

Cynllun Datblygu Lleol Diwygiedig Sir Gaerfyrddin 2018 - 2033
Carmarthenshire Revised Local Development Plan 2018 - 2033

Ffurflen Sylwadau 2il Cynllun Datblygu Lleol Diwygiedig Adneuo
2nd Deposit Revised LDP Representation Form

Hoffem gael eich barn am yr 2il Cynllun Datblygu Lleol Diwygiedig Adneuo (Cynllun Datblygu Lleol) ac ar ddogfennau sy'n cefnogi'r Cynllun Datblygu Lleol.

Dylid defnyddio'r ffurflen hon ar gyfer pob sylw (h.y. sylwadau neu wrthwynebiadau) Mae fersiynau nodiadau cyfarwyddyd ar gael o www.sirgar.llyw.cymru. Os ydych yn cyflwyno copi papur, atodwch dudalennau ychwanegol lle bod angen.

*Bydd angen i unrhyw sylwadau a wnaed i'r CDLI Adneuo 1af gael eu hailgyflwyno fel rhan o'r ymgynghoriad ar yr 2il Adnau CDLI. Dim ond sylwadau a wnaed yn briodol i'r 2il CDLI Diwygiedig Adneuo fydd yn cael eu cyflwyno yn yr Arholiad. Ni fydd sylwadau a wnaed i'r CDLI Adneuo 1af bellach yn cael eu hystyried ac **ni fydd** yn rhan o'r Arholiad.*

Mae gan y ffurflen hon ddwy ran: Rhan A (Manylion personol) a Rhan B (eich sylw). Sylwer y bydd Rhan B ar gael i'r cyhoedd a chaiff ei hanfon at Yr Arolygiaeth Gynllunio.

Mae'n rhaid derbyn eich sylwadau erbyn 4:30pm ar y 14 o Ebrill 2023.

Dychwelwch ffurflenni at:

Rheolwr Blaen-gynllunio, Lle a Chynaliadwyedd, Adran Lle a Seilwaith, 3 Heol Spilman, Caerfyrddin, SA31 1LE

We would like your views on the Revised Carmarthenshire Local Development Plan (LDP) 2nd Deposit, and also on documents which support the LDP.

This form should be used for all representations (i.e. comments or objections). Electronic versions and guidance notes are available at www.carmarthenshire.gov.wales. If you are submitting a paper copy, attach additional sheets as necessary.

Any representations made to the 1st Deposit LDP will need to be resubmitted as part of the consultation on the 2nd Deposit LDP. Only duly made representations to the 2nd Deposit Revised LDP will be submitted for examination. Representations made to the 1st Deposit LDP will no longer be considered and will **not** form part of the Examination.

This form has two parts: Part A (Personal details) and Part B (Your representation). Please note that Part B will be made publicly available and will be forwarded to the Planning Inspectorate.

Your representations must be received by 4:30pm on the 14th April 2023.

Please return forms to:

Forward Planning Manager, Place and Sustainability, Department of Sustainability and Infrastructure, 3 Spilman Street, Carmarthen, SA31 1LE.

RHAN A: Manylion cysylltu**PART A: Contact details****Eich manylion/manylion eich cleient**
Your details / your client's details**Manylion yr asiant (os ydynt yn berthnasol)**
Agent's details (if relevant)*Enw*
Name

Aled & Sarah Jones

N/A

Teitl swydd (lle y bo'n berthnasol)
Job title (where relevant)

Retired Architectural Assistant

Sefydliad (lle y bo'n berthnasol)
Organisation (where relevant)

N/A

Cyfeiriad
Address[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]*Rhif ffôn*
Telephone no

[REDACTED]

E-bost
Email address

[REDACTED]

Llofnodwyd
Signed

[REDACTED] [REDACTED]

Dyddiad
Date

06/04/2023

RHAN B: Eich sylw**PART B: Your representation***Eich enw / sefydliad*
Your name / organisation

