

31 March 2015

Annwyl Nia

**REPRESENTATIONS BY BANGOR CITY COUNCIL ON ANGLESEY AND GWYNEDD
JOINT LOCAL DEVELOPMENT PLAN - DEPOSIT PLAN (2015)**

Bangor City Council at its meeting held on the 23 March 2015 resolved to submit the following comments on the JLDP:

Housing

Policy TAI14: Residential Allocation

Site Reference No. T5 - Land opposite Crematorium:

The City Council are of the opinion that:

- The site is located in a prominent and attractive rural location, divorced from the built up area of the City of Bangor and the shopping, community facilities and services that it provides. It would therefore not be sustainable development as it would encourage the use of motor cars in order to take advantage of these facilities.
- It would extend a ribbon of development into an attractive rural landscape to the detriment of the character and visual amenities of the area.
- The site occupies a prominent location when viewed from the adjoining highway and buildings erected thereon would dominate the skyline and cause serious injury to the visual amenities of the area.
- The residential allocation of the site should be re-considered and the development boundary re-drawn to exclude the site.

Policy TAI 12: Sub-division of Existing Properties into Self-contained Flats and Houses in Multiple Occupation:

The City Council welcomes the curbs and safeguards included in the JLDP regarding this type of accommodation in Bangor and also welcomes the limit imposed on the density of such accommodation in the various Wards as set out in the document. However, it is of the opinion that the definition of this type of accommodation need to be made clear and unambiguous in the Plan. The Topic Paper 16 "Student Accommodation" is welcomed as is the commitment to update the data in the Topic Paper on an annual basis.

Policy TAI 16: Purpose Built Student Accommodation:

The Council welcomes the criteria set out in this policy relating to the siting of such developments and also welcomes the inclusion of the Preferred Search Zone on the Proposals Map.

Economy and Regeneration

Living Above the Shop Proposals

The Council is of the opinion that the JLDP should include policies to encourage "Living Above the Shop" in Bangor's High Street. This would:

- Provide much-needed residential accommodation in a sustainable location.
- Give vacant upper floors of High Street shop buildings an economic use which would result in an incentive for landlords to invest in these buildings.
- Bring security and vitality back into the town centre.
- Help to regenerate the High Street.

Policy MAN7: Hot Food Takeaway Uses

The Council is of the opinion that:

- A10% limit should be imposed on the provision of hot food takeaways in the two areas where the saturation point has already been reached - the bottom of Bangor High Street below the Dean Street junction and Holyhead Road in Upper Bangor.
- Hot food takeaways should not be permitted in the designated prime retail area in the town centre as they create litter, refuse and anti-social behaviour problems which would detrimentally affect the character of the centre.

Strategic Policy PS12: Town Centre and Retail Developments

Policies to safeguard the vitality and viability of Bangor as a Sub-regional Retail Centre are welcomed as are the policies to protect Bangor by restricting the expansion of out of town and out of centre retailing and leisure developments. However the Council is of the opinion that areas of potential redevelopment should be identified within or close to the town centre so that a retailing or leisure opportunity for this area is not missed. Several sites appear ripe for re-development:

- The buildings on the south eastern side of the High Street from Plas Llwyd down to the Dean Street junction, including the Plas Llwyd car park at the rear.
- The buildings on the north western side of the High Street including the Rose and Crown and the White Lion.
- The University buildings and car park off James Street at the back of Dean Street, including the former Octagon building.

Employment Sites/Buildings for Small Starter/Incubator Units and Small Businesses.

The City Council is of the opinion that existing sites in Bangor accommodating such enterprises should be protected from redevelopment. Examples would be the small units at the rear of the upper part of the High Street and Station Road and the site between Sackville Road and Mentec.

More sites should be allocated for such uses in the JLDP so that small business start-ups would be encouraged in the interest of nurturing enterprise in the local economy.

Open Spaces.

The open spaces and parkland area of Pen y Bryn Park and the site of Penrhyn Arms on the south eastern end of Beach Road have been omitted from the Proposals Map.

I trust that you will take note of the above comments and amend the JLDP as suggested.

Yn gywir

Gwyn Hughes
Town Clerk

Amgylchedd a Datblygu Cynaliadwy
Environment and Sustainable Development



Llywodraeth Cymru
Welsh Government

Nia Davies
Yr Uned Polisi Cynllunio ar y Cyd
Gwynedd a Môn
Neuadd y Dref
Bangor
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31 Mawrth 2015

Annwyl Nia,

**Ymateb Llywodraeth Cymru i Gynllun Datblygu Lleol ar y Cyd Gwynedd a Môn
2011 – 2026 – Fersiwn wedi'i hadneuo**

Diolch yn fawr ichi am eich gohebiaeth ddiweddar dyddiedig 16 Chwefror, gan gynnwys copïau o'r Cynllun Datblygu Lleol (CDLI) Adnau a'r dogfennau cysylltiedig.

Rydym yn falch o weld y cynnydd sydd wedi'i wneud o ran paratoi cynllun datblygu ar y cyd ar gyfer yr ardal ac rydym yn cydnabod y gwaith y mae'r ddau Awdurdod Cynllunio Lleol a'r Uned Polisi Cynllunio ar y Cyd wedi'i wneud i gyrraedd y cam hwn, gan gynnwys y cydweithredu rhyngddynt sydd i'w ganmol. Yr ydym hefyd yn cydnabod swm y dystiolaeth y mae'r awdurdodau wedi'i chasglu i gefnogi'u casgliadau, yn eu hymgais i gael hyd i atebion o fewn y system cynllunio defnydd tir i gwestiynau ym maes tai a diwylliant sy'n destun gofid arwyddocaol i'r gymuned.

O dan system y CDLI, cyfrifoldeb yr awdurdod cynllunio lleol yw sicrhau bod y CDLI sy'n cael ei gyflwyno yn gadarn o safbwynt gweithdrefnol a'i fod yn ymgorffori egwyddorion ymgysylltu â'r gymuned, tryloywder, cysondeb, cydlyniad a chydawnsedd ag awdurdodau cyffiniol. O beidio â mynd i'r afael yn ddigonol â'r egwyddorion hyn ar ddechrau'r camau paratoi, yna mae posibilrwydd na châi'r CDLI ei ystyried yn gadarn nac yn addas ar gyfer ei archwilio.

Mater ar gyfer yr Arolygydd Cynllunio a benodir yw penderfynu a ystyrir cynllun yn 'gadarn' ai peidio. Rydym wedi ystyried y CDLI Adnau yn unol â'r profion cysondeb/cydlyniad ac effeithiolrwydd, ac yn bennaf pa un a roddwyd sylw boddhaol ai peidio i'r polisi cynllunio cenedlaethol (prawf C2). Mae ein sylwadau wedi eu rhannu'n **4 categori**, ac y mae'r **atodiad sydd ynghlwm** wrth y llythyr hwn yn rhoi rhagor o fanylion.



- A.** Gwrthwynebiadau o dan y profion cadernid C2, CE2: Materion sylfaenol sydd, yn ein tyb ni, yn cynrychioli risg sylweddol i'r awdurdod os na roddir sylw iddynt cyn y cam cyflwyno, ac y gallent amharu ar strategaeth y cynllun:

Dim materion

- B.** Gwrthwynebiadau o dan y profion cadernid C2, CE1, CE2: Materion lle nad yw'n ymddangos bod y cynllun a adnewwyd wedi trosi'r polisi cenedlaethol yn foddhaol i'r lefel leol, ac bod tensiynau posibl o fewn y cynllun, sef;

Creu cymunedau cynaliadwy – mae'r pennawd hwn yn cwmpasu 4 agwedd:

1. Y ddarpariaeth ar gyfer Sipsiwn a Theithwyr;
2. Y ddarpariaeth dai gan gynnwys darparu tai fforddiadwy;
3. Y ddarpariaeth ar gyfer safleoedd cyflogaeth; ac
4. Renewable Energy

- C.** Mewn perthynas â'r profion cadernid CE2, CE3, CE4: Er na thybir eu bod yn faterion o bwysigrwydd sylfaenol i gadernid yr CDLI, rydym o'r farn bod diffyg sicrwydd neu eglurder yngl n â'r materion canlynol, y tybiwn y byddai'n fuddiol tynnu eich sylw atynt, i'ch galluogi i ystyried amgenach ffyrdd o ddangos bod:

- I. Y gallu i gyflawni;
- II. Rheoli datblygiadau tai mewn pentrefi;
- III. Monitro a gweithredu; a

- D.** Materion yngl n ag eglurder y cynllun yn gyffredinol, y tybiwn y gallent fod o gymorth i'ch awdurdod ac i'r Arolygydd wrth ystyried newidiadau priodol:

- Materion technegol penodol

Yr ydym eisoes wedi codi rhai o'r materion gyda chi ar adegau yn y gorffennol a byddwn yn cysylltu â chi yn y man i drefnu cyfarfod i drafod unrhyw faterion a godir yn ein hymateb ffurfiol i'ch CDLI Adnau.

Yn gywir

Mark Newey

Pennaeth y Gangen Gynlluniau
Yr Is-adran Gynllunio
Llywodraeth Cymru

Atodiad

Atodiad i lythyr ymateb Llywodraeth Cymru (31 Mawrth 2015) i Gynllun Datblygu Lleol Gwynedd a Môn wedi'i adneuo

- A. Gwrthwynebiadau o dan y profion cadernid C2, CE2: Materion sylfaenol sydd, yn ein tyb ni, yn cynrychioli risg sylweddol i'r awdurdod os na roddir sylw iddynt cyn y cam cyflwyno, ac y gallent amharu ar strategaeth y cynllun:

Dim materion yn codi

- B. Gwrthwynebiadau o dan y profion cadernid C2, CE1, CE2: Materion lle nad yw'n ymddangos bod y cynllun a adnewwyd wedi trosi'r polisi cenedlaethol yn foddhaol i'r lefel leol, ac bod tensiynau posibl o fewn y cynllun, sef;

Creu cymunedau cynaliadwy:

1. Sipsiwn a Theithwyr

Nid yw'r dystiolaeth yn mesur faint yw'r angen am naill ai safleoedd parhaol neu dros dro na phryd o fewn cyfnod y cynllun y bydd eu hangen (7.4.90 – 11 o leiniau preswyl i gymryd lle'r un presennol ger Pentraeth, 10 llain preswyl yng Ngwynedd, 28 llain dros dro sydd eu hangen ledled y Gogledd). Mae'r cynllun wedi neilltuo 5 llain, ac mae angen eglurhad sut a phryd y caiff yr 16 llain ychwanegol (lleiniau parhaol) eu darparu a beth yw anghenion yr awdurdodau o safbwynt y 28 o leiniau dros dro, a phryd y bydd eu hangen arnynt. Mae Llywodraeth Cymru'n credu nad yw'r cynllun yn neilltuo digon i ddiwallu lefel yr angen a nodwyd. Dywed Para 17 Cylchlythyr 30/2007 Llywodraeth Cymru 'Cynllunio ar gyfer Sipsiwn a Theithwyr', "Mewn achosion lle ceir asesiad o angen sydd heb ei ddiwallu am lety Sipsiwn a Theithwyr yn yr ardal, dylai awdurdodau cynllunio lleol glustnodi digon o safleoedd mewn CDLlau i sicrhau bod modd diwallu'r gofynion llain dynodedig at ddefnydd preswyl a dros dro." Bydd darpariaeth yn Adran 103 Deddf Tai (Cymru) 2014, pan y cychwynnir (rhagwelir mis Mawrth 2016) i wneud diwallu'r angen yn ddyletswydd statudol.

