



SYLWADAU NMC056 COMMENTS

CEFNOGI / SUPPORT

	 <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>	56	Cefnogi/ <i>Support</i>	<input checked="" type="checkbox"/>	Gwrthwynebu/ <i>Object</i>	<input 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.

Although we support the changes with regard to the amendment to criterion 2 'to clarify when a Welsh Language Impact Assessment is required', we suggest that the words 'large scale housing development' needs to be quantified.

Also all windfalls by their definition are unexpected so unnecessary extra wording.

*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).**

**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.**

**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)**


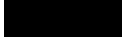



Hoffwn i gael fy nghlywed yn Gymraeg  
*I wish to be heard in Welsh*

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

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

SYLWADAU NMC056 COMMENTS

GWRTHWYNEBU / OBJECTIONS

<b>RHAN 1/PART 1:</b> <b>Manylion cyswllt :</b> <b>Contact details:</b>		
	<b>Eich manylion neu manylion eich cleient</b> <i>Your details or your client's details</i>	<b>Manylion yr Asiant (os yn berthnasol)</b> <i>Agent's details (If relevant)</i>
<b>Enw</b> <i>Name</i>		Helen Ashby-Ridgway
<b>Sefydliad (os yn berthnasol)</b> <i>Organisation (If relevant)</i>	Bourne Leisure Limited	Lichfields
<b>Cyfeiriad</b> <i>Address</i>	C/O Agent	
<b>Côd Post</b> <i>Postcode</i>		
<b>Ffôn</b> <i>Tel:</i>		
<b>E-bost</b> <i>Email:</i>		
<b>Llofnodwyd</b> <i>Signed</i>		
<b>Dyddiad</b> <i>Date</i>	8 March 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 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> Helen Ashby-Ridgway / Lichfields

<b>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)</b> <b>1. Which of the Matters Arising Changes are you commenting on? (Remember to use one form for each representation)</b>					
Rhif y Newid Materion sy'n Codi (NMC) <i>Matters Arising Change Number (NMC)</i>	NMC 56	Cefnogi/Support <input type="checkbox"/>	<input type="checkbox"/>	Gwrthwynebu/Object <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

<b>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.</b> I gael rhagor o wybodaeth am gadernid a gofynion gweithdrefnol, gweler y nodiadau cyfarwyddyd. Os ydych yn ansicr, gadewch y rhan yma yn wag. <b>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.</b> 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"/>	<input type="checkbox"/>	Dim yn gadarn a dylid ei newid /Unsound and should be changed <input type="checkbox"/>	<input type="checkbox"/>

<b>3. Rhowch eich sylwadau isod gan ddefnyddio tudalennau ychwanegol fel bo angen.</b> 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. <b>3. Please set out your comments below using additional sheets as necessary.</b> 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.
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Draft Policy PS1 (2) (NMC 56) states that the Councils will promote and support the use of the Welsh language in the Plan area by:

*“2. Requiring a Welsh Language Impact Assessment, which will set out how the proposed development will protect, promote and enhance the Welsh Language, where the proposed development is on **an unexpected windfall site for a large scale housing development or large scale employment development that would lead to a significant workforce flow**”.* (MAC in bold)

Bourne Leisure welcomes the criterion within draft Policy PS1 (2) (NMC 56) that a Welsh Language Impact Assessment will be required for employment development only where there would be significant workforce flow. This is considered to represent a more proportionate approach to promoting and supporting the use of the Welsh language in relation to new development.

The Company therefore considers that draft Policy PS1 (2) (NMC 56) is sound, when considered against the tests of soundness within Planning Policy Wales (PPW) (version 9, November 2016) and detailed within the LDP Manual (edition 2, August 2015). This MAC meets the second test of soundness (is the plan appropriate?) because it provides a logical and balanced approach to the promotion and support of the Welsh language. It also meets the third soundness test (will the plan deliver?) by providing sufficient flexibility and so will aid the delivery of the plan.

However, Bourne Leisure has concerns regarding the MAC to draft Policy PS1 (3a) and PS1 (5).

NMC 56 (Policy PS1 (3a)) states:

*“3a. Refusing proposals which would cause significant harm to the character and language balance of a community that cannot be avoided or suitably mitigated by the use of appropriate mechanisms to ensure that suitable mitigating measures are provided or contribution is made towards mitigating those impacts.”* (MAC in bold)

This statement is unclear and could indicate that proposals which would cause significant harm to the character and language balance of a community are likely to be refused even where they cannot be avoided or suitably mitigated. There may be some instances where this is unavoidable. Bourne Leisure suggests that draft Policy PS1 (3a) (NMC 56) is worded positively, recognising that proposals which affect character and language balance should be assessed on a case-by-case basis.

Bourne Leisure therefore suggests that draft Policy PS1 (3a) (NMC 56) is amended as follows:

*“~~Assessing Refusing~~ proposals which would cause significant harm to the character and language balance of a community on a case-by-case basis, taking into account that cannot be avoided or suitably mitigated by the use of appropriate mechanisms to ensure that suitable any mitigating measures are provided or contribution is made towards mitigating those impacts.”* (MAC in bold, proposed amendments in bold and underlined)

Bourne Leisure is also concerned with the suggested change to draft Policy PS1 (5) (NMC 56), which states:

*“5. Requiring a bilingual Signage Scheme to deal with all operational signage in the public domain that are proposed in a planning application by public bodies and by commercial and business companies; ~~to be~~ bilingual”* (MAC in bold)

Bourne Leisure considers that this MAC is onerous, as it will not always be appropriate for companies to provide signage in both Welsh and English. It is also unclear from the draft policy which signage would be classed as “operational”.

