

	 <p>CYNGOR SIR YNYS MÔN ISLE OF ANGLESEY COUNTY COUNCIL</p>	<p>Defnydd swyddfa yn unig/ <i>Office use only</i></p> <p>Rhif Cyn./Rep No.:</p> <p>Derbyniwyd/Received:</p> <p>Cydnabod/Acknowledged</p>
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**Cynllun Datblygu Lleol ar y Cyd Ynys Môn a Gwynedd 2011-2026**  
**FFURFLEN SYLWADAU NEWIDIADAU MATERION SY'N CODI /**  
**Anglesey and Gwynedd Joint Local Development Plan 2011-2026**  
**MATTERS ARISING CHANGES COMMENTS FORM**  
**26/1/17.**

**PART 2: Your Comments and Suggested Changes**

**Your name/Organisation:** [REDACTED] Home Builders Federation

**1. Which of the Matters Arising Changes are you commenting on? (Remember to use one form for each representation)**

Rhif y Newid Materion sy'n Codi (NMC) <i>Matters Arising Change Number (NMC)</i>	214	Cefnogi/ <i>Support</i>	<input type="checkbox"/>	Gwrthwynebu/ <i>Object</i>	<input checked="" type="checkbox"/>
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**2. Before you set out your comments in detail, it would be helpful to know whether you think that, as a result of the Matters Arising Changes, the Plan is sound or that all or parts of it are unsound. For more information on soundness and procedural requirements, see the guidance notes. If you are unsure, leave this section blank.**

Cadarn/ <i>Sound</i>	<input type="checkbox"/>	Dim yn gadarn a dylid ei newid / <i>Unsound and should be changed</i>	<input type="checkbox"/>
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**3. Please set out your comments below using additional sheets as necessary.** Your comments should be set out in full. This will help the Authority and the Inspector to understand the issues you raise. You will only be able to submit further information to the Examination if the Inspector invites you to address matters that he may raise. Please indicate if you are submitting other material to support your comments.

AFFORDABLE HOUSING THRESHOLD & DISTRIBUTION threshold reduced from 5 to 2 units –The HBF object to the lowering of the threshold, particularly at a time when there is growing agreement that SME's are critical to the delivery of housing in Wales and even more so in more rural areas where larger national house builders are less likely to build. The HBF consider that this reduction in the threshold is more likely to deter smaller builders and actually have the opposite effect to that proposed, in that it could result in less affordable housing being delivered. This would also have a knock on effect on the likelihood of so many small windfall sites coming forward.

The HBF also object to the percentage requirement for affordable housing has been changed: 25% area increased to 30% and a new 15% area - The 2014 Update to the Affordable Housing Study states at para.3.5 The Affordable Housing has been tested as previously, at a tenure split of 75%:25% Social Rent: Homebuy. This is the same as the original 2013 study. However the amended policy now states that the percentage requirement for affordable is based on 'social rented tenure'. In terms of viability this produces a lower return to the developer and therefore has the largest negative impact on the viability of a scheme. However the Council have also increase the affordable housing

percentage requirement in one housing price area and moved a number of settlements to a new higher price area. This appears to have been justified by the 2016 update viability study. At para 5.19 of the document it states '*viability appears to have tightened with costs rising by around 6% a year and prices rising by only around (on average) 3% per year.*' However the report then goes on to recommend a higher % requirement in some areas. In contrast at para. 5.15. it states '*a 15% target will be challenging for some of the lower value areas*', this has resulted in a reduction in the % requirement. In terms of paras 5.20 -5.21 the HBF do not agree with the reports view on site viability which seems to ignore the impact of policy on viability. If a policy requirement is considered to be onerous it will deter potential developers, something which has been seen as a result of other LDP where affordable housing policies have had to be reduced following a lack of delivery (Pembrokeshire Coast National Park). It is also not right to say that an increase in economic activity will support greater delivery of affordable housing, it could be that this just helps to make sites viable when they weren't before, it could also increase demand which may help to encourage larger builders to consider sites in the area. It is also wrong to use increased demand to justify higher affordable housing requirements, this should instead be a driver to encourage sites to come forward which previously haven't, which the author of the report recognises as an issue in the area. The HBF raise a number of other concerns with regard to the viability study which when considered together do not support the increase in affordable housing % requirement. We note the worked example at Appendix 1 uses an 80/20 split for tenure rather than the tenure neutral split suggested elsewhere in the report. There appears to have been no allowance made for any abnormal costs or contingency and fire sprinkler cost have not been included again these additional cost would affect the viability of sites.

The HBF object to the proposed additional wording within the policy '*A proposal including an alternative affordable tenure mix should yield a higher percentage of affordable provision subject to consideration of criteria 3i – 3viii of this Policy.*' As this will create uncertainty for developers and make it difficult to purchase land and bring development forward. The wording implies that the final % requirement will be based on the tenure mix of the scheme however, this is unlikely to be known at the time when the land is being purchased some 2-3 years before development starts on site and even if it is known if the Council change their mind about the mix at a later stage in the planning process this would impact on the viability of the scheme.

At point 3(i) of the policy the word 'of affordable homes' should be inserted after the words 'achieve an appropriate mix...'. It is noted that this suggested wording is used in the proposed new supporting text (MAC 217). The HBF do not support the use of the LHMA to control private sector housing, particularly as there is so little evidence to support such an approach within the LHMA which concentrates on the affordable housing market.

The HBF do however support the reduction from 15% to 10%

*Please use additional sheet if necessary.  
Please state how many additional sheets have been used.....*

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

HBF object to the lowering of the threshold for affordable housing from 5 to 2.

HBF object to the percentage requirement for affordable housing has been increase in two housing areas.

HBF raise various concerns about the 2016 Viability study.

HBF support the reduction from 15% to 10%

HBF object to the proposed additional wording within the policy which refers to the potential for a higher percentage of affordable provision depending on tenure mix.

HBF object to point 3(i) and suggest additional wording to make it clear that these requirements only apply to the Affordable housing element of the scheme.