Mae'r awdurdodau wedi cydnabod na fydd modd lletya pob grŵp o Sipsiwn a Theithwyr gyda'i gilydd ar yr un safle a bydd angen i awdurdodau esbonio a ydynt wedi cymryd hyn i ystyriaeth wrth ddarparu ar gyfer Sipsiwn a Theithwyr (o dan y diffiniad ehangach a gynhwysir yn Neddf Tai (Cymru).

(Am bwyntiau technegol sy'n ymwneud â Sipsiwn a Theithwyr, gweler categori D).

2. Y ddarpariaeth dai

Clystyrau

Mae angen mwy o gyfiawnhad i esbonio nifer y pentrefi rydych wedi'u cynnwys yn y polisi hwn. Mae rhai o'r clystyrau hyn wedi cael sgôr isel iawn yn y matrices cynaliadwyedd a welwch ym mhapur testun 5 (Datblygu'r Strategaeth Aneddleoedd). Mae'r sgoriau is yn awgrymu eu bod yn ddatblygiadau diarffordd llai cynaliadwy, heb gysylltiad da â gwasanaethau a chyfleusterau - ac felly angen egluro pam eu bod wedi'u

henwi. Mae Llywodraeth Cymru'n gwrthwynebu bod cymaint o 'glystyrau' wedi'u henwi heb ddigon o gyfiawnhad.

Polisi PS15 – Strategaeth aneddleoedd

Nid ydym yn cwestiynu strategaeth y cynllun; fodd bynnag, nid ydych wedi cyfiawnhau'r cyfyngiad twf a grëir gan eiriad y polisi ar gyfer y prif ganolfannau. Byddai'n fwy rhesymegol creu cyfyngiadau twf ar gyfer yr haenau is yn hytrach nag ar gyfer yr ardaloedd mwyaf cynaliadwy.

Materion nad ydynt yn cydymffurfio â Pholisi Cynllunio Cymru

Mae'r awdurdodau wedi gosod tystiolaeth ym 'Mhapur Testun 17: Tai Marchnad Angen Lleol' sy'n dangos y materion sy'n wynebu cymunedau lleol. Mae Paragraff 9.2.4 Polisi Cynllunio Cymru (PCC) yn gwneud yn glir na fyddai amod meddiannaeth fel arfer ar gyfer tai marchnad ar gyfer anghenion lleol penodol. Byddai'n rhaid wrth dystiolaeth gref i gyfiawnhau gwyro o'r polisi cenedlaethol yn hyn o beth. Felly, dylai'r dystiolaeth fynd ymhellach ac esbonio'n fanwl pam na allai'r polisiâu tai fforddiadwy a darparu tai fforddiadwy canolraddol, helpu i ddiwallu'r angen a nodwyd

At hynny, dywed paragraff 7.4.39 y cyfyngir tai'r farchnad leol a ganiateir o dan Bolisi TA15 i'r rheini sy'n gymwys trwy gytundebau Adran 106 lleol. Nid yw felly yn cydymffurfio â PCC h.y. bod yr ymrwymiad yn angenrheidiol i "wneud y datblygiad yn dderbyniol o safbwynt cynllunio" (PCC 3.7.6).

Yn ôl Polisi TAI10, Datblygu ar safleoedd eithrio, o dan amgylchiadau eithriadol gellid cynnwys tai marchnad i wneud cynnig yn hyfyw. Er hynny, ni ellir dosbarthu safleoedd sy'n gymysgedd o dai fforddiadwy a thai marchnad yn 'safleoedd eithrio' o dan bolisi cenedlaethol – dywed TAN 2 yn benodol nad yw safleoedd o'r fath yn briodol ar gyfer tai marchnad (para. 10.14).

Tai fforddiadwy

Tystiolaeth ategol

Dywed Polisi Cynllunio Cymru (PCC, paragraff 9.1.4) ei bod yn bwysig bod awdurdodau lleol yn deall eu system dai yn ei chyfanrwydd er mwyn iddynt allu datblygu polisiâu tai marchnad a fforddiadwy sy'n seiliedig ar dystiolaeth. Elfen allweddol o'r dystiolaeth hon fydd yr Asesiad o'r Farchnad Dai Leol (LHMA). Dywed paragraff 9.2.16 (PCC) hefyd y dylai'r CDLI gynnwys targed cyflawni tai fforddiadwy ar gyfer yr awdurdod lleol, yn seiliedig ar yr LHMA. Dylai'r CDLI fynegi cyfanswm yr angen am dai fforddiadwy (gan gynnwys unrhyw ôlgroniad) dros gyfnod cyfan y cynllun, yng nghyfiawnhad rhesymegol y polisi tai fforddiadwy.

Darparu tai fforddiadwy

Mae'r cynllun a'r dogfennau ategol wedi nodi faint yr angen am dai fforddiadwy dros 5 mlynedd cyntaf y cynllun (gan gynnwys yr ôlgroniad) ac mae darparu tai fforddiadwy wrth reswm yn flaenoriaeth i'r ddau awdurdod. Bydd angen i'r awdurdodau esbonio'r berthynas rhwng y targed o fewn yr LHMA a lefel y tai fforddiadwy/marchnad a gynigir yn y cynllun. Bydd gofyn i'r awdurdodau ddangos eu bod yn darparu cymaint ag y gallent trwy'r CDLI gan fod yr angen mor fawr.

Mae angen mwy o eglurhad i esbonio'r cyfraddau darparu a ddisgwyllir trwy'r ymrwymladau cyfredol a sut y bydd y dyraniadau'n cyfrannu at gyflawni'r targed am dai fforddiadwy. Pery'n aneglur sut y disgwyllir darparu 1,400 o dai fforddiadwy a ph'un a

yw'r awdurdodau wedi ystyried pob opsiwn i ddarparu cymaint o dai â phosibl trwy'r CDLI o gofio maint yr angen a glustnodir ym 5 mlynedd y cynllun yn unig h.y. y berthynas â thai ar gyfer y farchnad agored.

Hyfywdra tai fforddiadwy

Nodir bod yr asesiad o hyfywdra wedi'i ddiweddarau. Mae'n bwysig bod y dystiolaeth o hyfywdra sy'n ategu'r cynllun yn gyfoes a'i bod yn ystyried y costau hysbys, gan gynnwys effaith tai fforddiadwy a chyfraniadau 'eraill'. Wrth baratoi cynllun, dylai fod gan yr awdurdodau ddealltwriaeth resymol o'r costau sy'n gysylltiedig â'r datblygiad.

Mae'n amlwg bod yr asesiad o hyfywdra wedi cymryd i ystyriaeth y newidiadau diweddar i'r polisi cenedlaethol a'i fod yn esbonio costau'n fanylach. Fodd bynnag, mae angen mwy o eglurhad i esbonio pa gostau y rhoddwyd ystyriaeth iddynt sy'n gysylltiedig ag ymrwymadau/cyfraniadau. Mae'r asesiad o hyfywdra yn ymdrin â hyn ond mae'r costau penodol yn aneglur. Mater i'r awdurdodau yw dangos beth y bydd ymrwymadau/cyfraniadau cynllunio eraill yn ymdrin â nhw a ddim yn ymdrin â nhw (gweler hefyd y sylwadau ynghylch y gallu i gyflawni). Bydd angen seilio targedau heriol ar dystiolaeth a bydd gofyn medru eu cymhwyso i'r rhan fwyaf o sefyllfaoedd ond gan ganiatáu i'r negodi ynghylch safleoedd penodol fynd rhagddynt, os/lle gwelir bod angen (ar nifer gyfyngedig o safleoedd). Rhaid gallu cyfiawnhau pob elfen o'r dystiolaeth o hyfywdra.

Er mwyn darparu cymaint o dai fforddiadwy â phosibl a chyflawni'r prif amcan, mae'r asesiad o hyfywdra wedi adnabod ardaloedd lle ceir y prisiau uchaf o fewn ardal y cynllun. Dylai'r awdurdodau ystyried a yw geiriad TAI9 yn ddigon cryf i negodi canran uwch o gyfraniad yn yr ardaloedd penodol hyn.

Polisi cynllunio cenedlaethol

Dywed paragraff 9.2.15 PCC y byddai'n ddymunol i ddatblygiad tai newydd ymgorffori ystod, cymysgedd a chydbwysedd rhesymol o dai o ran eu math a'u maint er mwyn diwallu'r angen am ystod o dai a chyfrannu at ddatblygu cymunedau cynaliadwy. At hynny, dywed para 8.1 "Asesiadau'r Farchnad Dai Leol a'r Cynllun Datblygu" ei bod yn bwysig bod yr ACLI yn deall maint y galw am anheddau o wahanol faint a math (h.y. canolraddol a rhent cymdeithasol) o'i gymharu â'r cyflenwad fel y gall yr ACLI negodi'r gymysgedd briodol ar safleoedd newydd.

Ni ddylai polisiâu'r CDLI ar dai fforddiadwy nodi'r ystod/math/cymysgedd o dai, oherwydd gallai'r sefyllfa newid dros oes y cynllun gan ei rwystro o bosibl rhag medru gwneud y ddarpariaeth. Fe ddylai CDLiau gyfeirio er hynny at yr wybodaeth ddiweddaraf yn y cyfiawnhad rhesymegol i'w galluogi i negodi'n effeithiol. Gan ddibynnu ar y gymysgedd, a allai fod ag iddi oblygiadau ariannol, gallai effeithio hefyd ar y gallu i ddarparu tai fforddiadwy (y ganran y gofynnir amdani ar y safle). Mae'r LMHA yn asesu'r ystod lawn o ofynion tai, ond nid yw'r CDLI yn cyfeirio'n benodol at hyn. Byddai'r cynllun ar ei ennill o gynnwys gwybodaeth o'r fath a'i hystyried wrth asesu hyfywdra'r cynllun er mwyn dangos ei fod yn gyson â'r dystiolaeth ac na chât ganlyniadau andwyol.

3. Cyflogaeth

Mae Llywodraeth Cymru yn cefnogi twf economaidd, ond mae'n hanfodol bod y twf economaidd hwn yn gwireddu amcanion yr awdurdodau. Dylai'r awdurdodau esbonio

sut na fydd gorgyflenwi'r farchnad fel hyn (tua 300ha) yn cael effaith negyddol ar werthoedd tir; na rhwystro datblygiad rhag dod i fod na pheryglu dyheadau am dwf.

Dosbarthiad tir cyflogaeth ar draws yr ardal

Mae angen mwy o eglurhad ynghylch sut mae'r berthynas rhwng dosbarthiad safleoedd cyflogaeth yn effeithio ar y ddarpariaeth dai. Mae'r ymrwymadau/dyraniadau tai yn seiliedig ar hierarchiaeth o aneddeleoedd a byddai'n dda o beth pe bai modd cyflwyno'r safleoedd cyflogaeth hefyd yn yr un modd. Byddai'n fuddiol hefyd pe bai modd darparu mwy o wybodaeth ynghylch sut y mae'r awdurdodau wedi ystyried y gyd-berthynas rhwng y tair brif safle cyflogaeth strategol ar hyd coridor yr A55 ac nad ydynt yn cystadlu â'i gilydd gan, drwy hynny, greu problemau o ran eu cyflawni.