Technical Advice Note (TAN) 20: Planning and the Welsh language Consultation (October 2013) indicates that LDPs may “promote” the provision of bilingual signs:

*“Policies in LDPs relating to signage and advertising, subject to planning control, may promote the provision of bilingual signs.”* (paragraph 5.1.1)

However, Bourne Leisure notes that the TAN does not indicate that LDPs are to “require” signs to be provided bilingually. Bourne Leisure therefore requests that the requirement for operational signage to be bilingual is encouraged, rather than required and that “operational signage” is consulted upon and subsequently defined within the Plan.

Bourne Leisure therefore considers that draft Policy PS1 (5) should be amended as follows:

*“5. ~~Requiring~~Encouraging a bilingual Signage Scheme to deal with all operational signage in the public domain that are proposed in a planning application by public bodies and by commercial and business companies ~~to be bilingual~~” (MAC in bold, proposed amendments in bold and underlined)*

A consultation on what is defined as “operational signage” should be carried out.

In conclusion, Bourne Leisure considers that, as drafted, emerging Policy PS1 (3a and 5) is not sound, when considered against the tests of soundness within PPW and detailed within the LDP Manual.

Firstly, draft Policy PS1 (3a) fails the second test of soundness (is the plan appropriate?), as it is not clear, reasonable or balanced. Secondly, draft Policy PS1 (5) is not consistent with TAN 20 and so does not meet the first test of soundness (does the plan fit?). Finally, this draft Policy fails the third soundness test (will the plan deliver?) as the proposed requirements are overly restrictive and so could serve to obstruct delivery of the plan.

**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).**

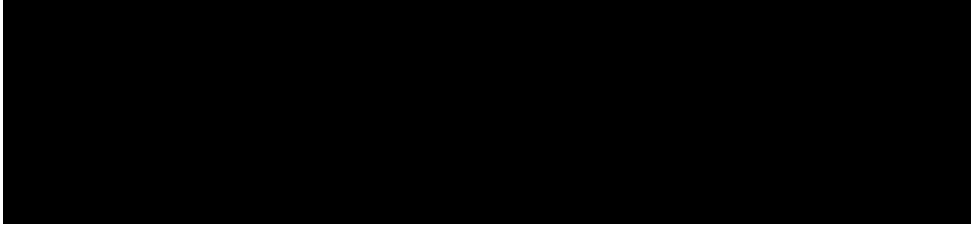
Draft Policy PS1 (2) (NMC 56) represents a more proportionate approach to supporting the use of the Welsh language.

Draft Policy PS1 (3a) is unclear and could indicate that proposals which would cause significant harm to the character and language balance of a community are likely to be refused even where they cannot be avoided or suitably mitigated. There may be some instances where this is unavoidable.

Draft Policy PS1 (5) is onerous, as it will not always be appropriate for companies to provide signage in both Welsh and English. It is also unclear from the draft policy which signage would be classed as “operational”.



**CYNGOR CYMUNED LLANDDEINIOLEN**  
LLANDDEINIOLEN COMMUNITY COUNCIL



08/03/2017

**Nia Haf Davies,**  
**Rheolwr Cynllunio (polisi)**  
**Cynllun Datblygu Lleol Gwynedd a Môn.**  
**Cyngor Gwynedd,**

**C.C Cynghorydd Dafydd Meurig**  
**Deilydd Portffolio Cynllunio,**  
**Cyngor Gwynedd**

**PÂR: Ymgynghoriad ar Newidiadau CDLI.**

**Annwyl Nia,**

Yng nghyfarfod Cyngor Cymuned Llanddeiniolen neithiwr, penderfynodd y cyngor alw ar Gyngor Gwynedd i beidio dileu'r cymal canlynol :

**“Gwrthod cynigion fyddai, oherwydd ei faint, raddfa neu leoliad yn achosi niwed sylweddol i gymeriad a chydbwysedd iaith cymuned”**

**(Arfarniad Cynladwyedd: Adroddiad Adendwm, PS1,t.33)**

Dyma'r unig sylwebaeth oedd gan y cynghorwyr ynglŷn a'r ymgynghoriad.

Yn gywir,



Dyddiad : 9fed o Fawrth 2017

At Sylw: Nia Haf Davies  
Adran Cynllunio  
Cyngor Gwynedd

Drwy ebost: [niahafdavies@gwynedd.llyw.uk](mailto:niahafdavies@gwynedd.llyw.uk)

Annwyl Syr / Fadam

**Pâr: Sylwadau ar y Cynllun Datblygu ar y cyd Adnau Cyngor Sir Ynys Môn a Chyngor Gwynedd**

Cyfeiriaf at yr uchod ac fe ofynnwyd i mi ymateb i'r uchod ar ran Cyngor Cymuned Llanrug.

Mae Cyngor Cymuned Llanrug yn ddiolchgar dros ben am y gwaith sydd wedi mynd i fewn i'r cynllun yma, ac yn gwerthfawrogi'r cyfle i ymateb.

Fel byddwch yn ymwybodol, mae ardal Llanrug , yn ôl y cyfrifiad diwethaf, yn un a'r canran uchaf o siaradwyr Cymraeg yn yr ardal ac mae'r Cyngor Cymuned yn ymfalchïo yn hyn ei fod yn un o gadernid y iaith Gymraeg.