**PART 3: What happens next?**

*All comments received by the closing date will be forwarded directly to the Inspector for consideration. Just in case the Inspector decides that further hearing sessions are necessary please indicate whether you would want to speak at a session. It is important to note that written comments will be given the same weight by the Inspector as those made verbally at a hearing session.*

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

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



*I want to speak at a hearing session.*



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

The general concern with the latest viability study and the increase in affordable housing percentages along with the wording of the Policy and supporting text.

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

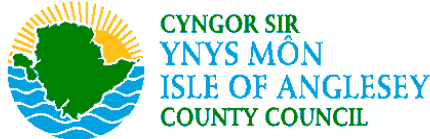
Hoffwn i gael fy nghlywed yn Gymraeg  
*I wish to be heard in Welsh*



Hoffwn i gael fy nghlywed yn Saesneg  
*I wish to be heard in English*



**DIOLCH AM EICH SYLWADAU / THANK YOU FOR YOUR COMMENTS**



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Rhif Cyn./Rep No.:

Derbyniwyd/Received:

Cydnabod/Acknowledged

**Cynllun Datblygu Lleol ar y Cyd Ynys Môn a Gwynedd 2011-2026  
FFURFLEN SYLWADAU I NEWIDIADAU MATERION SY'N CODI/  
Anglesey and Gwynedd Joint Local Development Plan 2011-2026  
MATTERS ARISING CHANGES COMMENTS FORM  
26/1/17.**

Mae'r Cynghorau yn ymgynghori ar nifer o Newidiadau Materion sy'n Codi o ganlyniad i Sesiynau Gwrandawriad o Archwiliad Cynllun Datblygu Lleol ar y Cyd Gwynedd a Môn. Mae'r newidiadau hyn wedi eu rhoi yn y ddogfen ymgynghori: 'Cofrestr Newidiadau Materion sy'n Codi' (Ionawr 2017).

**Sylwer bod RHAID i sylwadau ymwneud â'r Newidiadau Materion sy'n Codi yn unig, ac nid am agweddau eraill o'r Cynllun Datblygu Lleol ar y Cyd.** Mae'r sylwadau a wnaethpwyd yn ystod y cyfnod Adnau, ynghyd â'r Newidiadau â Ffocws, eisoes wedi cael eu cyflwyno i'r Arolygydd ac felly dim ond ar gyfer gwneud sylwadau am y Newidiadau Materion sy'n Codi dylid defnyddio'r ffurflen hon. Bydd pob sylw arall yn cael eu hanwybyddu.

Dylid defnyddio'r ffurflen hon ar gyfer yr holl sylwadau (h.y. sylwadau neu wrthwynebiadau). Mae fersiynau electronig ar gael ar [www.gwynedd.llyw.cymru/cdll](http://www.gwynedd.llyw.cymru/cdll) neu [www.ynysmon.gov.uk/cdll](http://www.ynysmon.gov.uk/cdll). Os ydych yn cyflwyno copi papur, dylech atodi tudalennau ychwanegol lle bod angen, gan nodi rhif y dudalen yn glir. **Dylech lenwi ffurflenni ar wahân ar gyfer pob sylw** yr hoffech ei wneud.

**Mae'n rhaid derbyn eich sylwadau ddim hwyrach na hanner nos ar y 9 Mawrth 2017. NI FYDD SYLWADAU A DDERBYNNIR AR ÔL Y DYDDIAD YMA YN CAEL EU HYSTYRIED**

Dychwelwch y ffurflenni i: **Uned Polisi Cynllunio ar y Cyd, Llawr 1af Swyddfa Cyngor Dinas Bangor, Ffordd Gwynedd, Bangor, Gwynedd, LL57 1DT** neu [polisicynllunio@gwynedd.llyw.cymru](mailto:polisicynllunio@gwynedd.llyw.cymru)

**Diogelu Data** - Bydd yr holl sylwadau ar gael i'w harchwilio gan y cyhoedd ac ni ellir eu hystyried yn gyfrinachol. Serch hynny, i sicrhau diogelwch data bydd manylion personol yn cael eu tynnu allan o'r dogfennau fydd ar gael yn gyhoeddus.

Mae'n bosib derbyn ffurflenni sylwadau ychwanegol gan yr Uned Polisi Cynllunio ar y Cyd drwy ffonio 01286 685003/ 679668 neu gellir eu llawr lwytho o wefan y Cyngor yn: [www.gwynedd.llyw.cymru/cdll](http://www.gwynedd.llyw.cymru/cdll) neu [www.ynysmon.gov.uk/cdll](http://www.ynysmon.gov.uk/cdll) neu gallwch lungopio'r ffurflen hon.

The Councils are consulting on a number of Matters Arising Changes as a result of the Hearing Sessions from the Examination of the Anglesey and Gwynedd Joint Local Development Plan. These changes are set out in the consultation document: 'Schedule of Matters Arising Changes (January 2017).

**Please note that representations MUST relate only to the Matters Arising Changes, and not to other aspects of the Joint Local Development Plan.** All comments made at the Deposit stage, together with the Focus Changes, have already been submitted to the Inspector, therefore this form can only be used to comment on the Matters Arising Changes. All other representations will be disregarded.

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

**Your representations must be received by no later than midnight on the 9 March 2017. REPRESENTATIONS RECEIVED AFTER THIS TIME WILL NOT BE CONSIDERED**

Please return forms to: **Joint Planning Policy Unit, 1<sup>st</sup> Floor Bangor City Council Offices, Ffordd Gwynedd, Bangor, Gwynedd, LL57 1DT** or [planningpolicy@gwynedd.llyw.cymru](mailto:planningpolicy@gwynedd.llyw.cymru)

**Data Protection** – All representations will be made available for public inspection and cannot be treated as confidential. However to ensure data protection personal details from publically accessible documents will be removed.

