: none"> ● Safle presennol a ddiogelir <p>Perygl llifogydd</p> <ul style="list-style-type: none"> ● Mae rhan o'r safle mewn parth risg llifogydd. Byddai angen asesiad canlyniadau llifogydd strategol yn achos unrhyw ddatblygiad newydd.

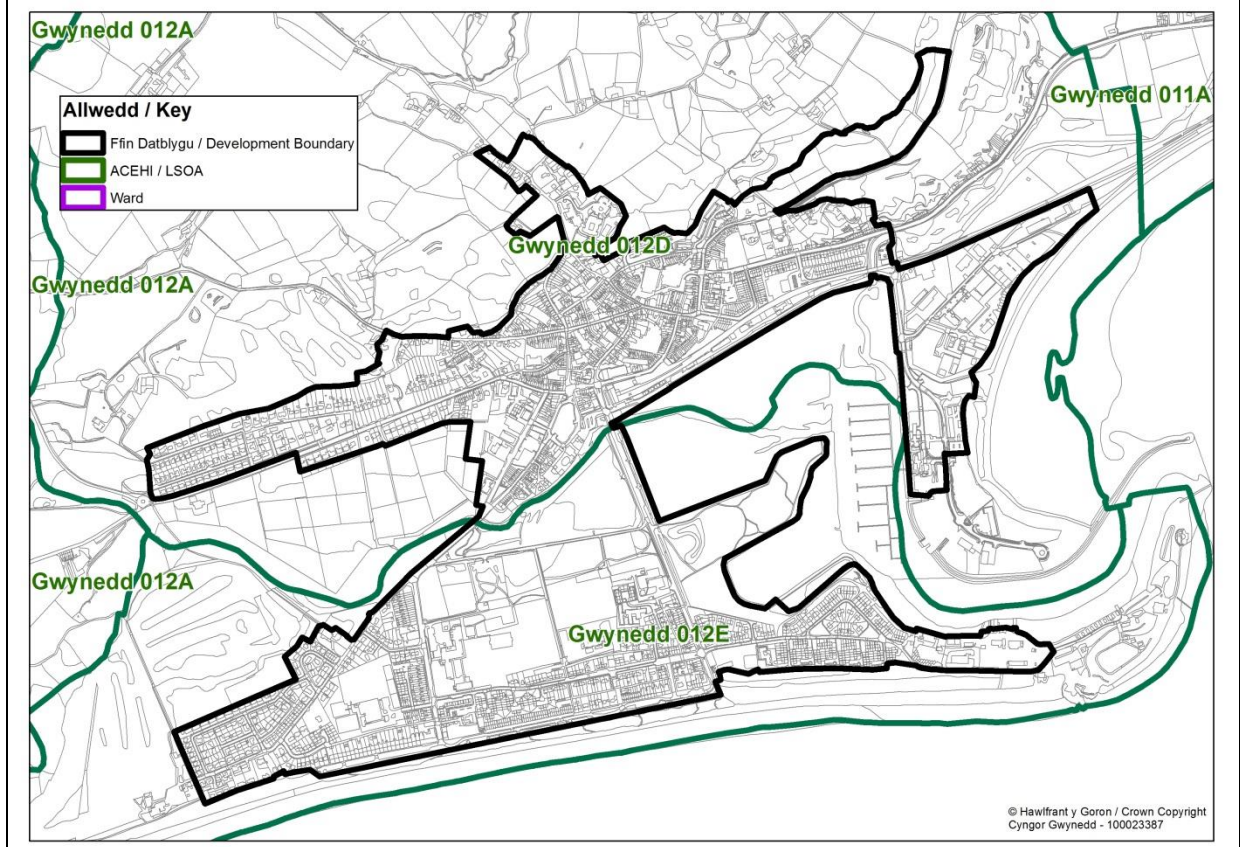
Cyf / Ref	Enw'r Safle / Site Name	Disgrifiad / Description	Ystyriaethau / Considerations
C8	Porthmadog Business park	Safeguarded Primary Employment Site	<ul style="list-style-type: none"> • Existing safeguarded site <p>Floodrisk</p> <ul style="list-style-type: none"> • Part of the site is in a flood risk zone. A strategic flood consequences assessment will be required with any new development.