Fodd bynnag, mae'r Cyngor yn boenus iawn am y ffaith fod y cymal yn nhudalen 33 o'r uchod, oddi tan y pennawd **POLISI STRATEGOL PS 1: YR IAITH GYMRAEG A'R DIWYLLIANT Cymreig** oddi tan bwynt 2 , 3 , a 4 yn dileu y cymal yma

- *Ddefnyddio mecanwaith priodol i sicrhau bod mesurau lliniaru effeithiau negyddol addas yn cael eu darparu neu y gwneir cyfraniad i liniaru'r effeithiau hynny iddynt*
- *Gwrthod cynigion fyddai, oherwydd ei faint, raddfa neu leoliad yn achosi niwed sylweddol i gymeriad a chydbwysedd iaith cymuned.*

Mae'r Cyngor yn erfyn ar Gyngor Gwynedd i beidio a dileu'r cymalau yma, oherwydd eu pwysigrwydd i gynnal cymunedau Cymreig ac sydd yn ein galluogi i hyrwyddo'r iaith Gymraeg. Mae'r Cyngor o'r farn, ei fod yn hanfodol fod datblygiadau sydd yn mynd i amharu ar ein diwylliant ac ein cymdeithas yna cael eu gwrthod.

Yn gywir

  
Clerc Cyngor Cymuned Llanrug

**Ffurflen Sylwadau Arfarniad Cynaliadwyedd / Aseiad Rheoliadau  
Cynefinoedd**

**4. Llythyr Ieuan Wyn**

Tudalen 3 Rhan 2: Eich sylwadau a newidiadau a awgrymir

1. Ar ba ddogfen yr ydych chi'n gwneud sylwadau? Adroddiad Adendwm Arfarniad Cynaliadwyedd

2. Rhan o'r Adroddiad: NMC 56 Gwrthwynebu

3. A hoffech weld newidiadau .....? Hoffwn

4. Gwrthwynebwn ddileu cymal 4 **Polisi Strategol PS1** a'i ddisodli gyda chymal llawer iawn gwannach 3a.

Anfonwyd llythyr i Uwch Reolwr Cynllunio, Gwynedd, Rheolwr Datblygu Cynllunio Ynys Môn a Rheolwr Cynllunio (Polisi), Uned Polisi Cynllunio ar y Cyd Gwynedd a Môn ar ran Cylch yr Iaith, Dyfodol i'r Iaith, Canolfan Hanes Uwchgwyrfai a Chymdeithas yr Iaith yn egluro'u gwrthwynebiad i'r newid hwn. Cytunwn yn llwyr â'u safbwynt ac felly ni theimlwn fod angen i ni ymhelaethu ar y sylwadau.

**Harris Eirian (Rh-CTGC)**

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**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

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**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

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**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 amWrthod 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 manau eraill) o dros 15% i 10% (NMC241) yn bendant yn gamgymeriad polisi, yn hytrach dylai'r ganran gael ei chodi nid ei gostwng.

[REDACTED]

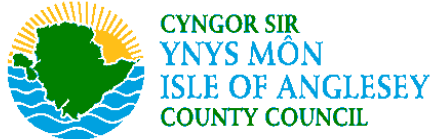
*Clere Tref Pwllheli.)*

.....

[REDACTED]

[REDACTED]

.....



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Rhif Cyn./Rep No.:

Derbyniwyd/Received:

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**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 lungopïo'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.


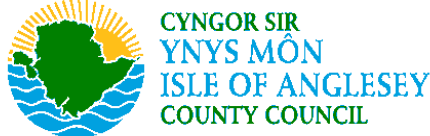
*Please set out your comments in Part 2 of this form. Use additional sheets of paper where necessary, clearly numbering each consecutive sheet.*

**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="56"/>	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.



Gwrthwynebu dileu cymal 4 Polisi PS1 a'i ddisodli gyda chymal 3a.

Heb fod rhy dechnegol y mae'r cymal gwreiddiol sef 4 yn gryfach na 3a. (credaf bod y rhesymau wedi eu nodi mewn gohebiaeth arall y byddwch wedi ei derbyn gan eraill)

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.**

A bod yn onest mae cydymffurfio a pholisi 4.7.7 o Bolisi Cynllunio Cymru yn rheswm sal iawn dros y newid . Cofiaf glywed yr arolygydd yn son am hyn yn y gwrandawriad ym Mangor a synnu at ei sylwadau a gresynnu iddo dorri'r drafodaeth heb roi llawer o gyfle i rywun ateb y dadleuon a roddai i amddiffyn y polisi. Roedd o'n nodi bod y ffaith nad oedd siop (er enghraifft) mewn pentref yn golygu nad oedd yn "wyrdd"..... hefo dadl o'r fath bdd cefn gwlad yn ddiffeithwch

**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>1. <i>Does the plan fit? (i.e. is it consistent with other plans?)</i></li> <li>2. <i>Is the plan appropriate? (i.e. is it appropriate for the area in the light of the evidence?)</i></li> <li>3. <i>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]

**Harris Eirian (Rh-CTGC)**

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**From:** Davies Nia Haf (Rh-CTGC) on behalf of Polisi Cynllunio  
**Sent:** 09 March 2017 23:43  
**To:** Harris Eirian (Rh-CTGC); Jones Heledd Fflur (Rh-CTGC)  
**Subject:** FW: Parthed: Ymgynghoriad Cyhoeddus - Newidiadau Materion sy'n Codi (NMC)

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**From:** [REDACTED] **On Behalf Of** Hunaniaith  
**Sent:** 09 March 2017 20:46  
**To:** Polisi Cynllunio  
**Subject:** Parthed: Ymgynghoriad Cyhoeddus - Newidiadau Materion sy'n Codi (NMC)

Annwyl Reolwr Cynllunio, (Uned Polisi Cynllunio ar y Cyd - Gwynedd a Môn),

**Parthed: Ymgynghoriad Cyhoeddus - Newidiadau Materion sy'n Codi (NMC)**

Diolch am y cyfle i gyflwyno sylwadau fel rhan o'r ymgynghoriad uchod. Mae'r sylwadau a gyflwynir yn berthnasol i'r materion hynny sydd yn cael effaith ar yr iaith Gymraeg yng Ngwynedd.