Darparu cyflogaeth

Mae angen mwy o esboniad ynghylch y berthynas rhwng lefel y goflogaeth a ddarperir ag ymagwedd strategol i ddarparu tai.

Polisi CYF1 "Gwarchod a Dynodi Tir ac Unedau ar gyfer Defnydd Cyflogaeth" – Mae angen mwy o eglurhad i esbonio pam mae angen diogelu dros 800ha o dir (heb gynnwys Wylfa) dros gyfnod y cynllun. Yn ôl paragraff 7.3.23, amcangyfrifwyd ynyr adolygiad o dir cyflogaeth fod angen tua 12 ha ar yr awdurdodau dros gyfnod y cynllun. Byddai hynny'n cyfateb i oddeutu 180ha o dir cyflogaeth dros gyfnod y cynllun llawn. Nid yw'n amlwg felly pam mae'r cynllun yn neilltuo tua 478ha (tir heb ei ddatblygu sydd wedi'i ddynodi neu wedi'i gynnig ar gyfer ei ddynodi i ddiwallu'r angen a nodwyd). Sut mae'r cynllun wedi ystyried goblygiadau'r gorddyrianiad hwn, a'r ddarpariaeth dai a pha mor ymarferol fyddai darparu'r safleoedd hyn? Mae angen i'r awdurdodau esbonio hefyd a yw'r asesiad o gyflogaeth (a gynhaliwyd yn unol â chanllaw CDLG 2004) yn gyson â "TAN 23: Datblygu Economaidd (2014)" Llywodraeth Cymru.

Dylai'r awdurdod egluro beth fyddai'r effaith ar y mathau o swyddi (sgiliau a chyflogau) a chartrefi pe cymerid mwy na'r 180ha dros gyfnod y cynllun. Mae angen mwy o eglurhad hefyd i esbonio sut mae gwaith asesu ategol, yn enwedig yr Asesiad o'r Effaith ar y Gymraeg wedi cymryd y gorddyrianiad i ystyriaeth. Mae ychydig o wybodaeth gefndir wedi'i chynnwys ynghylch gwella sgiliau trigolion y ddau awdurdod (yn enwedig mewn perthynas â'r cynnig i ddatblygu Wylfa Newydd) ond pa fath o swyddi y mae'r awdurdodau'n eu disgwyl ar gyfer y safleoedd dyranedig hyn? Ydy'r sgiliau sydd eu hangen ar gael yn yr ardal neu a fyddai'n annog mewnfudo i'r ardal a chynyddu'r pwysau ar dai/y Gymraeg?

Y Tir Amaethyddol Gorau a Mwyaf Amlbwrpas

Gallai'r dyraniadau tir olygu colli tua 40 hectar o'r Tir Gorau a Mwyaf Hyblyg am byth. Mae mwyafrif y tir wedi'i gynnwys yn nyriadau TRA1, C14 a C15 a phrin yw'r dystiolaeth yn y cynllun i ddangos bod paragraff 4.10 wedi cael ei ystyried o gwbl wrth ddyrannu'r safleoedd hyn ar gyfer datblygu.

4. Ynni Adnewyddadwy

Mae Asesiad Effaith Ynni Adnewyddadwy wedi'i gynnal yn y ddwy ardal. Er hynny, nid yw'r Cynllun Adnau yn manteisio ar y cyfle i ystyried y cyfraniad y gallai'r ardal ei wneud at ddatblygu a hwyluso ynni adnewyddadwy a charbon isel ac i gynllunio'n bositif ar gyfer datblygiad addas. Mae angen ystyried yn fanylach sut i droi'r dystiolaeth yn set o bolisiâu sy'n llywio datblygu addas. Er enghraifft, a allai'r asesiadau roi tystiolaeth i ddarparu cyfleoedd ar gyfer cynnal safonau adeilad cynaliadwy uwch ar safleoedd strategol neu a allai lleoli datblygiadau yn yr un lle wella'r cyfleoedd ar gyfer ynni

adnewyddadwy? Gellid defnyddio'r asesiad ynni i wella geiriad polisïau PS6 a PCYFF4, gan eu bod fel y maen nhw, yn aneglur. Gallai'r asesiad ynni ei gwneud hi'n glir beth yn union a ddisgwylir ac ar gyfer pa fath/faint o ddatblygiad y mae'r polisïau yn ymwneud â nhw.

Mae Polisi ADN2 yn ceisio cadw technolegau ynni anadnewyddadwy o fewn ffiniau datblygu. Mae hyn yn cyfyngu gormod ac yn groes i bolisi cynllunio cenedlaethol. Dylai'r asesiad ynni roi'r dystiolaeth sydd ei hangen i allu cynllunio'n bositif ar gyfer pob math o ddatblygiad adnewyddadwy ac ynni isel.

C. Mewn perthynas â'r profion cadernid CE2, CE3, CE4: Er na thybir eu bod yn faterion o bwysigrwydd sylfaenol i gadernid yr CDLI, rydym o'r farn bod diffyg sicrwydd neu eglurder yngl n â'r materion canlynol, y tybiwn y byddai'n fuddiol tynnu eich sylw atynt, i'ch galluogi i ystyried amgenach ffyrdd o'u dangos:

I. Y gallu i gyflawni

Mae'r awdurdod wedi ystyried y gallu i gyflawni i raddau, ac mae Papur Testun 13, Seilwaith Cymunedol yn rhoi cyd-destun defnyddiol gan ddangos y mathau o seilwaith sydd eu hangen yn yr ardal. Fodd bynnag, nid yw hyn wedi'i drosi ar gyfer yr asesiadau fesul safle unigol. Rhaid i'r awdurdodau egluro pa seilwaith sy'n angenrheidiol er mwyn cyflawni'r safleoedd a ddynodwyd, a dangos sut a phryd y bydd hyn yn cael ei gyflawni yn ystod cyfnod y cynllun, ac ystyried p'un oes angen datblygu graddol. Ni ddylai gyfyngu ar newid o fewn y cynllun, ond dylai sicrhau bod y strategaeth yn cael ei chyflawni. Dylai'r awdurdodau gadarnhau pa seilwaith sy'n angenrheidiol a sut y bydd hyn yn cael ei roi ar waith o fewn y cyfyngiadau (fel y nodwyd yn y cynllun) sy'n dod i rym ar gytundebau Adran 106 ym mis Ebrill 2015, yn arbennig o ran y cyfyngiadau ar gronni adnoddau a nodir yn y rheoliadau.

Gall anawsterau godi os nad oes systemau yn eu lle i gydio yn y manteision ariannol a ddaw drwy ddatblygu, er mwyn eu defnyddio i helpu i ddarparu'r seilwaith priodol. Nid yw'n glir a yw Polisi ISA1 yn blaenoriaethu'r seilwaith gofynnol neu ai rhestr yn unig yw hon. Mae'r gwaith ar hyfywedd safle mewn perthynas â'r gallu i gyflawni hefyd yn wan.

Yr awdurdodau ddylai ddangos beth fydd, a beth na fydd yn cael eu cwmpasu gan gyfraniadau/rhwymedigaethau cynllunio eraill, sut mae hyn yn berthnasol i Reoliad 122 o Reoliadau'r Ardoll Seilwaith Cymunedol 2010, megis mesurau lliniaru uniongyrchol ar gyfer datblygiad, sut y gellir cyflawni rhwymedigaethau eraill y mae Cylchlythyr 13/97 yn eu ceisio, newidiadau hysbys i ddeddfwriaeth, megis Rhan L a systemau chwistrellu, a chostau seilwaith. Dylai'r awdurdod hefyd fedru dangos rhestr flaenoriaeth gyffredinol ynghylch y rhwymedigaethau y bydd yn eu ceisio gan ddatblygiad a baich ariannol rhwymedigaethau o'r fath ynghyd ag effaith hyfywedd.

Os nad oes Ardoll Seilwaith Cymunedol mewn lle, mae perygl bydd bwlch yn y polisi ac yng ngallu'r cynllun i gasglu arian i helpu gyda'r datblygiadau. Ni ddylid gadael hyn nes adolygiad cynnar o'r cynllun. Nid yw bwlch o'r fath yn fuddiol i'r cynllun. Mae angen esboniad pellach i ddangos nad yw hyn yn broblem neu, os yw'n broblem, sut y gellir ei ddatrys. Dylid egluro'r berthynas rhwng darparu seilwaith ar gyfer tai a chyflogaeth yn nhermau datblygiad graddol.

II. Darpariaeth tai

Rheoli datblygiadau tai mewn pentrefi

Ymddengys fod cyfanswm y safleoedd a ddynodwyd a'r safleoedd ar hap yn llai na'r ffigur sy'n cael ei nodi yn nhabl 17 y cynllun (1,502 - tudalen 151). Mae angen i'r awdurdod sicrhau fod cyfanswm y safleoedd a ddynodwyd a'r safleoedd ar hap mewn pentrefi yn cyfateb i'r ffigur yn y cynllun. Hefyd rhaid sicrhau bod y ffigur hwn yn cael ei gyflawni, ac nad oes modd datblygu nifer fawr o dai mewn pentref unigol neu lond dwrn o bentrefi bach, yn unol â'r strategaeth dai yn y cynllun.

Cyflenwad 5 Mlynedd o Dir

Mae angen eglurhad pellach i ddangos sut y bydd targedau penodol yn cael eu defnyddio i gynnal cyflenwad 5 mlynedd o dir ar gyfer tai. Dylai'r Awdurdodau Cynllunio Lleol ddangos bod modd iddynt ddarparu cyflenwad 5 mlynedd o dir ar gyfer tai wrth fabwysiadu'r cynllun, yn unol â Pholisi Cynllunio Cymru, paragraff 9.2.3.

Darparu tai

Nid yw'n eglur sut y pennwyd y datblygiad graddol o dai sy'n cael ei gynnig, a sut y bydd yn cael ei gyflawni dros gyfnod y cynllun. Rydym yn nodi bod y cynllun wedi cysylltu'r camau datblygu gyda datblygiad Wylfa B. Fodd bynnag mae angen eglurhad pellach mewn perthynas â safleoedd penodol a'r gallu i gyflawni ar y safleoedd hynny. Bydd angen i awdurdodau reoli a monitro'r ddarpariaeth o dai er mwyn sicrhau eu bod yn llwyddo i gyflawni'r cyfraddau adeiladu a'r gofynion tai cyffredinol sy'n cael eu cynnig (gweler hefyd y fframwaith monitro)

III. Fframwaith Monitro

Rhaid i'r fframwaith monitro fod yn briodol, gan fesur cynnydd y broses o roi'r Cynllun ar waith, rhybuddio'n gynnar os oes perygl o fethu cyflawni, a darparu sail ar gyfer ystyried adolygiad. Nid yw'n glir pam fod yr awdurdod wedi penderfynu cael dwy fframwaith monitro ar wahân (paragraff 8.5).

Dylid rhoi ystyriaeth bellach i'r meysydd canlynol o'r fframwaith:

Datblygu safleoedd yn raddol, eu cyflawni, unrhyw sbardun perthnasol a champau gweithredu cysylltiedig. Byddai hyn yn berthnasol er enghraifft i feysydd tai, swyddi, Sipsiwn a Theithwyr, ynni adnewyddadwy, tai fforddiadwy.