Aled & Sarah Jones

1. Ar ba ran/rannau o'r Cynllun (neu ddogfennau ategol) rydych yn rhoi sylwadau?**1. Which part(s) of the Plan (or supporting documents) are you commenting on?**

<p><i>Rhif(au) polisi Cynllun Datblygu Lleol neu ddyraniad safle</i></p> <p>LDP policy or site allocation number(s)</p>	<p>X Cluster 1 Carmarthen Town</p>
<p><i>Rhif(au) paragraff y Cynllun Datblygu Lleol neu adran</i></p> <p>LDP paragraph or section number(s)</p>	<p>X Cluster 1 Carmarthen Town</p>
<p><i>Cyfeiriad(au) Map Cynigion y Cynllun Datblygu Lleol</i></p> <p>LDP Proposals Map reference(s)</p>	<p>X Cluster 1 Carmarthen Town</p>
<p><i>Os yw eich sylw yn perthyn i ddogfen ategol (e.e. y Gwerthusiad o Gynaliadwyedd), rhowch yr enw(au) a'r cyfeiriad(au) i mewn yma.</i></p> <p>If your representation relates to a supporting document' including the:</p> <p>Sustainability Appraisal), and/or</p> <p>Habitat Regulations Assessment</p> <p>insert the name of the document and section reference(s) and/or paragraph number here.</p>	<p>X LDP Map & Population and Household Projections</p>
<p>2. Cyn i chi esbonio eich sylwadau'n fanwl, byddai'n dda gwybod p'un a gredwch fod y Cynllun yn gadarn ai peidio, ac a yw'n bodloni'r gofynion gweithdrefnol.</p> <p><i>I gael rhagor o wybodaeth am gadernid a gofynion gweithdrefnol, gweler y nodiadau cyfarwyddyd.</i></p> <p>2. Before you set out your comments in detail, it would be helpful to know whether you think the Plan is sound and meets the procedural requirements.</p> <p><i>For more information on soundness and procedural requirements, see the guidance notes.</i></p>	
<p><i>Rwyf o'r farn bod y CDLI yn gadarn ac yn bodloni gofynion gweithdrefnol.</i></p> <p>I think the LDP is sound and meets procedural requirements.</p>	
<p><i>Rwyf o'r farn nad yw'r CDLI yn gadarn ac y dylid ei newid.</i></p> <p>I think the LDP is unsound and should be changed.</p>	<p>X</p>
<p><i>Rwy'n credu na chafodd y gofynion gweithdrefnol eu bodloni.</i></p> <p>I think that the procedural requirements have not been met.</p>	
<p>3. A hoffech i'r Cynllun gynnwys polisi, dyraniad safle neu paragraff newydd?</p>	

Ticiwch bob un sy'n berthnasol.

3. Would you like the LDP to include a new policy, site allocation or paragraph?

Tick all that apply.

Dyraniad safle newydd

New site allocation

X

Polisi newydd

New policy

Paragraff neu destun ategol newydd

New paragraph or supporting text

4. Os ydych am ychwanegu dyraniad safle newydd, a wnaethoch gyflwyno'r safle yn flaenorol fel safle cais? Os felly, a fydddech crystal â rhoi enw a chyfeiriad y safle cais (os yw'n hysbys).

4. If you want to add a new site allocation, have you previously submitted the site as a Candidate Site? If so, please give the Candidate Site name and reference (if known).