Yn y lle cyntaf, er fy mod yn cefnogi'r geiriad gwreiddiol, gan fod y newidiadau arfaethedig yn ymateb i bwyntiau gweithredu o'r Gwrandawriadau mae cyfuno Meini Prawf 3 a 4 yn anorfod .

O ystyried y newidiadau i Polisi PS 1 sydd yn berthnasol i'r iaith Gymraeg felly, hoffwn nodi fod y geiriad diwygiedig canlynol yn amwys ac o bosib yn aneglur:

Maen Prawf 3a:

Wrthod cynigion a fyddai yn achosi niwed sylweddol i gymeriad a chydbwysedd iaith a chymuned nad ellir ei osgoi neu ei liniaru yn foddhaol trwy ddefnyddio mecanwaith priodol i sicrhau mesurau lliniaru addas neu y gwneir cyfraniad i liniaru'r effeithiau hynny.

Os yw diwygio geiriad y Maen Prawf yn anorfod, awgrymaf y dylai ddarllen fel hyn:

**3a Wrthod cynigion a fyddai yn achosi niwed sylweddol i gymeriad a chydbwysedd iaith cymuned na ellir ei osgoi neu ei liniaru yn foddhaol trwy ddefnyddio mecanwaith priodol i sicrhau mesurau lliniaru addas.**

Gyda mater mor sensitif, mae'n hollbwysig sicrhau fod ystyr y meini prawf hyn yn gwbl eglur.

Hyderaf y byddwch yn rhoi sylw i fy sylwadau.

[REDACTED]

Cadeirydd  
(ar ran Grwp Strategol Hunaniaith)

Annwyl gyfaill

Rydym yn ysgrifennu atoch ynghylch yr ymgynghoriad ar newidiadau sy'n codi i Gynllun Datblygu Lleol ar y cyd, Gwynedd a Môn.

Rydym yn nodi fod yna awgrym i newid yr Arfarniad Cynladwyedd: Adroddiad Adendwm.

Cynnigir y dylid dileu'r cymal canlynol,

*(G)Wrthod cynigion fyddai, oherwydd ei faint, raddfa neu leoliad yn achosi niwed sylweddol i gymeriad a chydbwysedd iaith cymuned.*

Ac i gynnwys y cymal canlynol,

*3a (G)Wrthod cynigion a fyddai yn achosi niwed sylweddol i gymeriad a chydbwysedd iaith cymuned nad ellir ei osgoi neu ei liniaru yn foddhaol trwy ddefnyddio mecanwaith priodol i sicrhau mesurau lliniaru addas neu y gwneir cyfraniad i leihau'r effeithiau hynny.*

Hoffwn nodi ein gwrthwynebiad i'r newidiadau yma.

Mae'r cymal gwreiddiol, yr ydym wedi nodi uchod, yn gymal cryf sydd yn anelu i sicrhau nad yw'r Gymraeg am gael ei niweidio.

Ymhellach i hyn nodwn fod Comisiynydd y Gymraeg wedi datgan fod y cymal gwreiddiol yn gyson a Deddf Gynllunio (Cymru) 2015.

Mae'r cymal newydd a gynigir yn destun pryder. Mae'r geiriad yn cydnabod y bydd yna niwed i'r Gymraeg trwy nodi'r angen am fecanwaith priodol i 'liniaru' unrhyw effaith niweidiol - sef wrth gwrs i wneud y niwed yn llai. Ond mae'n niweidiol yr un modd.

Erfyniwn arnoch felly i gynnal y cymal gwreiddiol ac i wrthod y cymal newydd.

Yr eiddoch yn gywir,

Llyr Gruffydd AC

Sian Gwenllian AC



Llywodraeth Cymru  
Welsh Government

Department for Natural Resources  
Adran Adnoddau Naturiol

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

Our ref:  
Your ref:

20<sup>fed</sup> Chwefror 2017

Annwyl Nia,

### **Cynllun Datblygu Lleol ar y Cyd Gwynedd ac Ynys Môn – Ymgynghoriad ar yr Amserlen o Newidiadau Materion sy'n Codi (NMCau)**

Diolch am eich gohebiaeth ynghylch yr ymgynghoriad ar y NMCau arfaethedig. Rydym yn cydnabod ymrwymiad eich Awdurdod i sicrhau Cynllun Datblygu Lleol cadarn a'r gwaith sydd wedi'i wneud gan y tîm cynllunio ymlaen llaw er mwyn cyrraedd y cam hwn.