Proffil Anheddle / Settlement Profile			
Enw / Name	Pwllheli		
Statws / Status	Canolfan Gwasanaeth Trefol / Urban Service Centre		
Ardaloedd Cynnyrch Ehangach Haen Is / Lower Super Output Areas	Gwynedd 012D; 012E		
Wardiau / Wards	Pwllheli (De / South); Pwllheli (Gogledd / North)		
Ystadegau Allweddol – Cyfrifiad 2011 / Key Statistics – Census 2011			
Ar y Cyfan / Overall			
Poblogaeth / Population	Nifer / No.		Tabl / Table
Preswylwyr Arferol / Usual Residents	4,076		KS101EW
Nifer yr Aelwydydd / Number of Households	1,919		KS105EW
Siaradwyr Cymraeg / Welsh Speakers (2001)	80.3%		UV84
Siaradwyr Cymraeg / Welsh Speakers (2011)	78.7%		KS207WA
Gwlad Enedigol / Country of Birth (2001)	Cymru / Wales	Arall / Other	UV08
	78.7%	21.3%	
Gwlad Enedigol / Country of Birth (2011)	Cymru / Wales	Arall / Other	KS204EW
	77.6%	22.4%	
Aelwydydd / Households			
Cyfansoddiad y Cartref – Nifer y Bobl / Household Composition – Number of Persons	1	40.7%	QS406EW
	2	31.0%	
	3+	28.3%	
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	37.5%	
	+1	35.9%	
	0	24.2%	
	-1	2.3%	
	-2	0.1%	
Anheddau / Dwellings			
Nifer o Anheddau / Number of Dwellings	2,116		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
	0.3%	99.7%	
Deiliadaeth Cartref / Household Tenure	Perchen / Owned	Arall / Other	QS405EW
	53.7%	46.3%	
Nifer yr Ystafelloedd Gwely /	0	0%	QS411EW

Number of Bedrooms	1	10.7%	
	2	31.3%	
	3	40.6%	
	4+	17.4%	
Gwag / Ail Gartrefi Vacant / Second Homes	9.5%		KS401EW

Amcangyfrifon Poblogaeth 2011 / Population Estimates 2011	
Nifer o Dai / Number of Houses	2,060
Maint y Cartref / Household Size	2.32
Amcangyfrif Poblogaeth / Estimate Population	4,779

Ardal Gynnyrch Cyfrifiad / Census Output Area



Map Mewnoshod / Inset Map



Cymhareb Fforddiadwyedd / Affordability Ratio

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

Ward	Cyfradd fforddiadwyfaeth / Affordability ratio	Pris canolrif eiddo / Median House Price	Incwm canolrif aelwyd / Median Household Income	Nifer o werthiannau tai / Number of House sales
Gogledd Pwllheli North	5.1	£105,000	£20,784	23
De Pwllheli South	8.9	£170,000	£19,192	25

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
3	3	9	43	2	4	13	7	5	4	7	6	20

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
43	2	20

Cyfleusterau Cymunedol / Community Facilities

Coleg Addysg Bellach; Ysgol Uwchradd; Ysgol Gynradd; Ysgol Feithrin; Meddygfa; Deintyddfeydd; Llyfrgell; Canolfan Hamdden; Sinema/Theatr; Swyddfa Bost; Siopau Bwyd Mawr; Siopau gan gynnwys Siop Nwyddau Cyfleus; Ysbyty Cymunedol; Fferyllfeydd; Optegwyr; Banciau/Cymdeithasau Adeiladu; Peiriant Arian Parod; Gorsafoedd Petrol; Canolfan Gymunedol; Tai Tafarn; Mannau Addoli; Gwasanaeth Bws; Gwasanaeth Tren; Gorsaf Heddlu; Gorsaf Dân

Further Education College; Secondary School; Primary School; Playgroup; Doctor's Surgery; Dentists; Library; Leisure Centre; Cinema/Theatre; Post Office; Large Food Stores; Shops including a Convenience Shop; Community Hospital; Pharmacies; Opticians; Banks/Building Societies; ATM; Petrol Stations; Community Centre; Public Houses; Places of Worship; Bus Service; Train Service; Police Station; Fire Station

Hygyrchedd a Chludiant Cyhoeddus / Accessibility & Public Transport

- Wedi ei wasanaeth gan yr A497 a'r A499.
- Nifer o arosfannau bysiau wedi eu lleoli o fewn yr anheddle.
- Gorsaf drenau gyda gwasanaeth lleol cyfyngedig.

- Served by A497 and A499.
- Multiple bus stops within the settlement.
- Train station with limited local service.

Cyfleoedd Cyflogaeth/ Employment Opportunities

Ysgolion, meddygfa, amrywiaeth eang o siopau o wahanol fatha, mawr a bach, a ystad ddiwydiannol yn darparu cyfleoedd cyflogaeth amrywiol / Schools, health clinic and a variety of different types of shops, large and small, and industrial estate located within or close to the settlement that provide employment opportunities.