Enw'r safle

Site name

Land off Trevaughan Road

Cyfeiriad y cais

Site reference

Candidate Site SR/021/021

Passed all Candidates Sites Assessment Stages (Stages 1, 2a, 2b and 3), however it was not put forward due to the reason "there is sufficient and more suitable land available"

Os ydych am awgrymu safle newydd, dylech atodi cynllun o'r safle yn nodi ffiniau'r safle rydych am eu cynnwys yn y Cynllun a rhoi manylion am ei ddefnydd arfaethedig. Dylech ystyried a oes angen i'r ffurflen sylwadau hon gael ei hategu gan arfarniad o gynaliadwyedd. Lle bo gan newidiadau arfaethedig i Gynllun Datblygu effeithiau cynaliadwyedd sylweddol, bydd angen i chi ddarparu'r wybodaeth berthnasol ar gyfer arfarnu cynaliadwyedd. Mae'n rhaid i'r wybodaeth hon fod yn gyson â chwmpas a lefel manylder yr arfarniad o gynaliadwyedd a gynhaliwyd gan yr Awdurdod. Dylai hefyd gyfeirio at yr un wybodaeth waelodlin wrth amlygu effeithiau sylweddol tebygol y polisi arfaethedig neu safle newydd.

If you want to suggest a new site, please attach a site plan identifying the boundaries of the site you wish to be included in the Plan and provide details of its proposed use. You should consider whether it is necessary for this comments form to be accompanied by a sustainability appraisal. Where proposed changes to a development plan have significant sustainability effects, you will need to provide the relevant sustainability appraisal information. This information must be consistent with the scope and level of detail of the sustainability appraisal

conducted by the Authority. It should also refer to the same baseline information in identifying the likely significant effects of the revised policy or new site.

5. Rhestrwch eich sylwadau isod.

Dylech gynnwys yr holl wybodaeth, tystiolaeth a gwybodaeth ategol sydd eu hangen i gefnogi/cyfiawnhau eich sylw. Nodwch pa brawf/proffion cadernid mae'r Cynllun Datblygu Lleol yn eu bodloni neu nad yw'n eu bodloni a pham (gweler y nodiadau cyfarwyddyd i gael rhagor o wybodaeth). Bydd hyn yn helpu'r Awdurdod a'r Arolygydd i ddeall y materion y byddwch yn eu codi. Dim ond os bydd yr Arolygydd yn eich gwahodd i fynd i'r afael â materion y bydd yn eu codi y byddwch yn gallu cyflwyno rhagor o wybodaeth i'r archwiliad. Sylwer na fydd yr Arolygydd wedi gallu gweld unrhyw sylwadau y gallech fod wedi'u gwneud mewn ymateb i ymgynghoriadau blaenorol.

5. Please set out your comments below.

Include all the information, evidence and supporting information necessary to support / justify your representation. Please indicate which soundness test(s) the LDP meets or does not meet, and why (see guidance notes for more information). 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 or she may raise. Please note that the Inspector will not have access to comments you may have made in response to previous consultations.

With the Carmarthen Town (Cluster 1) being only area than affects myself I have only focused this representation on that locality in relation to the 2nd Deposit LDP. I'm in support of the 2nd deposit LDP proposals, however I do have concerns (certain 'Sound of Testiness' not being met – ie will the plan deliver) that there are not enough smaller sites to compliment the larger development, for the reasons giving below.

1. Relies heavily on the larger sites to meet a significant proportion of its housing supply requirements.

The 2nd deposit LDP relies heavily on the larger sites to meet a significant proportion of its housing supply requirement during the LDP period. There is a strong case that more smaller sites should be allocated to minimise the risk for the Local Authority, thus ensuring that supply is maintained throughout the plan period, in-case these larger sites, in particular the Carmarthen West and Pibwrlwyd projects do not deliver, due to the scale and complex nature that these large developments entail.

If we take Carmarthen Town for example the following have been allocated for housing:- Carmarthen West 700 homes; Pibwrlwyd 245 Homes; Remaining 336 homes. As can be seen the 2 larger developments account for 74% of Carmarthen Town's housing allocation. As can be seen in Appendix 7 - Housing Trajectories (Allocations) of the LDP, there is some planning requirements for both the larger sites in Carmarthen - West Carmarthen & Pibwrlwyd. It should be noted that their build projection state that they do not come onto site until towards the end of the LDP period. With this being the case there is little margin for any delay caused by any planning issue, build rate,

or from an economical or financial perspective. Should the Local Authority allocate more smaller sites then this would reduce this risk for the authority and provide some contingency, ensuring that supply is maintained throughout the plan period.