Mae'r Newidiadau i'r Materion sy'n Codi arfaethedig ar gyfer nifer y tai sydd ar gael, y cyfiawnhad drostynt a pha mor eglur yw'r sefyllfa, i'w croesawu. Mae bellach yn amlwg pa elfennau sy'n sylfaen i'r ddarpariaeth dai a sut y maent yn berthnasol i'r hierarchiaeth setliadau. Mae'r gwaith hwn bellach wedi roi ar ffurf tablau trywydd tai a chyflenwad tir sydd bellach wedi'u cynnwys yn y cynllun. Mae'r Newidiadau i'r Materion sy'n codi o ran yr angen am dai fforddiadwy a'u deiliadaeth, a tharged diwygiedig tair ffordd yn seiliedig ar gefnogi gwaith hyfywedd wedi'i ddiweddarau. Mae'r diffiniadau diwygiedig o ran y farchnad, y farchnad leol a thai fforddiadwy yn rhoi'r eglurder sydd ei angen i fframwaith y polisi. Hefyd, mae Llywodraeth Cymru yn cefnogi'r NMCau ar gyfer Sipsiwn a Theithwyr ac nid oes unrhyw wrthwynebiadau yn weddill o ran hyn. Ystyriwch bod **y NMCau arfaethedig, ar y cyfan, wedi mynd i'r afael â mwyafrif ein pryderon o ran strategaeth, tai, tai fforddiadwy a'r ddarpariaeth ar gyfer Sipsiwn a Theithwyr.**

Yr Arolygydd/Arolygwyr sydd wedi'u penodi sydd i benderfynu a yw cynllun yn cael ei ystyried yn gynllun 'cadarn'. Er ein bod yn credu bod y Cyngor wedi mynd i'r afael â mwyafrif y pryderon a nodir yn ein sylwadau ac mewn datganiadau mewn gwrandawiadau i ddilyn, rydym yn **ystyried bod rhai materion pwysig sy'n parhau heb eu datrys wedi eu nodi yn yr Atodiad.**



Yn gywir,



***Atodiad***



<b>Yr Iaith Gymraeg</b>	
NMC 56	<u>Polisi PS1: Iaith a Diwylliant Cymraeg</u>
<b>Gwrthwynebiad</b>	<p>Maen Prawf 3a – Mae'r newidiadau arfaethedig i'r maen prawf hwn yn wael a dryslyd. Cymal arall a awgrymir i roi eglurder yw, "caniatáu datblygiad na fyddai'n achosi niwed sylweddol i gymeriad a chydbwysedd iaith cymuned, a sicrhau bod mesurau lliniaru addas, neu gyfraniadau yn cael eu gwneud i sicrhau cyn lleied o effeithiau niweidiol â phosib."</p> <p>Maen Prawf 6 – Ymddengys bod y maen prawf sy'n cyfeirio at Enwau Cymreig yn mynd y tu hwnt i gwmpas gwaith y system gynllunio ac y dylid ei ddileu. Fodd bynnag, gellid cyfeirio at bolisi y Cyngor o gyflawni'r nod hwn drwy strategaethau eraill yn y testun atodol.</p>
<b>Ynni Adnewyddadwy</b>	
NMC 101	<u>Polisi ADN1: Ynni Gwynt ar y Tir</u>
<b>Gwrthwynebiad</b>	<p>Mae cyfeiriad at gytundebau lefel gwasanaeth yn parhau i fod ym Mholisi ADN 1. Dylid dileu hyn o'r polisi, a gosod yn ei le y sail resymegol fel a nodwyd yn ein datganiad ar gyfer Sesiwn 8, (C2a) o ran bod Cytundebau Lefel Gwasanaeth yn ddynodiadau anstatudol na ddylai gyfyngu ar ddatblygiadau derbyniol (PPW, 5.3.11) megis hwyluso cyfleoedd ar gyfer ynni adnewyddadwy.</p>
<b>Wylfa Newydd</b>	
NMC 141	<u>Polisi PS9 – Wylfa Newydd a Datblygiadau Cysylltiedig</u>
<b>Gwrthwynebiad</b>	<p>Maen Prawf 7 – Ymddengys nad oes sail resymegol/cyfiawnhad y tu ôl i'r trothwy 500 uned. (Gweler y sylw ar NMC 143 &amp; 188).</p> <p>Maen Prawf 10: Mae'r cymal "...y bydd angen ei gymeradwyo gan..." yn rhy gryf ac afresymol, yn enwedig o'i gysylltu â rhoi caniatád cynllunio. Mae'r Cyngor yn ceisio cymeradwyo strategaeth trydydd parti (yr hyrwyddwr) oherwydd bod hyn yn angenrheidiol i gael caniatád cynllunio. Beth sy'n digwydd os nad yw'r Cyngor yn cymeradwyo'r strategaeth hon? A yw'n rhesymol i gysylltu cael caniatád cynllunio gyda strategaeth trydydd parti allanol nad oes gan y Cyngor unrhyw reolaeth drosto?</p>
NMC 143	<u>Polisi PS 9A – Llety Gweithwyr Dros Dro ar Raddfa Fawr ar ffurf Campws i Adeiladwyr Wylfa Newydd</u>
<b>Gwrthwynebiad</b>	<p>Mae'r trothwy polisi sy'n cael ei gynnig gan Horizon a'i gynnwys gan y Cyngor fel rhan o'r NMCau yn wahanol i ymateb y Cyngor i S7/PG15, ble yr ystyriwyd nad oedd gan y safle i 500 gwely "unrhyw sail cynllunio gydag ychydig o dystiolaeth i ddangos bod y trothwy hwn yn adlewyrchu pwynt o newid" (paragraff 2.4). Mae'n rhaid cael tystiolaeth gadarn i gefnogi polisiâu'r cynllun a byddai Llywodraeth Cymru yn croesawu eglurhad o'r dystiolaeth sy'n sail i'r gwahaniaeth rhwng Llety Gweithwyr Dros Dro mawr a bach.</p> <p>Maen Prawf 1 – Mae'r polisi yn cyfeirio at yr hierarchiaeth setliadau sy'n briodol, ond nid yw'n glir a oes gan bob haen statws cyfartal? Rwy'n cymeryd nad bwriad y Clystyrau yw rhoi llety i cymaint o bobl â phosib? Pa</p>