Cyfyngiadau Datblygu / Development Constraints

- Rhan o'r safle o fewn parth risg llifogydd C1 / part of site within C1 flood risk zone
- Ardal Gwarchod y Dirwedd gyferbyn â'r safle / Landscape Conservation 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
323	32	40	251

Cyfradd cyfartalog adeiladu blynyddol / Annual average build rate = 22

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 (Polisi TAI 1, TAI 9, TAI 10) ar:
 - Safleoedd hefo caniatad cynllunio yn barod (Polisi TAI 14);
 - Safleoedd / adeiladau ar hap du mewn i ffiniau datblygu (Polisi TAI 14);
 - 3 dynodiad – safleoedd ar gyfer tua 150, 17 a 14 o unedau, yn ddarostynedig i drafodaeth cyn ac adeg cyflwyno cais cynllunio (Polisi TAI 14);
 - Safleoedd eithrio gwledig (Polisi TAI 10).
- Ystyried datblygu fesul cam yn seiliedig ar ddadansoddiad o: ysgol gynradd (capasiti sbar: 12.8% yn 2013); gostyngiad o 1.6% mewn siaradwyr Cymraeg 2001-2011 ond yn uwch na 70%; gostyngiad o 1.1% o ran unigolion a anwyd yng Nghymru 2001-2011; 9.5% 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);

	<ul style="list-style-type: none"> Secure a mix of open market and affordable housing (Policy TAI 1, TAI 9, TAI 10) on: <ul style="list-style-type: none"> Sites already with planning permission (Policy TAI 14); Windfall sites / buildings within the development boundary (Policy TAI 14); 3 allocated sites – sites for around 150, 17 and 14 units, subject to pre-application and planning application stage (Policy TAI 14); Rural exception sites (Policy TAI 10) Consider phased development based on an analysis at planning application stage of: primary school (spare capacity: 12.8% in 2013); 1.6% reduction in proportion of Welsh speakers 2001-2011 but higher than 70%; 1.1% decrease in individuals born in Wales 2001-2011; 9.5% 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); Galluogir safleoedd cyflogaeth ychwanegol sydd wedi eu cyfiawnhau mewn lleoliadau priodol o fewn yr anheddle (Policy CYF3) 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); Additional employment sites which has been justified can be accommodated within on appropriate sites within the settlement (Policy CYF3)
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
T29	Tir ger Lôn Caernarfon	Safle maes glas gerllaw stad dai A499 gyda chysylltiadau trafniadaeth da i ganol y dref.	Carthffosiaeth a Seilwaith <ul style="list-style-type: none"> Mae achosion ynysig o lifogydd yn y system garthffosiaeth gyhoeddus sydd efallai angen eu datrys er mwyn caniatáu

			<p>i'r datblygiad fynd rhagddo. Gall datblygwyr posibl naill ai aros i DCWW ddatrys y llifogydd, yn amodol ar gyllid yn cael ei gymeradwyo gan y rheoleiddiwr Ofwat, neu symud y gwelliannau trwy ddarpariaethau gofynion carthffosiaeth o Ddeddf y Diwydiant Dŵr 1991 neu A106 y Ddeddf Cynllunio Gwlad a Thref 1990.</p> <ul style="list-style-type: none"> • Efallai y bydd angen asesiad modelu hydrologig (HMA) i benderfynu ar y pwynt cysylltu â'r system garthffosiaeth gyhoeddus a byddai disgwyl i ddatblygwyr posibl ariannu ymchwiliadau yn ystod cyfnodau cyn-gynllunio. <p>Priffyrdd</p> <ul style="list-style-type: none"> • Bydd angen gwella cysylltiadau cerddwyr i gysylltu'r datblygiad â chanol y dref.
T30	Cae Deiniol	Safle maes glas ar Allt Salem yn agos at nifer o gyfleusterau cymunedol.	<p>Carthffosiaeth a Seilwaith</p> <ul style="list-style-type: none"> • Mae achosion ynysig o lifogydd yn y system garthffosiaeth gyhoeddus sydd efallai angen eu datrys er mwyn caniatáu i'r datblygiad fynd rhagddo. Gall datblygwyr posibl naill ai aros i DCWW ddatrys y llifogydd, yn amodol ar gyllid yn cael ei gymeradwyo gan y rheoleiddiwr Ofwat, neu symud y gwelliannau trwy ddarpariaethau gofynion carthffosiaeth o Ddeddf y Diwydiant Dŵr 1991 neu A106 y Ddeddf Cynllunio Gwlad a Thref 1990. • Byddai angen carthffosydd oddi ar y safle i gysylltu â'r rhwydwaith carthffosiaeth cyhoeddus. Gall y rhain