Dylid cynnwys targedau a sbardunau er mwyn sicrhau bod y prif elfennau'n cael eu cyflawni, ee rhwymedigaethau cynllunio; bydd hyn yn tynnu sylw'r awdurdodau at unrhyw ddiffyg.

Mae'r siart wedi'i threfnu yn y fath fodd fel nad yw dangosyddion allbwn craidd Llywodraeth Cymru bob tro yn gysylltiedig â'r dangosydd allbwn lleol, ac o ganlyniad y targedau/sbardunau/polisiâu sydd yn yr un rhes. Byddai hefyd yn well, lle'n briodol, diwygio dangosyddion craidd i adlewyrchu'r amgylchiadau lleol.

[http://wales.gov.uk/topics/planning/policy/dear-cpo-](http://wales.gov.uk/topics/planning/policy/dear-cpo-letters/strategic-monitoring-framework/?lang=en)

[letters/strategic-monitoring-framework/?lang=en](http://wales.gov.uk/topics/planning/policy/dear-cpo-letters/strategic-monitoring-framework/?lang=en) Yng nghyd-destun

canllawiau'r llawlyfr ar Gynlluniau Datblygu Lleol (adran 9.5), dylid ystyried goblygiadau'r Dangosyddion Datblygu Cynaliadwy a gyhoeddwyd yn ddiweddar i'w casglu o fis Ebrill 2013 ymlaen a'r gwaith parhaus ar fireinio'r broses o lunio Cynlluniau Datblygu Lleol; gweler y dolenni canlynol: dangosyddion Datblygu

Cynaliadwy newydd: <http://llyw.cymru/topics/planning/policy/dear-cpo-letters/strategic-monitoring-framework/?skip=1&lang=cy>

a'r

Adroddiad Mireinio:

<http://wales.gov.uk/topics/planning/policy/guidanceandleaflets/ldp-process-refinement-report/?lang=en>

<http://llyw.cymru/topics/planning/policy/guidanceandleaflets/ldp-process-refinement-report/?skip=1&lang=cy>

D. Materion yngl n ag eglurder y cynllun yn gyffredinol, y tybiwn y gallent fod o gymorth i'ch awdurdod ac i'r Arolygydd wrth ystyried newidiadau priodol.

Materion technegol penodol:

Tabl 13 – Mae dau o'r meini prawf atodol yn debyg iawn 'mawr/ yn fawr iawn', mae angen egluro'r gwahaniaeth rhwng y ddau.

Gwahanol hierarchaeth i fanwerthu a thai – beth yw'r rhesymeg dros y gwahaniaeth?

Polisi PS12 – nid yw'n glir ble fydd y ddarpariaeth o ofod manwerthu'n cael ei leoli.

Methodoleg Asesu Safleoedd - Er mwyn i'r asesiad hwn fod yn effeithiol, bydd angen i'r awdurdodau egluro faint yn union o'r safle sydd ar dir a ddynodwyd fel Tir Gorau a Mwyaf Amlbwrpas, a sut mae hyn wedi effeithio ar benderfyniadau ynghylch defnydd o dir o'r fath.

Paragraff 7.2.34 - Er bod Llywodraeth Cymru'n cefnogi'r egwyddor o sicrhau manteision cymunedol cynaliadwy drwy drefniadau gwirfoddol, rhaid iddynt beidio ag amharu ar y broses benderfynu ac ni ddylid eu trin fel ystyriaeth berthnasol oni bai eu bod yn bodloni'r profion a nodir yng Nghylchlythyr 13/97.

ARNA 1 - Cefnogir y Polisi mewn egwyddor ond byddai'n fuddiol ei fân olygu i sicrhau eglurder. Cymal 1 - awgrymir cynnwys "y rhagwelir y bydd dan fygythiad" yn lle "sydd dan fygythiad", er mwyn sicrhau cysylltiad â'r SMP. Cymal 2 - egluro a oes rhaid i'r cynigion fodloni'r ddau is-gymal, (i) a (ii), neu ddim ond un neu'r llall. Cymal 6 - nid yw'n glir pam fod y gofyniad am ganiatâd Cyfoeth Naturiol Cymru yn benodol ac yn unigryw i'r cymal hwn. Cymal 8 - Mae'r testun o fewn y cromfachau'n aneglur, ymddengys fel petai'n awgrymu y byddai rhai datblygiadau penodol yn dderbyniol ar ôl y cyfnod polisi cychwynnol (2025). Nid yw'n glir sut mae hynny'n cyfateb i bolisi sy'n dod i ben yn 2026.

Polisi TRA2 - Dylid nodi bod Polisi Cynllunio Cymru'n datgan y dylai awdurdodau lleol sicrhau bod datblygiadau newydd yn darparu lefelau is o ofod parcio na'r hyn a wnaed yn y gorffennol. Mae TAN 18 yn datgan y dylid defnyddio uchafswm safonau parcio ceir fel ffordd o reoli'r galw.

'gormodedd' neu 'orddarpariaeth' - Nid yw'n glir sut y bydd Cynghorau'n dangos bod gorddarpariaeth o ofod agored, fel sy'n cael ei ddisgrifio yng nghymal 1 a pharagraff 7.1.21.

Polisi TWR2 – Llety Gwyliau- Byddai'r polisi'n gryfach pe bai'n cynnwys esboniad o'r hyn y byddai Cynghorau'n ei ystyried fel perygl o 'ormodedd' (Cymal 8) o lety penodol.

Polisi AMG 4 (Cadwraeth Bioamrywiaeth Leol) - angen ailddrafftio pellach. Mae'r polisi drafft ar hyn o bryd yn ymddangos yn rhy feichus ar gyfer ystyried cynigion datblygu ar dir dynodedig lle mae materion cadwraeth natur lleol anstatudol.

Materion technegol ynghylch gwybodaeth am Sipsiwn a Theithwyr

Paragraff 7.4.97 - mae angen eglurhad pellach ynghylch cam 4 (mewn perthynas â'r 'asesiad manwl o safleoedd') ac fe ddylai'r polisi hefyd adlewyrchu'r ffaith bod y broses

yn ymwneud â dod o hyd i safleoedd cyhoeddus ar gyfer Sipsiwn a Theithwyr, yn hytrach na safleoedd preifat.

Paragraff 7.4.99 - mae cynnwys 'ni chant aros am fwy na 5 diwrnod' yn cyfyngu Awdurdodau Lleol yn y dyfodol os byddant yn gweld y terfyn amser hwn yn wrthgynhyrchiol. Hefyd, nodir bod angen safle tramwy/aros allai gymryd hyd at 15 o leiniau er mwyn rhoi lle i 15 carafán. Fodd bynnag, mae canllawiau Dylunio Safleoedd Sipsiwn a Theithwyr Llywodraeth Cymru'n datgan y dylai pob llain dramwy fedru rhoi lle i ddwy garafán deithiol. Felly dylai safle 8 llain fod yn ddigonol.

Polisi TAI11 - mewn perthynas â diogelu safleoedd presennol, dylid ehangu'r cymal i: "diogelu fel safleoedd preswyl parhaol i'w defnyddio gan Sipsiwn a Theithwyr yn unig".

Polisi TAI13 - dyma'r polisi ar sail meini prawf ar gyfer safleoedd Sipsiwn a Theithwyr yn y dyfodol, mae'r meini prawf hyn yn ymwneud yn benodol â safleoedd preswyl ac nid ydynt yn caniatáu ar gyfer anghenion safleoedd tramwy yn y dyfodol. Nid yw maen prawf 2 yn ei gwneud yn glir nad oes trafndiaeth gyhoeddus ar gael bob tro, yn arbennig pan fo safleoedd yn cael eu dynodi yn unol â pharagraff 7.4.102. Mae maen prawf 4 yn hyblyg iawn yn sgil defnyddio'r cymal "yn cynnwys". Dylai'r awdurdodau ystyried cyfyngu'r ffactorau hyn i'r rhai a nodwyd eisoes, ac ychwanegu "oni bai bod mesurau lliniaru yn bosibl ac yn gymesur". Mae maen prawf 6 yn afresymol gan fod canllawiau Dylunio Safleoedd Sipsiwn a Theithwyr Llywodraeth Cymru'n ymwneud â safleoedd Awdurdodau Lleol ac nid safleoedd preifat. Gallai'r Awdurdod Lleol egluro y dylai'r safleoedd cyhoeddus ystyried y canllawiau hynny, tra byddai safleoedd preifat yn cael eu rheoleiddio dan Ddeddf Cartrefi Symudol (Cymru) 2013. Mae maen prawf 9 eisoes yn dod o dan bolisi TAI11.

Gallai paragraff 7.4.104 fod yn rhesymol mewn perthynas â safleoedd preswyl parhaol ond nid mewn perthynas â defnyddwyr tramwy.

Dylai paragraff 7.4.105 egluro nad oes gofyn i ddatblygwyr safleoedd preifat fyw yn yr ardal cyn cyflwyno cais cynllunio ar gyfer safle, gan y gallai hyn gyfyngu ar ryddid symudiad. Mae cylchlythyr cynllunio 30/2007 Llywodraeth Cymru yn ei gwneud yn glir y byddai gofyniad o'r fath yn annerbyniol ac yn mynd yn groes i bolisi cenedlaethol.

Mae paragraff 2.11 yn datgan y bydd pob safle sy'n dod o dan restr o feini prawf yn cael eu diystyru. Fodd bynnag, ni ddylid diystyru dynodiad ardal llifogydd C1 yn awtomatig. Dylid profi'r cyfiawnhad dros safleoedd o'r fath yn hytrach na chyfyngu opsiynau addas posibl ymhellach.

Cyfeiriadau at ganllawiau presennol:

Paragraff 7.2.23 - yn cyfeirio at Ddatganiad Polisi Ynni Llywodraeth Cymru (2010). Mae bellach wedi'i ddisodli gan Ynni Cymru: Newid Carbon Isel (2012).

Tabl 5 - yn cyfeirio at flaenoriaethau'r Cynlluniau Trafnidiaeth Rhanbarthol Taith a TraCC. Bydd y Cynlluniau hyn yn cael eu disodli gan Gynllun Trafnidiaeth Lleol ar y Cyd Gogledd Cymru a Chynllun Trafnidiaeth Lleol ar y Cyd Canolbarth Cymru. Dylai'r cynllun gyfeirio at unrhyw welliannau priffordd yr ymrwymwyd iddynt pan fo'n briodol.

Amgylchedd a Datblygu Cynaliadwy
Environment and Sustainable Development



Llywodraeth Cymru
Welsh Government

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

31 March 2015

Dear Nia,

Welsh Government response to Gwynedd and Ynys Mon's joint Local Development Plan 2011 – 2026 – Deposit Version

Thank you for your recent correspondence of 16th February, including copies of the Deposit Local Development Plan (LDP) and accompanying documentation.

We are pleased to see progress being made in preparing a joint development plan for the area and we acknowledge the amount of work undertaken by the two Local Planning Authorities and the Joint Planning Policy Unit to reach this stage, particularly the collaborative working which we commend. We also recognise the amount of evidence the authorities have collected to support their conclusions in seeking to find solutions within the land-use planning system to housing and cultural issues of significant concern to communities.