Additional representation forms can be obtained from the Joint Planning Policy Unit on 01286 685003/ 679668 or may be downloaded from the Council's web site at: [www.gwynedd.llyw.cymru/ldp](http://www.gwynedd.llyw.cymru/ldp) or [www.anglesey.gov.uk/ldp](http://www.anglesey.gov.uk/ldp) or you may photocopy this form.

<b>RHAN 1/PART 1:</b> <b>Manylion cyswllt :</b> <b>Contact details:</b>		
	<b>Eich manylion neu manylion eich cleient</b> <b>Your details or your client's details</b>	<b>Manylion yr Asiant (os yn berthnasol)</b> <b>Agent's details (If relevant)</b>
<b>Enw</b> <b>Name</b>	Cyngor Cymuned Llanystumdwy	Cyngor Cymuned Llanystumdwy
<b>Sefydliad (os yn berthnasol)</b> <b>Organisation (If relevant)</b>	Cyngor Cymuned Llanystumdwy	Cyngor Cymuned Llanystumdwy
<b>Cyfeiriad</b> <b>Address</b>		
<b>Côd Post</b> <b>Postcode</b>		
<b>Ffôn</b> <b>Tel:</b>		
<b>E-bost</b> <b>Email:</b>		
<b>Llofnodwyd</b> <b>Signed</b>		
<b>Dyddiad</b> <b>Date</b>	08/03/17	

Rhowch eich sylwadau yn Rhan 2 y ffurflen hon. Defnyddiwch dudalennau ychwanegol os oes angen, gan nodi rhif y dudalen yn glir.



*Please set out your comments in Part 2 of this form. Use additional sheets of paper where necessary, clearly numbering each consecutive sheet.*

**Dylech lenwi ffurflenni ar wahân ar gyfer pob sylw yr hoffech ei wneud.**

***Separate forms should be completed for each comment that you wish to make.***

***Os yw grŵp yn rhannu barn gyffredin ynghylch Newid Materion sy'n Codi, bydd y Cyngorau'n derbyn deiseb wedi'i llofnodi.*** Wrth gyflwyno ffurflen sylwadau ar ran grŵp, dylai'r ffurflen sylwadau gynnwys manylion cyswllt unigolyn arweiniol yn Rhan 1 a dylid nodi'r sylwadau'n glir ar y ffurflen sylwadau. Dylai'r ddeiseb sydd wedi'i llofnodi nodi'n glir faint o bobl sy'n cael eu cynrychioli a sut mae'r sylwadau wedi'u hawdurdodi. Nid yw llofnodi deiseb yn atal neb rhag cyflwyno ffurflenni unigol.

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

		<b>Defnydd swyddfa yn unig/ Office use only</b> Rhif Cyn./Rep No.: Derbyniwyd/Received: Cydnabod/Acknowledged
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**Cynllun Datblygu Lleol ar y Cyd Ynys Môn a Gwynedd 2011-2026**  
**FFURFLEN SYLWADAU NEWIDIADAU MATERION SY’N CODI /**  
**Anglesey and Gwynedd Joint Local Development Plan 2011-2026**  
**MATTERS ARISING CHANGES COMMENTS FORM**  
**26/1/17.**

<b>RHAN 2: Eich Sylwadau a Newidiadau a Awgrymir</b> <b>PART 2: Your Comments and Suggested Changes</b>	
<b>Eich enw/Sefydliad:</b> <b>Your name/Organisation:</b>	Cyngor Cymuned Llanystumdwy

**1. Ar ba un o’r Newidiadau Materion sy’n Codi yr ydych chi’n gwneud sylwadau? (Cofiwch ddefnyddio un ffurflen ar gyfer pob sylw)**

**1. Which of the Matters Arising Changes are you commenting on? (Remember to use one form for each representation)**

Rhif y Newid Materion sy’n Codi (NMC) <i>Matters Arising Change Number (NMC)</i>	<input type="text" value="214"/>	Cefnogi/ <i>Support</i>	<input type="checkbox"/>	Gwrthwynebu/ <i>Object</i>	<input checked="" type="checkbox"/>
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**2. Cyn i chi esbonio eich sylwadau’n fanwl, byddai’n dda gwybod os ydych yn credu fod y Cynllun yn gadarn ai pheidio, o ganlyniad i’r Newidiadau Materion sy’n Codi, neu a ydych o’r farn bod rhannau ohono neu bob rhan ohono ddim yn gadarn a bod angen ei newid.**

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

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

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

Cadarn/Sound	<input type="checkbox"/>	Dim yn gadarn a dylid ei newid <i>/Unsound and should be changed</i>	<input checked="" type="checkbox"/>
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**3. Rhowch eich sylwadau isod gan ddefnyddio tudalennau ychwanegol fel bo angen.** Dylech roi eich sylwadau chi’n llawn. Bydd hynny’n helpu’r Awdurdod a’r Arolygydd i ddeall y materion y byddwch yn eu codi. Ni fyddwch chi’n cael cyflwyno rhagor o wybodaeth gerbron yr Archwiliad oni fydd yr Arolygydd yn eich gwahodd chi i egluro unrhyw faterion y bydd yn godi.

Rhowch wybod os ydych chi’n cyflwyno deunyddiau eraill i ategu eich sylwadau.

**3. Please set out your comments below using additional sheets as necessary.** Your comments should be set out in full. This will help the Authority and the Inspector to understand the issues you raise. You will only be able to submit further information to the Examination if the Inspector invites you to address matters that he may raise. Please indicate if you are submitting other material to support your comments.

Gwrthwynebwn newid canran y tai fforddiadwy ar gyfer ardal Llŷn i 10% yn unig. Credwn fod hyn yn rhy isel ar gyfer ardal sydd â chyfartaledd cyflog mor isel ac o dan cymaint o bwysau tai haf.