			<p>gael eu darparu drwy'r cynllun gofynion carthffos dan Adrannau 98-101 y Ddeddf Diwydiant Dŵr 1991.</p> <p>Asedau Treftadaeth</p> <ul style="list-style-type: none"> Efallai y bydd angen asesiad pen desg cyn rhoi caniatâd cynllunio.
T31	Cyn Gae Hoci	Safle maes glas ar Allt Salem yn agos at nifer o gyfleusterau cymunedol.	<p>Carthffosiaeth a Seilwaith</p> <ul style="list-style-type: none"> Mae achosion ynysig o lifogydd yn y system garthffosiaeth gyhoeddus sydd efallai angen eu datrys er mwyn caniatáu i'r datblygiad fynd rhagddo. Gall datblygwyr posibl naill ai aros i DCWW ddatrys y llifogydd, yn amodol ar gyllid yn cael ei gymeradwyo gan y rheoleiddiwr Ofwat, neu symud y gwelliannau trwy ddarpariaethau gofynion carthffosiaeth o Ddeddf y Diwydiant Dŵr 1991 neu A106 y Ddeddf Cynllunio Gwlad a Thref 1990. 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>Asedau Treftadaeth</p> <ul style="list-style-type: none"> Efallai y bydd angen asesiad pen desg cyn rhoi caniatâd cynllunio.
C6	Adwy'r Hafan	Safle Cyflogaeth Cynradd a Ddiogelir	<ul style="list-style-type: none"> Safle presennol a ddiogelir <p>Perygl llifogydd</p> <ul style="list-style-type: none"> Mae rhan o'r safle mewn parth risg llifogydd. Byddai angen asesiad canlyniadau llifogydd strategol yn achos unrhyw ddatblygiad newydd.

Ref	Site Name	Description	Considerations
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T29	Land near Lôn Caernarfon	Greenfield site adjacent to the A499 housing estate with good public transport links to the town centre.	<p>Sewerage and Infrastructure</p> <ul style="list-style-type: none"> • There are isolated incidents of flooding in the public sewerage system that may need to be resolved to allow development to proceed. Potential developers can either wait for DCWW to resolve the flooding, subject to funding being approved by the regulator Ofwat, or progress the improvements through the sewerage requisition provisions of the Water Industry Act 1991 or S106 of the Town & Country Planning Act 1990. • A hydraulic modelling assessment (HMA) may be required to determine the point of connection to the public sewerage system and potential developers would be expected to fund investigations during pre-planning stages. <p>Highways</p> <ul style="list-style-type: none"> • Pedestrian links will need to be improved to link the development with the town centre.
T30	Deiniol Field	Greenfield site located on Allt Salem close to a number of community facilities.	<p>Sewerage and Infrastructure</p> <ul style="list-style-type: none"> • There are isolated incidents of flooding in the public sewerage system that may need to be resolved to allow development to proceed. Potential developers can either wait for DCWW to resolve the flooding, subject to funding being approved by the regulator Ofwat, or progress the improvements through the sewerage requisition provisions of the Water Industry Act 1991 or S106 of the Town & Country

			<p>Planning Act 1990.</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>Heritage Assets</p> <ul style="list-style-type: none"> May require desk-based assessment prior to planning permission being granted.
T31	Former Hockey Field	Greenfield site located on Allt Salem close to a number of community facilities.	<p>Sewerage and Infrastructure</p> <ul style="list-style-type: none"> There are isolated incidents of flooding in the public sewerage system that may need to be resolved to allow development to proceed. Potential developers can either wait for DCWW to resolve the flooding, subject to funding being approved by the regulator Ofwat, or progress the improvements through the sewerage requisition provisions of the Water Industry Act 1991 or S106 of the Town & Country Planning Act 1990. 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>Heritage Assets</p> <ul style="list-style-type: none"> May require desk-based assessment prior to planning permission being granted
C6	Adwy'r Hafan	Safeguarded Primary Employment Site	<ul style="list-style-type: none"> Existing safeguarded site <p>Floodrisk</p> <ul style="list-style-type: none"> Part of the site is in a flood risk zone. A strategic flood consequences assessment will be required with any new

			development.
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