A report 'Start to Finish - How Quickly do Large Scale Housing Sites Deliver' (Nov 2016) by Nathaniel Lichfield & Partner states " ***allocating more sites rather than less, with a good mix of types and sizes, and then being realistic about how fast they will deliver so that supply is maintained throughout the plan period***". "There is a growing recognition that large-scale housing development can and should play a large role in meeting housing need. ***However, what looks good on paper needs to deliver in practice. Plans putting forward large sites to meet need must have a justification for the assumptions they make about how quickly sites can start providing new homes, and be reasonable about the rate of development. That way, a local authority can decide how far it needs to complement its large-scale release with other sites – large or small – elsewhere in its district.***"

To provide some context I have also extracted some further quotes from this report which can be found towards the end of this representation.

2. Effects on the Economy having on the release of housing.

The probable recession, slow growth rate, high cost that seems inevitable after the Covid 19 pandemic and Ukraine conflict, will have a significant effect on developers being able to release housing to meet what supply is required within the LDP period. Not every planning permission granted will translate into the development of homes. This could mean an entire site does not come forward, or delivery on a site can be slower than originally envisaged. It is thus not realistic to assume 100% of planning permission granted in any given location will deliver homes. Planning permissions can lapse for a number of reasons ie:- landowner cannot get the price for the site that they want; a developer cannot secure finance or meet the terms of an option; the development approved is not considered to be financially worthwhile etc. There is a strong case that more smaller sites should be allocated, to minimise the risk for the Local Authority, thus ensuring that supply is maintained throughout the plan period. More smaller sites will also benefit the local economy with smaller contractors / developers being brought on, which will in turn benefit the local supply chain and the environment.

3. Have current living trends been taken into account?

It is unclear whether the population and household numbers that have been projected in the LDP have taken into account current living trends ie - young adults still having to live with parents due to costs and increased percent of older people living alone due to maybe divorce etc. These current living trends will require further housing allocations being required to try to tackle and overcome this new issue. The following statistics / statements were published an article written in the Independent 8th November 2017, which refers to Data released by Office for National Statistics (ONS): -

'Data released by the ONS shows that the percentage of young adults living with their parents in the UK has risen from just over a fifth (21 per cent) in 1996 to 26 per cent in 2017, rising from 2.7 million to 3.4 million in the past two decades.'

'Concerns over house prices for young adults were raised in research published by Homeless Charity Shelter in 2014. The study predicted that the proportion of young

adults still living with their parents would pass 50 per cent within a generation unless radical action was taken to tackle Britain's housing shortage.

"The ONS data shows that the number of people aged 45 to 64 who lived alone increased by 53 per cent between 1996 and 2017 – a statistically significant increase. This is partly due to the increasing population age 45 to 64 years in the UK over this period, but the increase could also be due to a rise in the proportion of the population aged 45 to 64 who are divorced or single and never married."

'Those aged 65 to 74 years living alone also saw a statistically significant increase of 15 per cent over the two decades. The number living alone aged 75 and over also increased over the two decades to 2017, by a larger percentage of 24 per cent.'

On merit alone and case for more allocation of smaller sites – Candidate Site SR/021/021 (Land off Trevaughan Road) to be included within LDP 2018 - 2033

I am writing this representation response, admittedly and primarily due to the reason that the Candidate Site that I submitted, wasn't chosen to be included in the new LDP 2018 -2033. I believe that it there is merit in its own right to include this site going forward, so that it forms part of the residential allocation within Carmarthenshire LDP 2018 -2033. I would kindly encourage the Planning Inspector to read the Candidate Site Submission which was submitted and visit this site in relation to the other sites that have been allocated in the LDP. To add further reasons, should it be deemed that additional sites are required due to some of the points that I have mentioned in this representation, I would be grateful if this site could be considered. The site -SR/021/021 (Land off Trevaughan Road) passed all the of the Candidates Sites Assessment Stages (Stages 1, 2a, 2b and 3), however it was not put forward due to the reason "there is sufficient and more suitable land available". In the Carmarthen Town area, there were only 2 sites, mine being one of them that passed all the Candidate Site Assessments but didn't get through to be allocated.