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

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

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

**RHAN 3: Beth sy'n digwydd nesaf****PART 3: What happens next?**

Bydd pob un o'r sylwadau a dderbyniwyd o fewn y cyfnod ymgynghori yn cael eu hanfon ymlaen yn syth i'r Arolygydd. Rhag ofn bydd yr Arolygydd yn penderfynu dylid cynnal sesiynau gwrandawriad pellach mae angen i chi nodi isod os ydych yn dymuno ymddangos gerbron yr Arolygydd a siarad mewn 'sesiwn gwrandawriad'. Serch hynny, mae'n bwysig nodi y bydd yr Arolygydd yn rhoi'r un pwysau i'r sylwadau ysgrifenedig yr ydych chi wedi eu cyflwyno ar y ffurflen hon â'r rheiny a wneir ar lafar mewn sesiwn gwrandawriad.

*All comments received by the closing date will be forwarded directly to the Inspector for consideration. Just in case the Inspector decides that further hearing sessions are necessary please indicate whether you would want to speak at a session. It is important to note that written comments will be given the same weight by the Inspector as those made verbally at a hearing session.*

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

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

Nid wyf am siarad mewn sesiwn gwrandawriad ac rwyf yn fodlon i'm sylwadau ysgrifenedig gael eu hystyried gan yr Arolygydd.

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

Hoffwn siarad mewn sesiwn gwrandawriad.

*I want to speak at a hearing session.*

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

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

Er mwyn cael mynd i fwy o fanylder am ein rhesymau.

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

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

Hoffwn i gael fy nghlywed yn Gymraeg

*I wish to be heard in Welsh*

Hoffwn i gael fy nghlywed yn Saesneg

*I wish to be heard in English*

**DIOLCH AM EICH SYLWADAU / THANK YOU FOR YOUR COMMENTS**



Nodiadau cyfarwyddyd	Guidance notes
<p>Mae Cynllun Datblygu Lleol ar y Cyd Gwynedd a Môn yn cael ei archwilio ar hyn o bryd gan Arolygwyr annibynnol a benodwyd gan Lywodraeth Cymru. Gwaith yr Arolygwyr yw ystyried a yw'r Cynllun yn bodloni gofynion gweithdrefnol ac a yw'n gadarn.</p> <p>Gellir ystyried 'Cadarn' yn y cyd-destun hwn o fewn ei ystyr arferol o 'dangos barnu da' a 'gellir ymddiried ynddo'. Y cwestiynau neu'r 'profion' y bydd yr Arolygydd yn eu hystyried wrth benderfynu a yw'r Cynllun yn gadarn yw:</p> <ol style="list-style-type: none"> <li>1. A yw'r cynllun yn ffitio? (h.y. a yw'n gyson â chynlluniau eraill?)</li> <li>2. A yw'r cynllun yn briodol? (h.y. a yw'n briodol ar gyfer yr ardal yng ngoleuni'r dystiolaeth?)</li> <li>3. A fydd y cynllun yn cyflawni? (h.y. a yw'n debygol o fod yn effeithiol?)</li> </ol> <p>Darperir rhagor o wybodaeth am y profion cadernid a'r gofynion gweithdrefnol yn Arweiniad Gweithdrefnol ar Archwiliadau Cynllun Datblygu Lleol yr Arolygiaeth Gynllunio.</p> <p>Os ydych yn gwrthwynebu Newid Materion sy'n Codi, dylech ddweud pam nad yw'n gwneud y Cynllun yn gadarn a nodi pa newid y dylid ei wneud er mwyn sicrhau fod y Cynllun yn gadarn.</p> <p>Lle rydych yn cynnig diwygiad i'r Newidiadau Materion sy'n Codi byddai'n ddefnyddiol egluro pa brawf (profion) cadernid rydych yn credu ei fod yn methu. Fydd methu adnabod prawf ddim yn golygu na chaiff eich sylw ystyriaeth, cyn belled â'i fod yn ymwneud a'r Newid Materion sy'n Codi. Dylech gynnwys eich holl sylwadau ar y ffurflen, gan ddefnyddio dogfennau ychwanegol a thystiolaeth ategol lle bod angen.</p>	<p><i>The Joint Anglesey and Gwynedd Local Development Plan (LDP) is being examined by an independent Inspector appointed by the Welsh Government. It is the Inspector's job to consider whether the Plan meets procedural requirements and whether it is sound.</i></p> <p><i>'Sound' may be considered in this context within its ordinary meaning of 'showing good judgement' and 'able to be trusted'. The questions or 'tests' which the Inspector will consider in deciding whether the Plan is sound are:</i></p> <ol style="list-style-type: none"> <li><i>1. Does the plan fit? (i.e. is it consistent with other plans?)</i></li> <li><i>2. Is the plan appropriate? (i.e. is it appropriate for the area in the light of the evidence?)</i></li> <li><i>3. Will the plan deliver? (i.e. is it likely to be effective?)</i></li> </ol> <p><i>More information on the soundness tests and procedural requirements is provided in the Planning Inspectorate's Local Development Plan Examinations Procedural Guidance.</i></p> <p><i>If you are objecting to a Matters Arising Changes, you should say why you think it makes the Plan unsound, and which change should be made to make the Plan sound.</i></p> <p><i>Where you propose an amendment to a Matters Arising Changes it would be helpful to make clear which test(s) of soundness you believe it fails. Failing to identify a test will not mean that your comment will not be considered, providing it relates to the Matters Arising Changes. You should include all your comments on the form, using accompanying documents and supporting evidence where necessary.</i></p>
<p>Dychwelwch y ffurflen i: <b>Uned Polisi Cynllunio ar y Cyd, Llawr 1af Swyddfa Cyngor Dinas Bangor, Ffordd Gwynedd, Bangor, Gwynedd, LL57 1DT</b> neu <a href="mailto:polisicynllunio@gwynedd.llyw.cymru">polisicynllunio@gwynedd.llyw.cymru</a> erbyn hanner nos ar 9/3/17</p>	<p>Please return the form to: <b>Joint Planning Policy Unit, 1<sup>st</sup> Floor Bangor City Council Offices, Ffordd Gwynedd, Bangor, Gwynedd, LL57 1DT</b> or <a href="mailto:planningpolicy@gwynedd.llyw.cymru">planningpolicy@gwynedd.llyw.cymru</a> by midnight on 9/3/17</p>

### 3. Canran Tai Fforddiadwy

Tudalen 3 Rhan 2: Eich sylwadau a newidiadau a awgrymir

1. Rhif y newid materion sy'n codi 178 Gwrthwynebu

2. Gadael hwn yn wag.

3. Gwrthwynebwn newid canran y tai fforddiadwy ar gyfer ardal Llŷn i 10% yn unig. Credwn fod hyn yn rhy isel ar gyfer ardal sydd â chyfartaledd cyflog mor isel ac o dan cymaint o bwysau tai haf.