Under the LDP system responsibility rests with the local planning authority to ensure that a submitted LDP is sound in procedural terms, and enshrines the principles of early community engagement, transparency, consistency, coherence and compatibility to neighbouring authorities. If these principles have not been addressed adequately at the earliest stages of preparation, then the deposit LDP may be considered unsound and unfit for examination.

The matter of whether a plan is considered 'sound' will be for the appointed Planning Inspector to determine. We have considered the Deposit LDP in accordance with the consistency/coherence and effectiveness tests, and principally in accordance with whether satisfactory regard has been given to national planning policy (test C2). Our representations are separated into **4 categories** which are supported with more detail in the **attached annex**.



A. Objection under soundness tests C2, CE2: Fundamental issues that we consider present a significant degree of risk for the authority if not addressed prior to submission stage, and may have implications for the plan's strategy:

No Issues

B. Objections under soundness tests C2, CE1, CE2: Matters where it appears that the deposit plan has not satisfactorily translated national policy down to the local level and there may be tensions within the plan, namely:

Creating sustainable communities – this heading covers 4 aspects:

1. Provision for Gypsies and Travellers;
2. Housing provision including deliverability of Affordable housing;
3. Provision for Employment sites; and
4. Renewable Energy

C. In relation to soundness tests CE2, CE3, CE4: whilst not considered to be fundamental to the soundness of the LDP, we consider there to be a lack of certainty or clarity on the following matters which we consider we can usefully draw to your attention to enable you to consider how they might be better demonstrated:

- I. Deliverability of sites;
- II. Control of housing developments in villages;
- III. Monitoring and implementation; and

D. Matters relating to clarity of the plan generally which we consider may be of assistance to your authority and to the Inspector in considering suitable changes.

- Specific technical issues

We have raised some of these issues with you on previous occasions and we will be contacting you soon to arrange a meeting to discuss any matters arising from our formal response to your deposit LDP.

Yours sincerely

Mark Newey
Head of Plans Branch
Planning Division
Welsh Government
Annex

Annex to WG letter (31 March 2015) in response to the Gwynedd and Mon Joint deposit LDP

- A. Objection under soundness tests C2, CE2: Fundamental issues that we consider present a significant degree of risk for the authority if not addressed prior to submission stage, and may have implications for the plan's strategy:**

No Issues

- B. Objections under soundness tests C2, CE1, and CE2: Matters where it appears that the deposit plan has not satisfactorily translated national policy down to the local level and there may be tensions within the plan, namely:**

Creating Sustainable communities:

1. Gypsies and Travellers

The evidence doesn't quantify the need for either permanent or transit sites and when, within the plan period they are needed (7.4.90 – 11 residential pitches to replace the existing one near Pentraeth, 10 residential pitches in Gwynedd, 28 transit pitches required across North Wales). The plan has allocated 5 pitches, and clarification is required on how and when the additional 16 will be delivered (permanent pitches) and what the authorities' need are in relation to the 28 transit pitches, and when these are required. The Welsh Government considers that the plan has not made sufficient provision to meet the level of identified need. Para 17 of Welsh Government Circular 30/2007 'Planning for Gypsies & Travellers' states that "where there is an assessment of unmet need for Gypsy and Traveller accommodation in the area, local planning authorities should allocate sufficient sites in LDPs to ensure that the identified pitch requirements for residential and transit use can be met. Section 103 of Housing (Wales) Act 2014, when commenced (anticipated March 2016), will make the provision to meet the need a statutory duty.

The authorities have acknowledged that not every group of Gypsies and Travellers can be accommodated on the same site, and the authorities need to clarify whether this has been taken into consideration when making provisions for Gypsies and Travellers (under the broader definition included in the Housing (Wales) Act).

(For technical points relating to Gypsies and Travellers please see category D.)

2. Housing provision

Clusters

Further justification is required to explain the number of villages included within this policy. Some of these clusters have scored very low in the sustainability matrix included in topic paper 5 (Developing the Settlement Hierarchy). The lower scores suggest that these are less sustainable, isolated developments, and not well connected to services

and facilities, hence the need to explain why these have been identified. The Welsh Government objects to the identification of so many 'clusters' which lack justification.

Policy PS15 – Settlement strategy

The strategy of the plan is not questioned; however the growth limitation created by policy wording for the main centres has not been justified. It would seem logical to create growth limitations for the lower tiers rather than for the most sustainable areas.

Issues not in accordance with Planning Policy Wales

The authorities have set out evidence in 'Topic Paper 17: Local Market Housing' which demonstrates the issues facing local communities. Paragraph 9.2.4 of Planning Policy Wales (PPW) makes it clear that market housing to meet specific local housing needs would normally have no occupancy condition. Such a departure from national policies need to be justified with robust evidence. Therefore, the evidence should go further and detail why the affordable housing policies, and the provision of intermediate affordable housing, could not assist in meeting the identified need.

Furthermore, paragraph 7.4.39 states that local market housing, allowed under Policy TAI5, will be restricted to those who are eligible by S106 legal agreements. Therefore, it does not comply with PPW, i.e. that the obligation is "necessary to make the development acceptable in planning terms" (PPW 3.7.6).

Development on exception sites - Policy TAI10 states that in exceptional circumstances open market housing may be included to make a proposal viable. However, sites that include a mix of market and affordable housing cannot be classed as 'exception sites' under national policy – TAN 2 explicitly states that such sites are not appropriate for market housing (para. 10.14).

Affordable housing

Supporting evidence

Planning Policy Wales (PPW, paragraph 9.1.4) states the importance of local authorities understanding their whole housing system so they can develop evidence-based market and affordable housing policies. A key component of this evidence base will be a Local Housing Market Assessment (LHMA). Paragraph 9.2.16 (PPW) also states that LDPs should include an authority-wide delivery target for affordable housing, based on an LHMA. The LDP should express the total affordable housing need (including any backlog) over the whole plan period in the reasoned justification to the affordable housing policy.

Deliverability of affordable housing

The plan and supporting documents have identified the need for affordable housing over the first 5 years of the plan (including backlog), and the delivery of the affordable housing is obviously a priority for both authorities. The authorities need to explain the relationship between the target within the LHMA and the level of affordable/ market housing proposed in the plan. It is necessary for the authorities to demonstrate that they are maximising provision through the LDP given the high level of need.

Further clarification is required to explain what delivery rates are expected from current commitments and how allocations will contribute to the affordable housing need target. It remains unclear how 1,400 affordable housing will be delivered and whether the

authorities have explored all options to maximise provision through the LDP given the very high level of needs identified for the first 5 years of the plan alone i.e. relationship to market housing.

Viability of affordable housing

It is noted that an update of the viability work has been prepared. It is important that the viability evidence supporting the plan is up-to-date and takes into account known costs, including the impact of affordable housing and 'other' contributions. When preparing a plan the authorities should have a reasonable understanding of the costs associated with development.

The viability work has clearly taken on board and recent changes to national policy and has provided further clarification in relation to costs. However, further clarification is required to explain what costs, related to the obligations/ contributions have been taken on board. The viability work does include this aspect but the specific costs are unclear. It is for the authorities to demonstrate what other planning obligations/contributions will, or will not cover (see also comments in relation to deliverability). Challenging targets need to be grounded in evidence and applicable to the majority of applications, whilst allowing site specific negotiations to occur, if/ where necessary (on a limited number of sites). All components of the viability evidence need to be justified.

In order to maximise affordable housing delivery and meet the key objective, the viability work has identified hotspots related to specific geographical areas within the plan area. The authorities should consider whether the wording of TAI9 is strong enough to negotiate much higher percentages of contributions from these specific hotspots.

National planning policy

Para 9.2.15 of PPW states that it is desirable that new housing development incorporates a reasonable range and mix and balance of house types and sizes so as to cater for a range of housing needs and contribute to the development of sustainable communities. Furthermore, para 8.1 of TAN 2: "Local Housing Market Assessments and the Development Plan", states that it is important that a LPA has an appreciation of the demand for the different dwelling sizes and types of housing (i.e. intermediate and social rented) in relation to the supply so that the LPA can negotiate the appropriate mix on new sites.

LDP affordable housing policies should not include the range/type/mix of housing as matters could change over the lifespan of the plan and potentially inhibit the delivery. However, LDPs should include reference to the latest information within the reasoned justification to enable effective negotiation. Dependent on the mix, which may have financial implications, the delivery of affordable housing (percentage sought on site) could also be impacted. The LMHA does assess the full range of housing requirements, but this is not referenced specifically in the LDP. The plan would benefit from including such information which could be factored into the viability calculations to demonstrate consistency with the evidence and no adverse implications.

3. Employment

Welsh Government supports economic growth however, it is crucial that this economic growth meet the authorities' objectives. The authorities should clarify that oversupplying the market to this extent (approximately by 300ha) will not have negative implications for

land values; nor hinder development from coming forward or jeopardise growth aspirations.

Spatial distribution of employment land

Further clarification is required on how the distribution of employment sites relate to the provision for housing. The housing commitments/ allocations are based on a hierarchy of settlements and it would be helpful if the employment sites could be presented in a similar manner. It would also be helpful if further information could be provided on how the authorities have considered the inter-linkages between the three main strategic employment sites along the A55 corridor, and that these are not in competition with each other and therefore creating problems of deliverability.

Employment provision

Further clarification is required on how the level of employment provision inter-relates with the strategic approach on the housing provision.

Policy CYF1 “Safeguarding and Allocating Land and Units for Employment Use” -

Further clarification is required to explain why it is considered that over 800ha (excluding Wylfa) of land is required to be safeguarded for the plan period. Paragraph 7.3.23, states that the employment land review estimated a need of approximately 12 ha for the authorities over the plan period. This would equate to a need of approximately 180ha of employment land over the whole plan period. It is therefore unclear why the plan makes provision for approximately 478has (the proposed and existing undeveloped allocations of the identified need). How has the plan considered the implications of this over-allocation with the housing provision and the deliverability of the sites? The authorities also need to clarify whether the employment assessment (carried out in accordance with DCLG guidance 2004) is in accordance with Welsh Government’s “TAN 23: Economic Development (2014)”.

The authority should clarify what the implications would be on types of jobs (skills and salaries) and homes if landtake were to exceed the 180hqa over the plan period. Further clarification is necessary to explain how the supporting assessment work, especially the Welsh Language Impact Assessment (WLIA) has taken account of this over-allocation. Some background information has been included on upskilling residents in both authorities (especially in relation to the new Wylfa proposed development) but what kind of jobs are the authorities expecting for these allocated sites? Are the required skills available locally, or would this encourage job migration into the area and increase pressure on housing/ Welsh language?

Best and Most Versatile Agricultural land

The potential loss of BMV land could result in the permanent loss of approximately 40 hectares. The majority of the land is included in allocations TRA1, C14 and C15 and the plan has limited evidence to demonstrate that paragraph 4.10 has been considered at all in allocating these sites for development.

4. Renewable Energy

A Renewable Energy Assessment has been undertaken for both areas, however the Deposit Plan fails to take the opportunity to take into account the contribution the area can make towards developing and facilitating renewable and low carbon energy and plan positively for appropriate development. Further consideration needs to be given to how to translate the evidence base into a set of policies which guide appropriate development. For example, could the assessment work provide evidence to provide

opportunities for higher sustainable building standards on strategic sites or can the co-location of developments optimise opportunities for renewable energy? The energy assessment could also be used to improve the policy wording for PS6 and PCYFF4, as these stand they lack clarity. The energy assessment could make it clear what is expected and to what scale/ type of development the policies apply.