Department for Natural Resources  
Adran Adnoddau Naturiol



Llywodraeth Cymru  
Welsh Government

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

Our ref:  
Your ref:

20<sup>th</sup> February 2017

Dear Nia,

**Gwynedd and Ynys Mon's Joint Local Development Plan (JLDP) – Consultation on the Schedule of Matters Arising Changes (MACs)**

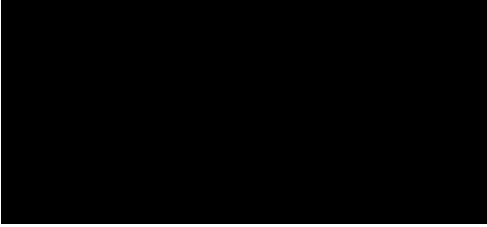
Thank you for your correspondence in relation to the consultation on the proposed MACs. We recognise your Authority's commitment to achieving a sound LDP and the amount of work undertaken by the forward planning team in reaching this stage.

The proposed MACs in respect of the level, justification and clarity of housing provision are welcome. It is now clear what components underpin the housing provision and how they relate to the settlement hierarchy. This work has been translated into a housing trajectory and land supply tables that are now embedded within the plan. The MACs in respect of affordable housing need and tenure, and a revised three way target based on updated viability work is supported. The revised definitions in respect of market, local market and affordable housing provide the necessary clarity in the policy framework. In addition, the Welsh Government supports the MACs in respect of Gypsy and Travellers and has no outstanding objections in this respect. It is considered that **the proposed MACs have in broad terms addressed the majority of our concerns in respect of strategy, housing, affordable housing and Gypsy and Traveller provision.**

The matter of whether a plan is considered 'sound' will be for the appointed Planning Inspector(s) to determine. Whilst we consider that the Council has addressed the majority of the concerns set out in our representations and subsequent hearing statements, we **consider there are some important matters that remain unresolved which are set out in the supporting Annex.**



Yours sincerely,



<b>Welsh Language</b>	
NMC 56	<u>Policy PS1: Welsh Language and Culture</u>
<b>Objection</b>	<p>Criterion 3a - The proposed changes to this criterion are 'clunky' and confusing. A suggested alternative phrase to provide clarity is, "permit development that would not cause significant harm to the character and language balance of a community and ensure suitable mitigation measures, or contributions, are provided to minimise adverse impacts."</p> <p>Criterion 6 - The criterion referring to Welsh Names appears to go beyond the scope of the planning system and should be deleted. However, reference could be made to the Council's policy of achieving this goal through other strategies in the supporting text.</p>
<b>Renewable Energy</b>	
NMC 101	<u>Policy ADN1: On-Shore Wind Energy</u>
<b>Objection</b>	SLAs are still referred to in Policy ADN 1. This should be deleted from the policy, for the rationale as set out in our statement for Session 8, (Q2a) in that SLAs are non-statutory designations which should not unduly restrict acceptable development (PPW, 5.3.11) such as facilitating renewable energy opportunities.
<b>Wylfa Newydd</b>	
NMC 141	<u>Policy PS9 – Wylfa Newydd and Related Development</u>
<b>Objection</b>	<p>Criterion 7 - There appears to be no rationale/justification for the 500 unit threshold. (See comment on NMC 143 &amp; 188).</p> <p>Criterion 10: The phrase "...will be required to be approved by..." is too strong and unreasonable, particularly linking it to the gaining of a planning permission. The Council are in effect looking to approve a third party strategy (that of the promoter) on the premise that is necessary to achieve a planning permission. What happens if the Council do not approve the strategy? Is it reasonable to link the gaining of a planning permission to an external third party strategy over which the Council has no control?</p>
NMC 143	<u>Policy PS 9A – Wylfa Newydd Large Scale Campus Style Temporary Accommodation for Construction Workers</u>
<b>Objection</b>	<p>The policy threshold proposed by Horizon and included by the Council as part of their MACs is at odds with the Council's response to S7/PG15, in which the 500 bed space level is considered to have "no planning basis with little evidence to demonstrate this threshold reflects a tipping point" (paragraph 2.4). It is essential that plan policies are supported by robust evidence and the Welsh Government would welcome clarification on evidence that underpins the differential between large and small TCWA.</p> <p>Criterion 1 - The policy refers to the settlement hierarchy which is appropriate, but it is not clear if all tiers have equal status? Presumably it is not the intention for Clusters to accommodate the largest proportion? How close is "...in close proximity.."? </p> <p>Criterion 2 - This criterion does not have to relate to proximity to the main highway network, why?</p>



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Rhif Cyn./Rep No.:

SNMC029

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 lungopïo'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> <i>Your details or your client's details</i>	<b>Manylion yr Asiant (os yn berthnasol)</b> <i>Agent's details (If relevant)</i>
<b>Enw</b> <i>Name</i>		
<b>Sefydliad (os yn berthnasol)</b> <i>Organisation (If relevant)</i>		
<b>Cyfeiriad</b> <i>Address</i>		
<b>Côd Post</b> <i>Postcode</i>		
<b>Ffôn</b> <i>Tel:</i>		
<b>E-bost</b> <i>Email:</i>		
<b>Llofnodwyd</b> <i>Signed</i>		
<b>Dyddiad</b> <i>Date</i>		