Tudalen 4

4. Gadael yn wag.

Tudalen 5.

5. Nid wyf am siarad mewn gwrandawriad.

Dim angen llenwi cwestiwn 6 na 7.

**Harris Eirian (Rh-CTGC)**

**From:** Davies Nia Haf (Rh-CTGC)  
**Sent:** 09 March 2017 15:54  
**To:** Harris Eirian (Rh-CTGC); Jones Heledd Fflur (Rh-CTGC)  
**Subject:** YML/FW: Cynllun Datblygu LLeol ar y Cyd

**From:** Lock William Michael (Rh-CTGC) **Ar ran/On Behalf Of** Polisi Cynllunio  
**Sent:** 08 March 2017 08:29  
**To:** Davies Nia Haf (Rh-CTGC)  
**Subject:** FW: Cynllun Datblygu LLeol ar y Cyd

**From:** Cyngor Tref Pwllheli [REDACTED]  
**Sent:** 08 March 2017 08:07  
**To:** Polisi Cynllunio  
**Subject:** Cynllun Datblygu LLeol ar y Cyd

Annwyl Madam,

Cynllun Datblygu lleol ar y Cyd Gwynedd a Môn

Trafodwyd mewn cyfarfod o'r Cyngor Tref lythyr a dderbyniwyd oddi wrth drydydd parti yn pryderu eich bod yn bwriadu dileu'r cymal "Wrthod cynigion fyddai oherwydd ei faint, raddfa neu leoliad yn achosi niwed sylweddol i gymeriad a chydbwysedd iaith y gymuned (Polisi PS1 yr Iaith Gymraeg a'r diwylliant Cymreig t33

Sylwir hefyd eich bod am *Wrthod cynigion fyddai yn achosi newid sylweddol i gymeriad a chydbwysedd iaith gymuned nad ellir ei osgoi neu ei liniaru yn foddhaol trwy ddefnyddio mecanwaith priodol i sicrhau mesurau lliniaru addas neu y gwneir cyfrannid i leihau hynny.*

Mae'r Cyngor Teef felly yn gwrthwynebu'r newid yn y modd y mae'r polisi yn trin yr Iaith Gymraeg(NMC56) sef dileu cymal 4 a rhoi 3a yn ei le. Gan mai Gwynedd a Môn yw cadarnle'r Iaith Gymraeg mae y glastwreiddio yma yn annerbyniol.

Hefyd mae gostwng y ganran tai fforddiadwy yn ardal Dwyfor (a mannau eraill) o dros 15% i 10% (NMC241) yn bendant yn gamgymeriad polisi, yn hytrach dylai'r ganran gael ei chodi nid ei gostwng.

[REDACTED]

*Clere Tref Pwllheli.)*

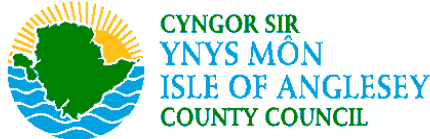
NMC214

.....

[REDACTED]

[REDACTED]

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Defnydd swyddfa yn unig/ Office use only

Rhif Cyn./Rep No.:

Derbyniwyd/Received:

Cydnabod/Acknowledged

**Cynllun Datblygu Lleol ar y Cyd Ynys Môn a Gwynedd 2011-2026  
FFURFLEN SYLWADAU I NEWIDIADAU MATERION SY'N CODI/  
Anglesey and Gwynedd Joint Local Development Plan 2011-2026  
MATTERS ARISING CHANGES COMMENTS FORM  
26/1/17.**

Mae'r Cynghorau yn ymgynghori ar nifer o Newidiadau Materion sy'n Codi o ganlyniad i Sesiynau Gwrandawriad o Archwiliad Cynllun Datblygu Lleol ar y Cyd Gwynedd a Môn. Mae'r newidiadau hyn wedi eu rhoi yn y ddogfen ymgynghori: 'Cofrestr Newidiadau Materion sy'n Codi' (Ionawr 2017).

**Sylwer bod RHAID i sylwadau ymwneud â'r Newidiadau Materion sy'n Codi yn unig, ac nid am agweddau eraill o'r Cynllun Datblygu Lleol ar y Cyd.** Mae'r sylwadau a wnaethpwyd yn ystod y cyfnod Adnau, ynghyd â'r Newidiadau â Ffocws, eisoes wedi cael eu cyflwyno i'r Arolygydd ac felly dim ond ar gyfer gwneud sylwadau am y Newidiadau Materion sy'n Codi dylid defnyddio'r ffurflen hon. Bydd pob sylw arall yn cael eu hanwybyddu.

Dylid defnyddio'r ffurflen hon ar gyfer yr holl sylwadau (h.y. sylwadau neu wrthwynebiadau). Mae fersiynau electronig ar gael ar [www.gwynedd.llyw.cymru/cdll](http://www.gwynedd.llyw.cymru/cdll) neu [www.ynysmon.gov.uk/cdll](http://www.ynysmon.gov.uk/cdll). Os ydych yn cyflwyno copi papur, dylech atodi tudalennau ychwanegol lle bod angen, gan nodi rhif y dudalen yn glir. **Dylech lenwi ffurflenni ar wahân ar gyfer pob sylw** yr hoffech ei wneud.