Policy ADN2 seeks to constrain non-renewable energy technologies to within development boundaries. This is overly restrictive and contrary to national planning policy. The energy assessment should provide the evidence to plan positively for all forms of renewable and low energy development.

C. In relation to soundness tests CE2, CE3, CE4: whilst not considered to be fundamental to the soundness of the LDP, we consider there to be a lack of certainty or clarity on the following matters which we consider we can usefully draw to your attention to enable you to consider how they might be better demonstrated:

I. Deliverability

Whilst the authority has considered deliverability to some degree, Topic paper 13, 'Community Infrastructure' provides a helpful context illustrating the types of infrastructure requirements in the area. However, this has not been transposed to a site by site assessment. The authorities need to clarify what infrastructure is required to deliver the allocated sites and how and when this will be delivered within the plan period, and whether any phasing of development will be required. It should not limit change within the plan but it should ensure the strategy is delivered. The authorities should secure the infrastructure required and how this will be implemented within the limitations (as identified in the plan) coming into force on Section 106 agreements in April 2015, particularly having regard to the pooling limitations as set out in the regulations.

If there is no mechanism in place to capture the financial benefits arising from development which can be used to assist the provision of appropriate infrastructure, this could cause difficulties. It is not clear whether Policy ISA1 prioritises the infrastructure requirement or whether this is merely a list. The viability work relating to the site deliverability is also weak.

It is for the authorities to demonstrate what other planning obligations/contributions will, or will not cover, how this relates to Regulation 122 of the Community Infrastructure Levy (CIL) Regulations 2010, i.e. direct mitigation for development, how other obligations sought by Circular 13/97 can be achieved, known changes to legislation, i.e. Part L & sprinklers, as well as infrastructure costs. The authority should also be able to indicate a priority list, in the generality, of what obligations it will seek from development and the financial magnitude of such obligations and the impact of viability.

If a CIL is not in place, there could be a policy vacuum in the plans ability to capture financial receipts to support development. This should not be left to an early review of the plan. It is not in the interest of the plan to create a policy void. Further explanation is required to demonstrate how this is not an issue or, if it is, how it is to be resolved. The

implications of infrastructure delivery on the housing provision and employment allocations in terms of phasing should be clarified.

II. Housing provision

Control of housing developments in villages

The total of allocations and windfalls appear to fall short of the figure included in the plan at table 17 (1,502 – page 153). The authority needs to ensure the total of allocation and windfall in villages tally to the figure in the plan and ensure this is delivered and that a large number of housing will not be able to be developed in one or a few small villages, as set out in the plan's housing strategy.

5 year-land supply

Further clarity is required to illustrate how the identified targets will be used to maintain a 5 year land supply of housing land. The LPAs should demonstrate that they can provide a 5 year housing supply from the plans adoption, in accordance with Planning Policy Wales, paragraph 9.2.3.

Delivery of housing

It is unclear how the proposed phasing of housing development has been derived and how it will be delivered over the plan period. It is noted that the plan has linked its phasing to the development of Wylfa B, however further clarification in relation to specific sites, and deliverability of those sites is required. The authorities will need to control and monitor the housing provision to ensure they achieve the proposed build rates and overall housing requirements (see also monitoring framework)

III. Monitoring Framework

The monitoring framework (MF) needs to be appropriate in enabling progress of the Plan's implementation to be measured, early alert to avoid non-delivery and providing the basis for consideration of review. It is unclear why the authority has decided to have two separate monitoring frameworks (para 8.5).

Further consideration should be given to the following areas of the framework:

The phasing of the development sites, their delivery, relevant triggers and associated action points. This would apply for example to housing, employment, Gypsy and Travellers, renewable energy, affordable housing.

Targets and triggers should be included to ensure that key factors are delivered e.g. planning obligations; this will identify the shortfalls for the authorities.

The arrangement of the chart is such that the WG core output indicators don't always relate to the local output indicator and therefore the related targets/trigger/policies contained in the same row. It would also be preferable, where appropriate, to amend core indicators to reflect local circumstances.

In the context of LDP manual guidance (section 9.5) the implications of the recently published Sustainable Development Indicators to be collected from April 2013 onwards and the ongoing LDP Process Refinement Exercise should be considered in finalising the MF; see at following links: new SD indicators link:

<http://gov.wales/topics/planning/policy/dear-cpo-letters/strategic-monitoring-framework/?skip=1&lang=en>;

and

PRE Report link:

<http://gov.wales/topics/planning/policy/guidanceandleaflets/ldp-process-refinement-report/?lang=en>

D. Matters relating to clarity of the plan generally which we consider may be of assistance to your authority and to the Inspector in considering suitable changes.

Specific technical issues:

Table 13 – Two of the supplementary criteria are very similar ‘large/ very large’, clarity required on the difference between these two.

Different hierarchy to retail and housing – what is the rational for the difference?

Policy PS12 – it is unclear where the provision of retail space will be located.

SA Methodology - For this assessment to be effective, the authorities will need to clarify exactly how much of the site is BMV and how it has influenced decisions regarding uses on such lands.

Paragraph 7.2.34 - While the Welsh Government supports the principle of securing sustainable community benefits for communities through voluntary arrangements, they must not impact on the decision making process and should not be treated as a material consideration unless it meets the tests set out in Circular 13/97.

ARNA 1 - The Policy is supported in principle but would benefit from minor editing to ensure clarity. Clause 1 - suggest insertion of "predicted to be" immediately before "threatened", to ensure link to SMP. Clause 2 - clarify whether proposals must meet both sub-clauses (i) and (ii), or either one of the sub-clauses. Clause 6 - it is not clear why the requirement for NRW consent is specific and unique to this clause. Clause 8 - The text within brackets is unclear, as it appears to suggest that after the first policy epoch (2025) certain developments would be acceptable. It is not clear how that fits with a plan with an end date of 2026.

Policy TRA2 - It should be noted that PPW sets out that local authorities should ensure that new developments provide lower levels of parking than have generally been achieved in the past. TAN 18 states that maximum car parking standards should be used as a form of demand management.

'surplus provision' or 'over provision' - It is not clear how the Councils will demonstrate surplus/ over provision of open space, as described at clause 1 and in Para 7.1.21.

Policy TWR2 – Holiday Accommodation - The policy would be strengthened with an explanation of where the Councils consider 'over-concentration' (Clause 8) of certain accommodation might be a risk.

Policy AMG 4 (Local Biodiversity Conservation) requires further re-drafting. As drafted the policy seems overly onerous for the consideration of development proposals on local non-statutory nature conservation designations.

Technical issues relating to information on Gypsies and Travellers

Paragraph 7.4.97 - further clarification is required in relation to step 4 (relating to the 'detailed site assessment') and policy should also reflect that the process is in relation to finding public Gypsy and Traveller sites, as opposed to private sites.

Paragraph 7.4.99 -by including 'up to 5 days at a time' restricts the Local Authorities in future if they found this time limit was counter-productive. It also states that a transit site of 15 pitches could be required to accommodate 15 caravans.). However, the Welsh Government's Designing Gypsy and Traveller Sites guidance states each transit pitch should be capable of accommodating two tourer caravans. Therefore, a site of 8 pitches should suffice.

Policy TAI11 - relates to the safeguarding of existing sites, the phrase should be widened to: "safeguarded as a permanent residential site to be solely used by Gypsies and Travellers".

Policy TAI13 - constitutes the criteria-based policy for future Gypsy and Traveller sites, these criteria relate specifically to residential sites and does not allow for future transit site needs. Criterion 2 is not clear that public transport links are not always available, particularly where sites are allocated in accordance with paragraph 7.4.102. Criterion 4 is extremely flexible due to the use of the word "including." The authorities should consider limiting these factors to those already mentioned and add "unless mitigation is possible and proportionate." Criterion 6 is unreasonable as the Welsh Government Designing Gypsy and Traveller Sites guidance applies to Local Authority sites and not private sites. The Local Authority could clarify that public sites should have regard to that guidance whilst private sites would be regulated under the Mobile Homes (Wales) Act 2013. Criterion 9 is already covered by policy TAI11.

Paragraph 7.4.104 could be reasonable in relation to permanent residential sites but not in relation to transit occupants.

Paragraph 7.4.105 should clarify that private site developers should not be required to live in the area before submitting a site planning application as this could otherwise have the effect of limiting freedom of movement. Welsh Government planning circular 30/2007 makes clear that such a requirement would be unacceptable and contrary to national policy.

Paragraph 2.11 states that all sites included within a range of listed criteria will be discarded. However, the designation of C1 flood zone should not be automatically discarded. Such sites should be subject to a justification test instead of further limiting potentially suitable options.

References to current guidance:

Paragraph 7.2.23 - refers to the Welsh Government's Energy Policy Statement (2010). This has been superseded by Energy Wales: A Low Carbon Transition (2012).

Table 5 - refers to priorities of the Taith and TraCC Regional Transport Plans. These Plans are to be replaced by the North Wales Joint Local Transport Plan and the Mid Wales Joint Local Transport Plan. The plans should make reference to any committed highway improvements wher relevant



CYNGOR SIR
YNYS MÔN
ISLE OF ANGLESEY
COUNTY COUNCIL

Defnydd swyddfa yn unig:

Rhif Cynrychiolydd: 2762/606

Dyddiad derbyn: 31/3/15
ebw

Dyddiad cydnabod:


**Cynllun Datblygu Lleol ar y Cyd Adnau Ynys Môn a Gwynedd 2011-2026
Ffurflen Sylwadau**

Diogelu Data - Y modd y bydd eich sylwadau a'r wybodaeth a roddwch i ni yn cael eu defnyddio. Bydd yr holl wybodaeth a gyflwynir yn cael ei gweld yn llawn gan staff yr Uned Polisi Cynllunio ar y Cyd sy'n ymdrin â'r Cynllun Datblygu Lleol ar y Cyd (CDLI ar y Cyd). Bydd eich enw a'ch sylwadau fel y maent wedi'u nodi yn eich ffurflen sylwadau yn cael eu cyhoeddi, ynghyd ag ymateb y Cyngor. Bydd hyn yn gymorth i ddangos fod yr ymgynghoriad wedi'i wneud yn iawn. Nodwch hefyd y gall y ffurflen hon gael ei rhoi i unrhyw Ymchwiliad Cyhoeddus ar y CDLI ar y Cyd.

Byddai'n well gennym pe baech yn cyflwyno'ch sylwadau'n uniongyrchol ar-lein. Fel arall, gellir llenwi fersiwn electronig o'r ffurflen hon ar-lein yn www.gwynedd.gov.uk/cdll neu www.ynysmon.gov.uk/cdll. Dylech lenwi ffurflenni ar wahân ar gyfer pob sylw yr hoffech ei wneud. Cewch ffurflenni sylwadau ychwanegol gan yr Uned Polisi Cynllunio ar y Cyd drwy ffonio 01286 685003 neu gellir eu llawr lwytho o wefan y Cyngor yn: www.gwynedd.gov.uk/cdll neu www.ynysmon.gov.uk/cdll neu gallwch lungopio'r ffurflen hon. Wrth wneud sylwadau, defnyddiwch dudalennau ychwanegol os oes angen, gan nodi rhif y dudalen yn glir.