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

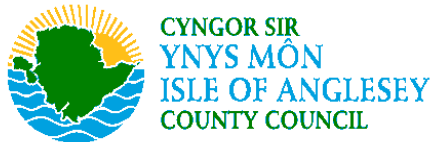
*Please set out your comments in Part 2 of this form. Use additional sheets of paper where necessary, clearly numbering each consecutive sheet.*

**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.



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 NEWIDIADAU MATERION SY’N CODI /  
Anglesey and Gwynedd Joint Local Development Plan 2011-2026  
MATTERS ARISING CHANGES COMMENTS FORM  
26/1/17.**

**RHAN 2: Eich Sylwadau a Newidiadau a Awgrymir  
PART 2: Your Comments and Suggested Changes**

**Eich enw/Sefydliad:**   
**Your name/Organisation:**

**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="56"/>	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/ <i>Sound</i>	<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.

Please refer to attached Cover Letter for full details.

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).***

Please refer to attached Cover Letter for full details.



**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.**

Attendance at Hearing required to fully present representations.

**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**

<b>Nodiadau cyfarwyddyd</b>	<b>Guidance notes</b>
<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>



Our Ref: A097584  
Date: 1<sup>st</sup> March 2017

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## **GWYNEDD & ANGLESEY JOINT LOCAL DEVELOPMENT PLAN EXAMINATION MATTERS ARISING CHANGES (JANUARY, 2017)**

### **REPRESENTATIONS SUBMITTED ON BEHALF OF MORBAINE LIMITED**

Dear Sir,

In relation to the Gwynedd and Anglesey Joint Local Development Plan (JLDP), please find outlined below representations submitted on behalf of Morbaine Limited dealing with 'Matters Arising Changes' published in January 2017.

The representations refer to the JLDP's consideration of Welsh Language impact, both with regard to the amended policy and policy text included within the Matters Arising Changes Schedule relating to Policy PS1 of the JLDP (NMC 55 & 56), and with regard to the Welsh Language Impact Assessment of the JLDP itself.

### **NMC 55 & NMC 56**

NMC 55 and NMC 56 aim to provide further clarification as to when a Welsh Language Statement / Impact Assessment is required. However, it is considered that the changes proposed to Policy PS1 and supporting policy text do not provide sufficient clarification on this matter.

It is considered that there is conflict between the proposed amended wording of Paragraph 7.1.3 (as set out within NMC 55) and Policy PS1 itself. The amended wording of Paragraph 7.1.3 implies that an assessment "will be required" at planning application stage – however, Policy PS1 (as amended by NMC 56) does not make clear the exact level of development that will trigger the requirement for either a Welsh Language Statement and / or Impact Assessment.

The proposed amended wording of Criteria 1 (c) of Policy PS1 (as set out within NMC 56) remains unclear – the current phrasing of Criteria 1 (c) is protracted and confusing, and it is not considered that Criteria 1 (c) provides certainty for potential Applicants as to circumstances when a Welsh Language Statement will be required on residential development.

In addition, it is considered that Criteria 2 of Policy PS1 as amended by NMC 56 is also unclear. Criteria 2 is amended by NMC 56 to include reference to a Welsh Language Impact Assessment being required on "an unexpected" windfall site. However, by their nature, windfall sites are largely unexpected, and therefore further definition is required in this regard. Also in regard to Criteria 2, the amended policy wording refers to a requirement for a Welsh Language Impact Assessment for "a large scale housing development". However, there is no definition of "large scale housing" included within Policy PS1, or within the plan at any other point. It is unclear as to whether "large scale housing" should be read as 'Major Development' as defined within Article 2 of the Town and Country Planning (Development Management



Procedure) (Wales) Order 2012 (i.e. comprising 10 or more units), or whether the joint Authorities are working to their own definition. It is essential that Policy PS1 is further amended to include clarity as to what the trigger of "large scale housing" specifically entails.

Criteria 2 of Policy PS1 does not refer to development boundaries, unlike Criteria 1 (c) of the same policy which does. This is incoherent, and as currently drafted within the Matters Arising Changes Schedule, no Welsh Language Statement or Welsh Language Impact Assessment is required for a non-large scale housing proposal outside settlement limits. As currently drafted, Policy PS1 governs that a scheme of 5 units located outside settlement limits will require no statement / assessment, whilst a scheme of 5 units inside settlement limits will require a statement. Policy PS1 is therefore considered to be inconsistent as currently drafted.

Furthermore, it is not clear as to whether the Welsh Language Impact Assessment of the JLDP takes account of the above. A total of 1,397 units are scheduled to come forward on small windfall sites of 5 or less units over the plan period. If all of these units come forward outside of the settlement limits, no Welsh Language Statement or Impact Assessment would be required which could result in a significant impact on the Welsh language which was not anticipated in the Welsh Language Impact Assessment of the JLDP. As such, in light of the above, it is considered necessary to re-examine the Welsh Language Impact Assessment of the JLDP.

## **Conclusion**

In conclusion, it is considered that the plan fails to meet the following tests of soundness:

- Test 2: The plan is not appropriate – specifically, the plan is not 'coherent' and is not 'clear'.