The candidate site submission document for my site (SR/021/021) was very comprehensive and proves that a development could be delivered on the site. The candidate site submission demonstrates that the site is viable and is deliverable for residential purpose. It addresses all the issues of deliverability such as ecology, highways, drainage, utilities, flooding etc. The candidate site is solely owned (freehold) by ourselves, with there being no impediment to bring forward this parcel of land for residential development, and for it to be completed within the LDP period 2018 – 2033.

The 'Site Allocation Assessment – Reasonable Alternatives' Report by Carmarthenshire County Council contained in the 2nd Deposit LDP submission marked my site down on 3 aspects, namely:- (1)no re-use of previously developed land/buildings, (2) within a mineral buffer zone and (3) on quality agricultural land.

However we would argue the following in relation to those points in that assessment namely:-

- (1) No reuse of previously land/building - Part of the application site (towards the north) sits of the land that has previously been developed. Not only does the site house an existing shed, but also there are remains of stone walls where once stood a house as evidence of its existence. The presence of a building can also be confirmed on historical maps which a copy is shown in the Candidate Site Submission. The possible re-use/ conversion of the shed / buildings was suggested as part of the Candidate Site Submission. The existing shed was built in the early 1990's and is constructed out of metal corrugated sheeting which

is supported by a steel portal frame. This building has now deteriorated and could be considered an eyesore from an aesthetics perspective. This existing shed could be converted, providing a high quality contemporary architectural approach, using a palette of quality natural materials. The existing shed could be converted into a Community Hall which would enhance the local community or into a small enterprise which would contribute to the authority's employment objectives.

(2) Within a mineral buffer zone - The site currently lies in a Sand and Gravel Minerals Safeguarding Zone. However as stated in my Candidate Site Submission if reserves were proved to be viable any future extraction would need to be at least 250 metres from existing housing. As such the triangular nature of the site, bounded by existing housing (Derwen Fechan Housing Development) on one side and with emergency services, fire station etc on the other, this would restrict works. Therefore the current designation within the LDP should not present a major constraint given that the site represents a logical extension to the settlement pattern

(3) On quality Agricultural ground - As part of the Candidate Site Submission we submitted a Preliminary Ecology Report carried out by Bay Ecology in May 2018. The findings were as follows :

- The site was comprised of a limited range of habitat types predominantly comprised of an improved grassland pastoral field bordered by species poor hedgerows and a short treeline.
- In terms of the ecological importance of the site the large improved grassland pastoral field was of low intrinsic ecological value and represented the most suitable area of the site to support the development.

With the site being of low ecological value, it is considered that the site is deliverable for residential development and should not present a major constraint, given that the site represents a logical extension to the settlement pattern.

The candidate site is right on the outskirts of the current development plan, and the site represents a logical extension to the settlement pattern, in a sustainable location, adjacent to a key settlement in a marketable location. With the recent the Charles Church development north of College Road, and the development of Derwen Fechan directly opposite, the candidate site represents a logical extension to the settlement pattern.

The recent housing development of Derwen Fechan directly opposite and the presence of the existing Fire station to the south, would establish that the site is not isolated and is within the built form. The site is relatively flat and has good containment with established boundaries with its hedgerow and tree line surrounding the site. The scale and density of the proposed development shown within the drawings that accompanied the Candidate Site Submission document, reflects that of existing residential development in the area and is considered to be appropriate, while addressing the opportunities and constraints of the site.