RHAN 1: Manylion cyswllt

	Eich manylion/ Manylion eich cleient	Manylion yr Asiant (os yw hynny'n berthnasol)
Enw	Branwen Thomas, Ysgrifennydd, Menter Iaith Bangor.	Cynghorydd Elin Walker Jones (ar ran Pwyllgor Menter Iaith Bangor)
Cyfeiriad		

Cod Post	
Rhif Ffôn	
Cyfeiriad e-bost	

Nodiadau Canllaw

Rhowch eich sylwadau yn Rhan 2 y ffurflen hon. Defnyddiwch dudalennau ychwanegol os oes angen. **Dylech lenwi ffurflenni ar wahân ar gyfer pob sylw** yr hoffech ei wneud.

Mae **Cwestiwn 2dd a 2e** yn gofyn am eich barn ar gadernid y Cynllun Adnau. Rhoddir manylion am y profion cadernid a gwybodaeth ychwanegol ar sut cânt eu defnyddio ar dudalen olaf y ffurflen hon.

Os hoffech i newidiadau gael eu gwneud i'r Cynllun Adnau, gofynnwn i chi fod mor benodol â phosib. Er enghraifft, os hoffech i destun newydd gael ei ychwanegu, nodwch y testun newydd ac esboniwch ymhle yr hoffech ei weld yn y Cynllun Adnau a pham. Hefyd, os hoffech ychwanegu polisi neu baragraff newydd neu eu haddasu, nodwch yn glir beth yw'r testun newydd ac esboniwch ymhle yr ydych chi'n meddwl y dylai fynd yn y Cynllun Adnau a pham.

Os hoffech gael gwared o safle neu gynnig addasiadau i safle sydd wedi'i ddynodi yn y Cynllun Adnau neu os hoffech gynnig safle newydd, gofynnwn i chi atodi cynllun graddfa 1:1250 neu 1:2500 sy'n nodi'n glir ffiniau'r safle. Os ydych yn cynnig safle newydd (un nad yw wedi'i gynnwys yn y Cynllun Adnau) rhaid i chi gynnwys asesiad safle manwl gyda'r ffurflen sylwadau yn unol â methodoleg asesu Safle Arfaethedig y Cyngor a'r fframwaith Arfarnu Cynaliadwyedd. Cewch hyd i'r fethodoleg asesu Safle Arfaethedig a'r fframwaith Arfarnu Cynaliadwyedd ar wefan y Cyngor yn: www.gwynedd.gov.uk/cdll neu www.ynysmon.gov.uk/cdll.

Cewch wybodaeth bellach ar y mater hwn gan yr Uned Polisi Cynllunio ar y Cyd ar **01286 685003** neu ar wefan y Cyngor yn: www.gwynedd.gov.uk/cdll neu www.ynysmon.gov.uk/cdll yn y llyfryn 'Canllawiau Safleoedd Amgen'.

Os yw newidiadau arfaethedig i gynllun datblygu yn cael effeithiau sylweddol ar gynaliadwyedd, bydd gofyn i chi ddarparu'r wybodaeth Arfarnu Cynaliadwyedd berthnasol. Rhaid i'r wybodaeth hon fod yn gyson ag ystod a lefel manylder yr Arfarniad Cynaliadwyedd a gynhelir gan y Cynghorau. Dylai hefyd gyfeirio at yr un wybodaeth waelodlin wrth adnabod effeithiau sylweddol tebygol y polisi diwygiedig neu'r safle newydd.

Dylech gynnwys eich holl sylwadau ar y Cynllun Adnau gan nodi eich achos llawn ar y ffurflen swyddogol, gan ddefnyddio dogfennau ychwanegol os oes angen. Os ydych am weld mwy nag un newid ac yn ystyried nad yw'r Cynllun Adnau yn bodloni mwy nag un prawf cadernid, **dylech lenwi ffurflenni ar wahân ar gyfer pob sylw**. Yn yr un modd, os ydych am wneud sylwadau i gefnogi'r Cynllun Adnau neu elfennau unigol o'r Cynllun Adnau byddai'n ddefnyddiol pe baech yn gwneud y sylwadau hyn ar wahân. Nodwch os ydych yn cyflwyno deunydd arall i gefnogi'ch sylwadau.

Yr unig adeg y bydd gennych gyfle i gyflwyno gwybodaeth bellach i'r Ymchwiliad yw os yw'r Arolygwr yn eich gwahodd i ymateb i faterion y mae ef neu hi wedi'u codi. Nodwch na fydd gan yr Arolygwr sylwadau yr ydych wedi'u gwneud mewn ymateb i ymgynghoriadau blaenorol. Os nad ydych yn ystyried bod y Cynllun Adnau yn gadarn ac y dylid ei newid, esboniwch yn glir pam ydych chi'n meddwl bod angen y newidiadau. Os ydych yn meddwl bod angen gwneud newidiadau er mwyn i'r Cynllun Adnau fodloni un neu fwy o'r profion cadernid, dywedwch wrthym pa un / pa rai.

Os yw grŵp yn rhannu barn gyffredin ynghylch sut mae'n dymuno i'r Cynllun Adnau gael ei newid, 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 Adran 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.

RHAN 2: Eich Sylwadau a Newidiadau a Awgrymir. (*Defnyddiwch un adran Rhan 2 ar gyfer pob sylw yr hoffech ei wneud*)

Za. Ar ba ran o'r Cynllun Adnau yr ydych chi'n gwneud sylwadau?	
Polisi rhif (<i>nodwch</i>)	PS12
Paragraff rhif (<i>nodwch</i>)	
Cynigion/ Map Mewnosod (<i>nodwch y rhif cyfeirnod</i>)	
Map Cyfyngiadau	
Atodiadau (<i>nodwch</i>)	

Zb. A ydych yn gwrthwynebu neu gefnogi?			
Gwrthwynebu	<input type="checkbox"/>	Cefnogi	<input type="checkbox"/>

<p>Zc. Rhowch fanylion eich sylwadau ar y Cynllun Adnau.</p> <p>Cytuna Menter Iaith Bangor gyda'r Polisi PS12 Canol Trefi a Manwerthu, a phwynt 1 - Annog cymysgedd amrywiol o ddefnyddiau addas (fel y diffinnir yn PCC a NCT 4) mewn amgylcheddau o ansawdd uchel sy'n denu ystod eang o bobl ar wahanol amseroedd o'r dydd, sy'n ddiogel ac yn hygyrch i bawb. Mae gormodedd o take aways yng nghanol Bangor a phrinder gwestai a bwytai. Byddai'r Fenter yn croesawu busnesau cynhenid Cymreig a fyddai'n defnyddio'r Gymraeg ac yn rhoi awyrgylch Gymreig i'r prif strydoedd sydd ar hyn o bryd yn brin iawn o unrhyw arlliw o'r Gymraeg a Chymreictod.</p> <p style="text-align: right;"><i>Defnyddiwch dudalennau ychwanegol os bydd angen. Nodwch faint o dudalennau ychwanegol rydych wedi'u defnyddio.....</i></p>

<p>Zch. Os yw eich sylw yn Zc yn fwy na 100 o eiriau, darparwch grynodeb os gwelwch yn dda (dim mwy na 100 o eiriau).</p>
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2d Rhowch fanylion y newidiadau yr hoffech eu gweld i'r Cynllun Adnau

--

2dd. Ydi'r Cynllun yn gadarn?

Ydi	<input type="checkbox"/>	Nac ydi	<input type="checkbox"/>
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2e. Os ydych chi'n meddwl nad yw'r Cynllun Adnau yn gadarn, pa brawf cadernid ydych chi'n meddwl y mae'n ei fethu? (Ticiwch isod os gwelwch yn dda) Rhoddir mwy o fanylion am y profion cadernid ar gefn y ffurflen hon

<i>Gweithdrefnol</i>				<i>Cysondeb</i>								<i>Cydlyniad ac Effeithiolrwydd</i>							
P1		P2		C1		C2		C3		C4		CE 1		CE 2		CE 3		CE 4	
	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>

Rhan 3: Beth sy'n digwydd nesaf?

Ar y cam hwn o broses y CDLI ar y Cyd, dim ond sylwadau ar bapur y gallwch eu gwneud (a elwir yn 'sylwadau ysgrifenedig'). Fodd bynnag, gall yr Arolygwr alw ar y rheini sydd am newid y Cynllun i ymddangos a siarad â'r Arolygwr mewn 'sesiwn gwrandawriad' yn ystod yr Ymchwiliad Cyhoeddus. Dylech gofio y bydd yr Arolygwr yn rhoi'r un pwys i'ch sylwadau ysgrifenedig ag i'r rheini a wnewch ar lafar yn y sesiwn gwrandawriad.

3a. A ydych am i'ch sylwadau gael eu hystyried fel 'sylwadau ysgrifenedig' neu a hoffech siarad mewn sesiwn gwrandawriad yn yr Ymchwiliad Cyhoeddus? (Ticiwch un o'r isod)

Nid wyf am siarad mewn sesiwn gwrandawriad ac rwy'n fodlon i'm sylwadau ysgrifenedig gael eu hystyried gan yr Arolygwr.	<input checked="" type="checkbox"/>
Hoffwn siarad mewn sesiwn gwrandawriad.	<input type="checkbox"/>

**3b. Os hoffech siarad, cadarnhewch pam rydych yn ystyried ei bod hi'n angenrheidiol i chi siarad yn y Gwrandawriad.****3c. A fydddech yn hoffi cael gwybod am y canlynol (Ticiwch y blychau perthnasol)**

Cyflwyno'r dogfennau a'r dystiolaeth i'r archwiliad	<input checked="" type="checkbox"/>
Cyhoeddi adroddiad yr Arolygydd	<input checked="" type="checkbox"/>
Mabwysiadu'r Cynllun	<input checked="" type="checkbox"/>



Os ydych wedi darparu dogfennau ychwanegol i gefnogi'ch sylwadau, rhestrwch hwy isod:

Llofnod:

Elin Walker Jones (ar ran Pwyllgor Menter Iaith Bangor)

Dyddiedig: 30-3-15**DIOLCH AM EICH SYLWADAU AR Y CYNLLUN ADNAU**

Cofiwch gynnwys unrhyw ddogfennau perthnasol (e.e. Arfarniad Cynaliadwyedd) gyda'r ffurflen hon.