**Mae'n rhaid derbyn eich sylwadau ddim hwyrach na hanner nos ar y 9 Mawrth 2017. NI FYDD SYLWADAU A DDERBYNNIR AR ÔL Y DYDDIAD YMA YN CAEL EU HYSTYRIED**

Dychwelwch y ffurflenni i: **Uned Polisi Cynllunio ar y Cyd, Llawr 1af Swyddfa Cyngor Dinas Bangor, Ffordd Gwynedd, Bangor, Gwynedd, LL57 1DT** neu [polisicynllunio@gwynedd.llyw.cymru](mailto:polisicynllunio@gwynedd.llyw.cymru)

**Diogelu Data** - Bydd yr holl sylwadau ar gael i'w harchwilio gan y cyhoedd ac ni ellir eu hystyried yn gyfrinachol. Serch hynny, i sicrhau diogelwch data bydd manylion personol yn cael eu tynnu allan o'r dogfennau fydd ar gael yn gyhoeddus.

Mae'n bosib derbyn ffurflenni sylwadau ychwanegol gan yr Uned Polisi Cynllunio ar y Cyd drwy ffonio 01286 685003/ 679668 neu gellir eu llawr lwytho o wefan y Cyngor yn: [www.gwynedd.llyw.cymru/cdll](http://www.gwynedd.llyw.cymru/cdll) neu [www.ynysmon.gov.uk/cdll](http://www.ynysmon.gov.uk/cdll) neu gallwch lungopio'r ffurflen hon.

The Councils are consulting on a number of Matters Arising Changes as a result of the Hearing Sessions from the Examination of the Anglesey and Gwynedd Joint Local Development Plan. These changes are set out in the consultation document: 'Schedule of Matters Arising Changes (January 2017).

**Please note that representations MUST relate only to the Matters Arising Changes, and not to other aspects of the Joint Local Development Plan.** All comments made at the Deposit stage, together with the Focus Changes, have already been submitted to the Inspector, therefore this form can only be used to comment on the Matters Arising Changes. All other representations will be disregarded.

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

**Your representations must be received by no later than midnight on the 9 March 2017. REPRESENTATIONS RECEIVED AFTER THIS TIME WILL NOT BE CONSIDERED**

Please return forms to: **Joint Planning Policy Unit, 1<sup>st</sup> Floor Bangor City Council Offices, Ffordd Gwynedd, Bangor, Gwynedd, LL57 1DT** or [planningpolicy@gwynedd.llyw.cymru](mailto:planningpolicy@gwynedd.llyw.cymru)

**Data Protection** – All representations will be made available for public inspection and cannot be treated as confidential. However to ensure data protection personal details from publically accessible documents will be removed.

Additional representation forms can be obtained from the Joint Planning Policy Unit on 01286 685003/ 679668 or may be downloaded from the Council's web site at: [www.gwynedd.llyw.cymru/ldp](http://www.gwynedd.llyw.cymru/ldp) or [www.anglesey.gov.uk/ldp](http://www.anglesey.gov.uk/ldp) or you may photocopy this form.

<b>RHAN 1/PART 1:</b> <b>Manylion cyswllt :</b> <b>Contact details:</b>		
	<b>Eich manylion neu manylion eich cleient</b> <b>Your details or your client's details</b>	<b>Manylion yr Asiant (os yn berthnasol)</b> <b>Agent's details (If relevant)</b>
<b>Enw</b> <b>Name</b>	cyng.aled evans	cyng.aled evans
<b>Sefydliad (os yn berthnasol)</b> <b>Organisation (If relevant)</b>	cyng.aled evans	cyng.aled evans
<b>Cyfeiriad</b> <b>Address</b>	██████████	██████████
<b>Côd Post</b> <b>Postcode</b>	██████	
<b>Ffôn</b> <b>Tel:</b>	██████████	
<b>E-bost</b> <b>Email:</b>	████████████████████	
<b>Llofnodwyd</b> <b>Signed</b>		
<b>Dyddiad</b> <b>Date</b>	7.3.2017	

Rhowch eich sylwadau yn Rhan 2 y ffurflen hon. Defnyddiwch dudalennau ychwanegol os oes angen, gan nodi rhif y dudalen yn glir.


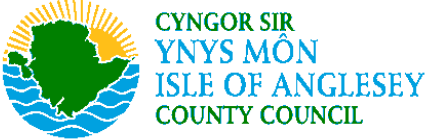
*Please set out your comments in Part 2 of this form. Use additional sheets of paper where necessary, clearly numbering each consecutive sheet.*

**Dylech lenwi ffurflenni ar wahân ar gyfer pob sylw yr hoffech ei wneud.**

***Separate forms should be completed for each comment that you wish to make.***

***Os yw grŵp yn rhannu barn gyffredin ynghylch Newid Materion sy'n Codi, bydd y Cynghorau'n derbyn deiseb wedi'i llofnodi.*** Wrth gyflwyno ffurflen sylwadau ar ran grŵp, dylai'r ffurflen sylwadau gynnwys manylion cyswllt unigolyn arweiniol yn Rhan 1 a dylid nodi'r sylwadau'n glir ar y ffurflen sylwadau. Dylai'r ddeiseb sydd wedi'i llofnodi nodi'n glir faint o bobl sy'n cael eu cynrychioli a sut mae'r sylwadau wedi'u hawdurdodi. Nid yw llofnodi deiseb yn atal neb rhag cyflwyno ffurflenni unigol.