From a highway and access perspective the land is situated directly off Trevaughan Road so there is no third party approval required to provide access into the site. It has been demonstrated that a new road access can be provided into the site allowing for good visibility at the junction. There are good established links via nearby bus stops, public footpaths and pavement provision to the Carmarthen Town and the wider areas of the community. In terms of highways and accessibility it is considered that the site is deliverable for residential development

Existing utilities are present along Trevaughan Road which runs parallel to the sites eastern boundary, again with no third party approval required (over any other land) to bring these infrastructure to access into the site.

The candidate site that I put forward is located in close proximity to numerous primary schools but is also within the 3 mile walking distance of both the English and Welsh Secondary schools. The site is in walking distance to town with it being only 700 metres away from its centre.

The site offers an opportunity to develop a high quality sustainable neighbourhood, provide a positive impact upon the Welsh language or any local communities and thus providing a positive new settlement edge to Carmarthen Town. It is considered that the site can provide a range of both open market and affordable homes along with high quality open space supporting the wider Green Infrastructure strategy of Carmarthenshire County Council, creating a highly desirable and attractive place to live.

In light of the above and to serve future local needs, myself (the land owner and applicant), kindly requests that the Land off Trevaughan Road, Carmarthen (Candidate Site - SR/021/021) be designated for Housing Land Allocation, within Carmarthenshire Local Development Plan (2018 - 2033).

Reference Quotes to provide context to this Representation

A recent research report has been written which looked at evidence on speed and rate of delivery of large scale housing based on a large number of sites across England and Wales (outside London). The report is 'Start to Finish - How Quickly do Large Scale Housing Sites Deliver' (Nov 2016) by Nathaniel Lichfield & Partners (Planning Consultancy of the Year 2011 - 2014). Below are a few extracts of the main findings (in italics) from that report, which provide some context to this representation:-

*"Planned housing trajectories should be realistic, accounting and responding to lapse rates, lead-in times and sensible build rates. **This is likely to mean allocating more sites rather than less, with a good mix of types and sizes, and then being realistic about how fast they will deliver so that supply is maintained throughout the plan period.** Because no one site is the same – and with significant variations from the average in terms of lead-in time and build rates – a sensible approach to evidence and justification is required."*

*"Spatial strategies should reflect that building homes is a complex and risky business. Stronger local markets have higher annual delivery rates, **and where there are variations within districts, this should be factored into spatial strategy choices.** Further, although large sites can deliver more homes per year over a longer time period, they also have longer lead-in times."*

*"Large-scale sites can be an attractive proposition for plan-makers. **With just one allocation of several thousand homes, a district can – at least on paper – meet a significant proportion of its housing requirement over a sustained period.**"*

*"But large-scale sites are not a silver bullet. **Their scale, complexity and (in some cases) up-front infrastructure costs means they are not always easy to kick start. And once up and running, there is a need to be realistic about how quickly they can deliver new***

homes. Past decades have seen too many large-scale developments failing to deliver as quickly as expected, and gaps in housing land supply have opened up as a result."

"This research provides insights to this topic – which has become a perennial discussion at Local Plan examinations and Section 78 appeals in recent years – by focusing on two key questions:

- **what are realistic lead-in times for large-scale housing developments?; and**
- **once the scheme starts delivering, what is a realistic annual build rate? "**

"On average, larger sites take longer to complete the planning application and lead-in processes than do smaller sites. This is because they inevitably give rise to complex planning issues related to both the principle of development and the detail of implementation."

*"Not every planning permission granted will translate into the development of homes. **This could mean an entire site does not come forward, or delivery on a site can be slower than originally envisaged.** It is thus not realistic to assume 100% of planning permission granted in any given location will deliver homes. Planning permissions can lapse for a number of reasons:"*

- *The landowner cannot get the price for the site that they want;*
- *A developer cannot secure finance or meet the terms of an option;*
- *The development approved is not considered to be financially worthwhile;*
- *Pre-commencement conditions take longer than anticipated to discharge;*
- *There are supply chain constraints hindering a start; or*
- *An alternative permission is sought for the scheme after approval, perhaps when a housebuilder seeks to implement a scheme where the first permission was secured by a land promoter.*