Dylech ddychwelyd ffurflenni sylwadau wedi'u llenwi i'r Uned Polisi Cynllunio ar y Cyd:

AR-LEIN – drwy lenwi'r ffurflen electronig yn www.gwynedd.gov.uk/cdll neu www.ynysmon.gov.uk/cdll

DRWY E-BOST - polisicynllunio@gwynedd.gov.uk

DRWY'R POST - ei hanfon i: Uned Polisi Cynllunio ar y Cyd, Llawr Cyntaf, Swyddfeydd Cyngor Dinas Bangor, Ffordd Gwynedd, Bangor, Gwynedd LL57 1DT

**DYLECH DDYCHWELYD Y FFURFLENNI SYLWADAU DDIM HWYRACH NA 5.00yh ar 31 Mawrth 2015
NI FYDD SYLWADAU A DDERBYNNIR WEDI'R AMSER A'R DYDDIAD YMA YN CAEL EU HYSTYRIED**

Profion Cadernid

Prawf	Profion Gweithdrefnol
P1	Nid yw wedi'i baratoi yn unol â'r Cytundeb Cyflawni yn cynnwys y Cynllun Cyswllt Cymunedol.
P2	Nid yw'r cynllun a'i bolisiau wedi bod drwy Arfarniad Cynaliadwyedd yn cynnwys Asesiad Amgylcheddol Strategol.
	Profion Cysondeb
C1	Mae'n gynllun defnydd tir nad yw'n rhoi ystyriaeth i gynlluniau, polisiau a strategaethau perthnasol eraill sy'n ymwneud â'r ardal neu ardaloedd cyfagos.
C2	Nid yw'n rhoi ystyriaeth i bolisi cenedlaethol.
C3	Nid yw'n rhoi ystyriaeth i Gynllun Gofodol Cymru.
C4	Nid yw'n rhoi ystyriaeth i'r strategaeth gymunedol berthnasol.
	Profion Cydlyniad ac Effeithiolrwydd
CE1	Nid yw'r cynllun yn gosod strategaeth gydlynol ble mae ei bolisiau a'i ddynodiadau yn llifo'n rhesymegol ohono a/neu pan fo materion trawsffiniol yn berthnasol, nid yw'n gydnaws â'r cynlluniau datblygu a ddarparwyd gan awdurdodau cyfagos.
CE2	Nid yw'r strategaethau, y polisiau na'r dynodiadau'n realistig nac yn briodol o ystyried y dewisiadau amgen a/neu nid ydynt wedi'u seilio ar sail tystiolaeth gredadwy.
CE3	Nid oes mecanwaith clir ar gyfer gweithredu a monitro.
CE4	Nid yw'n rhesymol hyblyg i alluogi iddo ymdrin ag amgylchiadau sy'n newid.

Noda Deddf Cynllunio a Phrynu Gorfodol 2004 mai pwrpas ymchwiliad i Gynllun Datblygu Lleol (y Cynllun) yw ystyried a yw'n "gadarn". Golyga hyn y dylai unrhyw un sydd am roi sylwadau ar y Cynllun Adnau neu wrthwynebu iddo geisio dweud pam nad yw'n gadarn a beth sydd ei angen er mwyn ei wneud yn gadarn. Yn y cyd-destun hwn, gellir ystyried cadarn i olygu ei ystyr gwreiddiol o "*dangos barn dda*" a "*y gellir ymddiried ynddo*". Er mwyn asesu'r Cynllun Adnau, rydym yn defnyddio'r 10 prawf uchod. Bydd y Cynllun Adnau yn cael ei archwilio gan Arolygwr annibynnol a benodir gan Lywodraeth Cymru a thasg yr Arolygwr fydd ystyried a yw'r Cynllun yn gadarn.



Os ydych yn cynnig newid i'r Cynllun Adnau, fe ddylech nodi'n glir pa brawf/broffion cadernid y credwch y mae'r Cynllun Adnau yn ei fethu/eu methu. Mae'r profion mewn tri grŵp – 'Gweithdrefnol' (dau prawf); 'Cysondeb' (pedwar prawf) a 'Cydlyniad ac Effeithiolrwydd' (pedwar prawf). Os hoffech wneud sylwadau ar y ffordd y mae'r Cynghorau wedi paratoi'r Cynllun Adnau, mae'n debygol y byddai'ch sylwadau neu'ch gwrthwynebiadau yn disgyn o dan un o'r profion gweithdrefnol. Os hoffech wneud sylwadau neu wrthwynebu i gynnwys y Cynllun Adnau, gallai fod yn gymorth i chi edrych ar y profion 'cysondeb' a 'cydlyniad ac effeithiolrwydd'.

	JLDP Policy	Para ref	Consultation responses	Specific amendments sought
			policies.	
35.	Chapter 7 Managing growth and Development – Economy and regeneration	7.3.55 – 7.3.80	<p>Horizon is concerned to ensure that these paragraphs do not impact the construction worker accommodation.</p> <p>Rather than seek for specific amendments to these paragraphs, Horizon proposes to rely on the Wylfa Newydd specific policies proposed above which would be the relevant policies against which to determine associated development applications. For this reason Horizon is not proposing specific exclusion to its associated development from these paragraphs.</p>	
36.	Chapter 7 Managing growth and Development – Economy and regeneration	Strategic Policy PS12	<p>Horizon is concerned that Criterion 6 "restricting the expansion of out-of-centre retailing and leisure development" could unduly restrict the development of leisure facilities at temporary worker accommodation sites.</p> <p>Rather than seek for specific amendments to this policy, Horizon proposes to rely on the Wylfa Newydd specific policies proposed above which would be the relevant policies against which to determine associated</p>	

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2988-861

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	 <p>CYNGOR SIR YNYS MÔN ISLE OF ANGLESEY COUNTY COUNCIL</p>	<p>For office use only:</p> <p>Representor No. 2988/862</p> <p>Date received: PS9</p> <p>Date acknowledged:</p>
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**Anglesey and Gwynedd Deposit Joint Local Development Plan 2011-2026
Representation Form**

Data Protection

How your representation and the information that you give us will be used. All information submitted will be seen in full by the Joint Planning Policy Unit staff dealing with the Joint Local Development Plan (Joint LDP). Your name and comments as set out in your representation form will be published together with the Councils' response. This helps to show that the consultation was carried out properly. Please note that this form may also be made available to any Public Examination on the Joint LDP.

We would prefer that you submit your representations directly online. Alternatively, an electronic version of this form can be completed online at www.gwynedd.gov.uk/ldp or www.anglesey.gov.uk/ldp Separate forms should be completed for each comment that you wish to make.

Additional representation forms can be obtained from the Joint Planning Policy Unit on 01286 685003 or may be downloaded from the Council's web site at: www.gwynedd.gov.uk/ldp or www.anglesey.gov.uk/ldp or you may photocopy this form. When making comments please use additional sheets as required clearly numbering each consecutive sheet.

PART 1: Contact details

	Your details/ Your client's details	Agent's details (if relevant)
Name	BANGOR CIVIC SOCIETY	
Address	c/o DON MAZHEW	
Postcode	[REDACTED]	
Telephone Number		
Email address		

PART 2: Your Comments and Suggested Changes. (Please use one Part 2 section for each comment that you wish to make)

2a. Which part of the Deposit Plan are you commenting on?

Policy number (please specify)	- A5 BELOW
Paragraph number (please specify)	- A5 BELOW
Proposals/ Inset Map (please specify ref no.)	
Constraints Map	
Appendices (please specify)	

2b. Are you objecting or supporting the Deposit Plan?

Objecting	<input checked="" type="checkbox"/> PARTLY	Supporting	<input checked="" type="checkbox"/> MOSTLY!
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2c. Please provide details of your representation on the Deposit Plan.

WE WISH IN PARTICULAR TO SUPPORT:

- PS1: WELSH LANGUAGE + CULTURE
- ISA1: INFRASTRUCTURE PROVISION
- PS4: SUSTAINABLE TRANSPORT
- PS6: CLIMATE CHANGE
- ARNA1: COASTAL CHANGE MANAGEMENT
- PS11: VISITOR ECONOMY
- PS12: RETAIL (NOTING SUB-REGIONAL IMPORTANCE OF BANGOR)
- MAN7: HOT FOOD TAKEAWAYS (NOTING CLUSTERS + NUISANCE)
- TA12: HMOS. WE WELCOME FIRST ATTEMPT TO PUT A CAP ON NON-SHARED ACCOMMODATION + USE A 'PREFERRED SEARCH ZONE'
- PS16: NATURAL ENVIRONMENT
- PS17: HERITAGE ASSETS (NOTING VERY POSITIVE SUPPORT FOR SLATE INDUSTRY WORLD HERITAGE SITE BID)

END

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

2ch. If your response to 2c above exceeds 100 words, please provide a summary (no more than 100 words).

2d. Please detail the changes you wish to see made to the Deposit Plan.

ISA 4: OPEN SPACE. TO PROPOSALS MAP ADD 'PEN-Y-BAYN GARDENS' + 'PENNYN ARMS OPEN SPACE'

TRAI: TRANSPORT NETWORKS 4) 'TRANSPORT SCHEMES' - THERE IS A COMPLETE ABSENCE OF ANY RAIL PROPOSALS

7.1.37: TERN E22 - CLARIFICATION IS NEEDED OF WHETHER BRITANNIA BRIDGE + PARTS OF NORTH WALES ARE STILL ON E22.

TRAI: TRANSPORT IMPACTS. DELETE 'WHERE NECESSARY.' SAFE PROVISION SHOULD ALWAYS BE PROVIDED FOR GROUPS LISTED.

PS9: WYLER NEWYDD. A 'PLAN B' IS NEEDED, IN CASE THIS PROJECT - WHICH IS YEARS AWAY FROM FINAL APPROVAL - DOES NOT GO AHEAD

2dd. Is the Deposit Plan sound?

Yes No

2e. If you think that the Deposit Plan is unsound which test of soundness do you think that it fails? (Please tick below). More details are provided at the back of this form.

Procedural				Consistency				Coherence & Effectiveness											
P1	<input type="checkbox"/>	P2	<input type="checkbox"/>	C1	<input type="checkbox"/>	C2	<input type="checkbox"/>	C3	<input type="checkbox"/>	C4	<input type="checkbox"/>	CE 1	<input type="checkbox"/>	CE 2	<input type="checkbox"/>	CE 3	<input type="checkbox"/>	CE 4	<input type="checkbox"/>
												1		2		3		4	

P.7.0.

Part 3: What Happens Next?

At this stage of the Joint LDP process, you can only make comments in writing (these are called 'written representations'). However, the Inspector may call on those who want to change the Plan to appear and speak to the Inspector at a 'hearing session' during the Public Examination. You should bear in mind that your written comments on this form will be given the same weight by the Inspector as those made verbally at a hearing session.

3a. 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.	<input checked="" type="checkbox"/>
I want to speak at a hearing session.	<input type="checkbox"/>

3b. 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.

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3c. Would you like to be informed about the following (Please tick the relevant boxes)

Submission of documents and evidence to the examination	<input checked="" type="checkbox"/>
Publish Inspector's report	<input checked="" type="checkbox"/>
Plan's adoption	<input checked="" type="checkbox"/>

If additional documents have been provided to support your representations, please list below:

Signed: [REDACTED] Dated: 31 MARCH 2015

THANK YOU FOR YOUR COMMENTS ON THE DEPOSIT PLAN

Please do not forget to enclose any relevant documentation (e.g. a Sustainability Appraisal) with this form.

Completed representation forms should be returned to the Joint Planning Policy Unit at:

ONLINE – By completing the electronic form at www.gwynedd.gov.uk/ldp or www.anglesey.gov.uk/ldp

BY EMAIL – planningpolicy@gwynedd.gov.uk

BY POST – By sending to: Joint Planning Policy Unit, 1st Floor, Bangor City Council Offices, Ffordd Gwynedd, Bangor, Gwynedd LL57 1DT

**REPRESENTATION FORMS SHOULD BE RETURNED BY NO LATER THAN 5.00pm on the 31st March 2015
REPRESENTATIONS RECEIVED AFTER THIS TIME WILL NOT BE CONSIDERED**