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

		<b>Defnydd swyddfa yn unig/ Office use only</b> Rhif Cyn./Rep No.: Derbyniwyd/Received: Cydnabod/Acknowledged
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**Cynllun Datblygu Lleol ar y Cyd Ynys Môn a Gwynedd 2011-2026**  
**FFURFLEN SYLWADAU NEWIDIADAU MATERION SY’N CODI /**  
**Anglesey and Gwynedd Joint Local Development Plan 2011-2026**  
**MATTERS ARISING CHANGES COMMENTS FORM**  
**26/1/17.**

<b>RHAN 2: Eich Sylwadau a Newidiadau a Awgrymir</b> <b>PART 2: Your Comments and Suggested Changes</b>	
<b>Eich enw/Sefydliad:</b> <b>Your name/Organisation:</b>	Cyngor Gwynedd

**1. Ar ba un o’r Newidiadau Materion sy’n Codi yr ydych chi’n gwneud sylwadau? (Cofiwch ddefnyddio un ffurflen ar gyfer pob sylw)**

**1. Which of the Matters Arising Changes are you commenting on? (Remember to use one form for each representation)**

Rhif y Newid Materion sy’n Codi (NMC) <i>Matters Arising Change Number (NMC)</i>	<input type="text" value="214"/>	Cefnogi/ <i>Support</i>	<input type="checkbox"/>	Gwrthwynebu/ <i>Object</i>	<input checked="" type="checkbox"/>
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**2. Cyn i chi esbonio eich sylwadau’n fanwl, byddai’n dda gwybod os ydych yn credu fod y Cynllun yn gadarn ai pheidio, o ganlyniad i’r Newidiadau Materion sy’n Codi, neu a ydych o’r farn bod rhannau ohono neu bob rhan ohono ddim yn gadarn a bod angen ei newid.**

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

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

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

Cadarn/Sound	<input type="checkbox"/>	Dim yn gadarn a dylid ei newid <i>/Unsound and should be changed</i>	<input checked="" type="checkbox"/>
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**3. Rhowch eich sylwadau isod gan ddefnyddio tudalennau ychwanegol fel bo angen.** Dylech roi eich sylwadau chi’n llawn. Bydd hynny’n helpu’r Awdurdod a’r Arolygydd i ddeall y materion y byddwch yn eu codi. Ni fyddwch chi’n cael cyflwyno rhagor o wybodaeth gerbron yr Archwiliad oni fydd yr Arolygydd yn eich gwahodd chi i egluro unrhyw faterion y bydd yn godi.

Rhowch wybod os ydych chi’n cyflwyno deunyddiau eraill i ategu eich sylwadau.

**3. Please set out your comments below using additional sheets as necessary.** Your comments should be set out in full. This will help the Authority and the Inspector to understand the issues you raise. You will only be able to submit further information to the Examination if the Inspector invites you to address matters that he may raise. Please indicate if you are submitting other material to support your comments.

Argymhellir cwtogi'r ganran o dai fforddiadwy i 10% ( chanrannau eraill yn llai na'r gwreiddiol mewn sawl ardal o'r cynllun e.e. Pen Llyn.

Tra'n deall y sylwadau a wnaeth yr arolygydd ( a hefyd gynrychiolydd o'r diwydiant tai) sef bod cael canran uwch yn ei gwneud yn anodd i adeiladwyr wneud datblygiadau yn "feasable" o gael gormod o dai fforddiadwy ac thrwy hynny yn ei gwneud yn anodd i'r cynllun gyrraedd ei dargedau pe byddai adeiladwyr yn penderfynnu peidio adeiladu o gwbl.

Y mae modd goresgyn hyny hefo cymorth cymdeithasau tai ac ati a gwnaeth Cynefin i'r perwyl hwnnw yn y gwrandawriad.

Hefyd , nid wyf yn credu bod cyrraedd targedau llywodraeth yn gyfystyr a chyflenwi'r angen lleol am dai .

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

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

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

**RHAN 3: Beth sy'n digwydd nesaf****PART 3: What happens next?**

Bydd pob un o'r sylwadau a dderbyniwyd o fewn y cyfnod ymgynghori yn cael eu hanfon ymlaen yn syth i'r Arolygydd. Rhag ofn bydd yr Arolygydd yn penderfynu dylid cynnal sesiynau gwrandawriad pellach mae angen i chi nodi isod os ydych yn dymuno ymddangos gerbron yr Arolygydd a siarad mewn 'sesiwn gwrandawriad'. Serch hynny, mae'n bwysig nodi y bydd yr Arolygydd yn rhoi'r un pwysau i'r sylwadau ysgrifenedig yr ydych chi wedi eu cyflwyno ar y ffurflen hon â'r rheiny a wneir ar lafar mewn sesiwn gwrandawriad.

*All comments received by the closing date will be forwarded directly to the Inspector for consideration. Just in case the Inspector decides that further hearing sessions are necessary please indicate whether you would want to speak at a session. It is important to note that written comments will be given the same weight by the Inspector as those made verbally at a hearing session.*

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

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

Nid wyf am siarad mewn sesiwn gwrandawriad ac rwyf yn fodlon i'm sylwadau ysgrifenedig gael eu hystyried gan yr Arolygydd.

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

Hoffwn siarad mewn sesiwn gwrandawriad.

*I want to speak at a hearing session.*

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

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

Nid oedd y drafodaeth a sylwadau a gafwyd i leihau'r canranau tai fforddiadwy yn fy argyhoeddi bod angen newid