*"If more homes are to be built, more land needs to be released and more planning permissions granted. Confidence in the planning system relies on this being achieved through local plans that must be **sufficiently ambitious** and robust to meet housing needs across their housing market areas. **But where plans are not coming forward as they should, there needs to be a fall-back mechanism that can release land for development when it is required. "***

"Spatial strategies should reflect that building homes is a complex and risky business. Stronger local markets have higher annual delivery rates, and where there are variations within districts, this should be factored into spatial strategy choices. Further, although large sites can deliver more homes per year over a longer time period, they also have longer lead-in times. To secure short-term immediate boosts in supply – as is required in many areas – a good mix of smaller sites will be necessary. "

Ticiwch yma os ydych chi'n cyflwyno deunydd ychwanegol i gefnogi eich sylw.

Tick here if you are submitting additional material to support your representation.

Candidate
Site
Submission
-
SR/021/021

6. Os ydych yn gwrthwynebu'r Cynllun Datblygu Lleol, ydych am siarad mewn sesiwn gwrandawriad yr Archwiliad cyhoeddus?

Ar y cam hwn, gallwch wneud sylwadau'n ysgrifenedig yn unig (gelwir y rhain yn 'sylwadau ysgrifenedig'). Fodd bynnag, gall pawb sydd am newid y Cynllun ymddangos gerbron yr Arolygydd a siarad mewn 'sesiwn gwrandawriad' yn ystod yr Archwiliad cyhoeddus. Ond dylech gofio y bydd yr Arolygydd yn rhoi'r un pwys ar eich sylwadau ysgrifenedig ar y ffurflen hon â'r rheiny a wneir ar lafar mewn sesiwn gwrandawriad. Sylwer hefyd y bydd yr Arolygydd yn pennu'r weithdrefn fwyaf priodol ar gyfer darparu ar gyfer y rhain sydd eisiau rhoi tystiolaeth lafar.

6. If you are objecting to the LDP, do you want to speak at a hearing session of the public examination?

At this stage, you can only make comments in writing (these are called 'written representations'). However, everyone that wants to change the Plan can appear before and speak to the Inspector at a 'hearing session' during the public examination. But 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. Please also note that the Inspector will determine the most appropriate procedure for accommodating those who want to provide oral evidence.

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

X

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

Rwyf am siarad mewn sesiwn gwrandawriad.

I want to speak at a public hearing.

Os ydych chi eisiau cyfranogi mewn gwrandawriad, nodwch isod am beth rydych chi eisiau siarad (e.e. 'Safle Tai ym Mhen y Graig' neu 'Y targed tai cyffredinol').

If you want to participate in a hearing, indicate below what you want to speak about (e.g. 'Housing site at Pen y Graig' or 'The overall housing target').

N/A

7. Os ydych am siarad, byddai'n ddefnyddiol pe gallech nodi ym mha iaith yr hoffech gael eich clywed.

7. If you wish to speak, it would be helpful if you could indicate in which language you would like to be heard.

Rwy'n dymuno cael fy nghlywed yn Gymraeg.

N/A

I wish to be heard in Welsh.

Rwy'n dymuno cael fy nghlywed yn Saesneg.

N/A

I wish to be heard in English.

Nodiadau cyfarwyddyd

Guidance notes

*Caiff Cynllun Datblygu Lleol Sir Gaerfyrddin ei archwilio gan Arolygydd annibynnol a benodir gan Lywodraeth Cymru. Gwaith yr Arolygydd yw ystyried a yw'r Cynllun yn bodloni **gofynion gweithdrefnol** ac a yw'n **gadarn**.*

'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:

- 1. Ydy'r cynllun yn ffitio? (h.y. a yw'n gyson â chynlluniau eraill?)*
- 2. Ydy'r cynllun yn briodol? (h.y. a yw'n briodol ar gyfer yr ardal yng ngoleuni'r dystiolaeth?)*
- 3. A fydd y cynllun yn cyflawni? h.y. a yw'n debygol o fod yn effeithiol?)*

Darperir rhagor o wybodaeth am y profion cadernid a gofynion gweithdrefnol yn Arweiniad Gweithdrefnol ar Archwiliadau Cynllun Datblygu Lleol yr Arolygiaeth Gynllunio.