In light of the above, it is considered that the plan is unsound. Further additional work is required in order to provide clarity as to when a Welsh Language Statement and / or Welsh Language Impact Assessment is required. Policy PS1 needs to be amended in its entirety to overcome its incoherence. In addition, it is considered that the Welsh Language Impact Assessment of the JLDP needs to be reassessed and re-consultation undertaken before the LDP can be examined further.

We trust that due consideration will be given to the comments submitted on behalf of Morbaine Limited in relation to the JLDP Matters Arising Changes. In addition to this letter, as required, a completed Representations Form is enclosed.

Should you require further information, please do not hesitate to contact me.

Yours sincerely,



**Catherine Blyth**  
**Principal Planner**  
For and on behalf of WYG

Encl.

**Ymgynghoriad ar Newidiadau sy'n Codi i Gynllun Datblygu Lleol : Cynllun Datblygu Lleol ar y Cyd Gwynedd a Môn**

**Sylwadau gan Bwyllgor Ymgyrch Tai a Chynllunio Gwynedd a Môn (Cylch yr Iaith, Cymdeithas yr Iaith Gymraeg, Dyfodol i'r Iaith, Canolfan Hanes Uwchgwyrfai)**

Cyfeiriwn at y ddogfen Arfarniad Cynladwyedd : Adroddiad Adendwm. Sylwn fod y cymal canlynol wedi ei ddileu:

*(G)Wrthod cynigion fyddai, oherwydd ei faint, raddfa neu leoliad yn achosi niwed sylweddol i gymeriad a chydbwysedd iaith cymuned. (PS1: Yr Iaith Gymraeg a'r Diwylliant Cymreig, t. 33).*

Dyma'r dystiolaeth yr ydym yn ei chyflwyno dros adfer y cymal uchod:

Daeth darpariaethau iaith Deddf Cynllunio (Cymru) 2015 i rym ar 4 Ionawr 2016 ac maent yn nodi fel a ganlyn:

**31 Y Gymraeg**

(1) Mae adran 70 o DCGTH 1990 (yn penderfynu ar geisiadau: ystyriaethau cyffredinol) wedi ei diwygio fel a ganlyn.

(2) Yn is-adran (2), ar ôl paragraff (a) mewnosoder –  
“(aa) any considerations relating to the use of the Welsh language, so far as material to the application;”.

(3) Ar ôl is-adran (2) mewnosoder –  
“(2ZA) Subsection (2)(aa) applies only in relation to Wales.”

(4) Nid yw'r diwygiadau a wneir gan yr adran hon yn addasu –

(a) pa un ai a yw sylw i'w roi i unrhyw ystyriaeth benodol o dan is-adran (2) o adran 70 o DCGTH 1990, neu

(b) y pwysau sydd i'w roi i unrhyw ystyriaeth y rhoddir sylw iddi o dan yr is-adran honno.

O ganlyniad i'r darpariaethau iaith uchod yn Neddf Cynllunio (Cymru) 2015, mae'r rhan berthnasol o Ddeddf Cynllunio Gwlad a Thref 1990 bellach yn darllen fel a ganlyn:

70 Determination of applications: general considerations.

(1) Where an application is made to a local planning authority for planning permission –

**F1(a)** subject to sections 91 and 92, they may grant planning permission, either unconditionally or subject to such conditions as they think fit; (aa) any considerations relating to the use of the Welsh language, so far as material to the application, or

**F1(b)** they may refuse planning permission.

(2) in dealing with such an application the authority shall have regard to the provisions of the development plan, as far as material to the application, and to any other material considerations.

(Subsection (2)(aa) applies only in relation to Wales.

Mae'r ddeddfwriaeth yn dangos bod y cymal y bwriedir ei ddileu o Bolisi Strategol 1 y Cynllun yn gyfreithiol ddilys.

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Hefyd, hoffem dynnu eich sylw at y cymal canlynol yn y ddogfen dan sylw:

*3a (G)Wrthod cynigion a fyddai yn achosi niwed sylweddol i gymeriad a chydbwysedd iaith cymuned nad ellir ei osgoi neu ei liniaru yn foddhaol trwy ddefnyddio mecanwaith priodol i sicrhau mesurau lliniaru addas neu y gwneir cyfraniad i leihau'r effeithiau hynny. (t. 34)*

Gofynnwn i chi ailystyried y cyfeiriad at fesurau lliniaru yn y cymal hwn, a chyflwynwn y dystiolaeth ganlynol i'ch sylw:

Mae'r rhan o'r cymal sy'n cyfeirio at fesurau lliniaru yn annerbyniol. Fel ag y mae, y mae'n datgan y byddai effaith negyddol ar y Gymraeg **yn dderbyniol** os yw'r mesurau lliniaru yn 'foddhaol' neu 'y gwneir cyfraniad i leihau'r effeithiau'. Beth yw ystyron a dull mesur 'boddhaol' a 'lleihau' yma? Mae cyfeirio at fesurau lliniaru '(b)oddhaol' ac am '(g)yfraniad i leihau'r effeithiau' yn agor y drws led y pen ac yn gwneud y Gymraeg yn agored i'w niweidio. Nid 'adfer', 'cywiro', 'dadwneud', 'unioni', 'cyfannu' na 'gwneud iawn' yw ystyr 'lliniaru', ond '**lleihau** effaith'. Felly, mae cyfeirio at fesurau lliniaru yn rhagweld a chydabod y byddai niwed yn cael ei achosi, ac nad dadwneud y niwed ac adfer y sefyllfa yw eu bwriad ond ceisio lleihau niwed anochel.

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