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

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

Hoffwn i gael fy nghlywed yn Gymraeg

*I wish to be heard in Welsh*

Hoffwn i gael fy nghlywed yn Saesneg

*I wish to be heard in English*

**DIOLCH AM EICH SYLWADAU / THANK YOU FOR YOUR COMMENTS**



Nodiadau cyfarwyddyd	Guidance notes
<p>Mae Cynllun Datblygu Lleol ar y Cyd Gwynedd a Môn yn cael ei archwilio ar hyn o bryd gan Arolygwyr annibynnol a benodwyd gan Lywodraeth Cymru. Gwaith yr Arolygwyr yw ystyried a yw'r Cynllun yn bodloni gofynion gweithdrefnol ac a yw'n gadarn.</p> <p>Gellir ystyried 'Cadarn' yn y cyd-destun hwn o fewn ei ystyr arferol o 'dangos barnu da' a 'gellir ymddiried ynddo'. Y cwestiynau neu'r 'profion' y bydd yr Arolygydd yn eu hystyried wrth benderfynu a yw'r Cynllun yn gadarn yw:</p> <ol style="list-style-type: none"> <li>1. A yw'r cynllun yn ffitio? (h.y. a yw'n gyson â chynlluniau eraill?)</li> <li>2. A yw'r cynllun yn briodol? (h.y. a yw'n briodol ar gyfer yr ardal yng ngoleuni'r dystiolaeth?)</li> <li>3. A fydd y cynllun yn cyflawni? (h.y. a yw'n debygol o fod yn effeithiol?)</li> </ol> <p>Darperir rhagor o wybodaeth am y profion cadernid a'r gofynion gweithdrefnol yn Arweiniad Gweithdrefnol ar Archwiliadau Cynllun Datblygu Lleol yr Arolygiaeth Gynllunio.</p> <p>Os ydych yn gwrthwynebu Newid Materion sy'n Codi, dylech ddweud pam nad yw'n gwneud y Cynllun yn gadarn a nodi pa newid y dylid ei wneud er mwyn sicrhau fod y Cynllun yn gadarn.</p> <p>Lle rydych yn cynnig diwygiad i'r Newidiadau Materion sy'n Codi byddai'n ddefnyddiol egluro pa brawf (profion) cadernid rydych yn credu ei fod yn methu. Fydd methu adnabod prawf ddim yn golygu na chaiff eich sylw ystyriaeth, cyn belled â'i fod yn ymwneud a'r Newid Materion sy'n Codi. Dylech gynnwys eich holl sylwadau ar y ffurflen, gan ddefnyddio dogfennau ychwanegol a thystiolaeth ategol lle bod angen.</p>	<p><i>The Joint Anglesey and Gwynedd Local Development Plan (LDP) is being examined by an independent Inspector appointed by the Welsh Government. It is the Inspector's job to consider whether the Plan meets procedural requirements and whether it is sound.</i></p> <p><i>'Sound' may be considered in this context within its ordinary meaning of 'showing good judgement' and 'able to be trusted'. The questions or 'tests' which the Inspector will consider in deciding whether the Plan is sound are:</i></p> <ol style="list-style-type: none"> <li><i>1. Does the plan fit? (i.e. is it consistent with other plans?)</i></li> <li><i>2. Is the plan appropriate? (i.e. is it appropriate for the area in the light of the evidence?)</i></li> <li><i>3. Will the plan deliver? (i.e. is it likely to be effective?)</i></li> </ol> <p><i>More information on the soundness tests and procedural requirements is provided in the Planning Inspectorate's Local Development Plan Examinations Procedural Guidance.</i></p> <p><i>If you are objecting to a Matters Arising Changes, you should say why you think it makes the Plan unsound, and which change should be made to make the Plan sound.</i></p> <p><i>Where you propose an amendment to a Matters Arising Changes it would be helpful to make clear which test(s) of soundness you believe it fails. Failing to identify a test will not mean that your comment will not be considered, providing it relates to the Matters Arising Changes. You should include all your comments on the form, using accompanying documents and supporting evidence where necessary.</i></p>
<p>Dychwelwch y ffurflen i: <b>Uned Polisi Cynllunio ar y Cyd, Llawr 1af Swyddfa Cyngor Dinas Bangor, Ffordd Gwynedd, Bangor, Gwynedd, LL57 1DT</b> neu <a href="mailto:polisicynllunio@gwynedd.llyw.cymru">polisicynllunio@gwynedd.llyw.cymru</a> erbyn hanner nos ar 9/3/17</p>	<p>Please return the form to: <b>Joint Planning Policy Unit, 1<sup>st</sup> Floor Bangor City Council Offices, Ffordd Gwynedd, Bangor, Gwynedd, LL57 1DT</b> or <a href="mailto:planningpolicy@gwynedd.llyw.cymru">planningpolicy@gwynedd.llyw.cymru</a> by midnight on 9/3/17</p>

## Sylwadau ar y newidiadau yng Nghynllun Datblygu Lleol Gwynedd a Môn

Yn dilyn sgwrs gyda Heledd Jones dyma yrru'r rhain mewn e-bost atoch.

- 1) Yn 7.1.3a cynigir ychwanegu brawddeg ar y diwedd [NMC 55]. Mae'n pwysleisio'r angen am gael canllawiau asesu o ran effaith ar y Gymraeg, Carwn gefnogi'r newid yma. Y mae diffyg yn hyn wedi bod yn amlwg droeon yn y gorffennol.
- 2) Parthed 7.1.3b [NMC 56] carwn gefnogi'r newid sydd yn 1.c. a 2. Nid yw yn gwbl eglur i mi beth yw'r bwriad yn newid pwyntiau 3 a 4 am 3a. Fodd bynnag byddai diwygio ychydig ar 3a yn dderbyniol o'i ddarllen fel: "Wrthod cynigion a fyddai'n achosi niwed i'r Gymraeg. Byddai unrhyw fesurau a ddefnyddid o fewn cynigion i liniaru unrhyw ddrwg effaith ar yr iaith yn rhai y gellid dangos a fyddai'n dadwneud unrhyw ddifrod yn llwyr." A Gwynedd a Môn yn gadarnle diwethaf yr iaith rhaid fyddai sicrhau hyn. Noder fod amddiffyn y cymunedau Cymraeg a hyrwyddo'r iaith yn bolisi Llywodraeth Cymru ac yn rhan o'r ddeddf gynllunio ddiweddaraf.
- 3) Gostyngir y ganran o dai fforddiadwy i 10% o dros 15% yn NMC214 (trydydd casgliad o gymunedau). Dylai'r fath ganran fod yn uwch nid yn is yn ôl fy nehongliad o'r sefyllfa dai.

Carwn ymddangos i siarad os bydd gwrandawriad arall yn cael ei gynnal gan yr Arolygydd.

Iwan Edgar (Grŵp Ffocws Cynllun Datblygu Lleol), [REDACTED],  
[REDACTED]