Os ydych yn gwrthwynebu, dylech ddweud pam rydych yn credu bod y Cynllun yn ansad a sut y dylid newid y Cynllun er mwyn ei wneud yn gadarn.

Lle cynigiwch newid i'r Cynllun, byddai o gymorth esbonio pa brawf/brofion cadernid y credwch y mae'r Cynllun yn eu methu. Os yw eich sylw yn perthyn i'r ffordd gafodd y Cynllun ei baratoi neu'r ffordd yr ymgynghorwyd arno, mae'n debygol y bydd eich sylwadau yn perthyn i 'ofynion gweithdrefnol'.

Fydd methu adnabod prawf ddim yn golygu na chaiff eich sylwadau eu

The Carmarthenshire Revised Local Development Plan (LDP) will be 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.

'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:

1. Does the plan fit? (i.e. is it consistent with other plans?)
2. Is the plan appropriate? (i.e. is it appropriate for the area in the light of the evidence?)
3. Will the plan deliver? (i.e. is it likely to be effective?)

More information on the soundness tests and procedural requirements is provided in the Planning Inspectorate's LDP Examinations Procedural Guidance.

If you are making an objection, you should say why you think the Plan is unsound and how the Plan should be changed to make it sound.

Where you propose a change to the Plan it would be helpful to make clear which test(s) of soundness you believe the Plan fails. If your comment relates to the way in which the Plan has been prepared or consulted on, it is likely that your comments will relate to 'procedural requirements'.

Failing to identify a test will not mean that your comments will not be considered, providing it relates to the

hystyried, cyhyd â'i fod yn perthyn i'r Newidiadau Canolbwyntiedig. Dylech gynnwys eich holl sylwadau ar y ffurflen, gan ddefnyddio dogfennau ychwanegol a thystiolaeth ategol lle bod angen.

Os ydych yn ceisio am fwy nag un newid i'r Cynllun, nid yw bob tro yn angenrheidiol i lenwi ffurflenni ar wahân ar gyfer pob darn o'ch sylw. Fodd bynnag, gallai fod yn ddefnyddiol o bosibl i ddefnyddio dwy ffurflen ar wahân os ydych yn dymuno siarad mewn gwrandawriad am rai gwrthwynebiadau ond nid rhai eraill.

Pan fydd grŵp yn rhannu barn gyffredin ar sut mae'n dymuno i'r Cynllun gael ei newid, byddai'n ddefnyddiol i'r grŵp hwnnw anfon ffurflen unigol gyda'u sylwadau, yn hytrach na bod nifer fawr o unigolion yn anfon ffurflenni ar wahân yn ailadrodd yr un pwynt. Mewn achosion o'r fath, dylai'r grŵp nodi faint o bobl mae'n eu cynrychioli a sut gafodd y sylw ei awdurdodi. Dylid nodi cynrychiolydd y grŵp (neu'r prif ddeisebydd) yn glir.

Plan or its supporting documents. You should include all your comments on the form, using accompanying documents and supporting evidence where necessary.

If you seek more than one change to the Plan, it is not always necessary to complete separate forms for each part of your representation. It may, however, be helpful to use two separate forms if you wish to speak at a hearing about some objections but not others.

Where a group shares a common view on how it wishes the Plan to be changed, it would be helpful for that group to send a single form with their comments, rather than for a large number of individuals to send in separate forms repeating the same point. In such cases the group should indicate how many people it is representing and how the representation has been authorised. The group's representative (or chief petitioner) should be clearly identified.