

Simon Clement

From: Aled Francis [REDACTED]
Sent: 25 June 2026 12:42
To: EED Forward Planning
Cc: DPI Local Development Plan Examination; G Corinne Sloley; R Neil Bateman
Subject: LDP objection submission / Gwrthwynebiad CDLI

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Rhybudd: E-bost allanol yw hwn ac nid oedd yn tarddu o'r Cyngor. Byddwch yn ofalus wrth glicio dolenni neu atodiadau agoriadol. Pan fyddwch yn ansicr, defnyddiwch y botwm 'Report Message'.

Bore da / Good morning

Dymunaf gyflwyno **gwrthwynebiad** i dir i gael ei gynnwys yn y Cynllun Datblygu Lleol. Tir y tu ol i safle bresennol Clos Benallt Fawr yn y Fforest. (SR/069/001 a SR/069/003)

I wish to **submit an objection** to sites SR/069/001 and SR/069/003 (land in Fforest, adjacent to Benallt Fawr) being considered to be included in the Carmarthenshire LDP.

The reasons to support the **OBJECTION** are as follows:

1. CCC has already previously made an assessment that no additional land was needed in the Fforest and Hendy area (see planning documents when CCC refused further expansion of land that had been already allocated. Although Developers argued that area SR/069/003 should be allocated, CCC decided that this was not needed). I would ask the planning department to make a detailed assessment of all empty properties in the county and decide to upgrade and use these properties prior to allocating land for unnecessary building. Whilst granting permission to extend the Clos Benallt site, CCC planning committee emphasised that homes were needed for 'local people'. But it is absolutely certain, should a survey be conducted, that it would show that the vast majority of the homes occupied in the extended part of the Clos Benallt site are NOT occupied by 'local people'.

1b. Fel siaradwyr a theulu Cymraeg yn Sir Gar, rydym wedi gweld dros y blynyddoedd diwetha y dirywiad sydd wedi bod o ran yr iaith Gymraeg. Fe allwn dystio hyn yn ardal Fforest yn sicr. Prin iawn iawn o breswylwyr a ddaeth i ran newydd Clos Benallt Fawr sy'n siaradwyr Cymraeg. Yr un sefyllfa, yn ol pob tebyg, a welir yn stadau tai newydd yr Hendy. Mater o dristwch ac o ofid yw hyn i ni. Mae Sir Gar wedi bod yn gonglfaen i'r iaith Gymraeg ond mae penderfyniadau Pwyllgor Cynllunio Sir Gar i ganiatau datblygiad ar ol datblygiad yn cyfrannu at y dirywiad ieithyddol. Byddwn yn gofyn i chi droi at y Cyfrifiad diweddaraf i weld y dystiolaeth. Fel dywedodd y bardd Gerallt Lloyd Owen: 'Gwerth cynnydd yw gwarth cenedl.' Am y rheswm yma mae angen cymryd **TAN 18** i ystyriaeth gofalus iawn o ran effaith ar yr iaith Gymraeg, cyn caniatáu tir pellach i gael ei glustnodi fel tir ar gyfer datblygiadau. Mae angen i Bwyllgor Cynllunio Sir Gar i wneud arolwg manwl, trylwyr a thryloyw o gefndir ieithyddol y preswylwyr newydd sydd wedi symud i ardal y Fforest (a'r Hendy) dros yr ugain mlynedd ddiwethaf.

2. the proposed land is unsuitable for building due to the nature of the land. It is wet, sodden grazing land which is well known for problems with regard to draining and drainage. Maps clearly show a series of underground springs that results in the land being constantly. Please see attached images of the land currently being considered to be allocated in the revised LDP. Images speak louder than words.

3. previous evidence of draining problems. During the building of the new phase of the Clos Benallt development, developers and builders encountered problems with foundations sinking into the land. Some foundations had to be re-built and supported with extra hay bales. The land, which stretches down to the river Llŵchwr, is historically notoriously known to be an area of serious and regular flooding. There is ample current and historical evidence to show this. Common sense show that the land is totally unsuitable for development.

4. Carmarthenshire County Council has a responsibility under **TAN 15** to prove that any development should not lead to surface water problems and increased flood risk. This should be considered both in relation to both the wider area associated with any development and also on the development site itself.

6. it is known that the attenuation infrastructure installed at the recent Clos Benallt development has failed to avoid the flooding and it has already overflowed. This would be a concern to any possible future development also.

7. TAN 18 should be considered as any further development would have a significant negative effect with regard to increased traffic. The recent development extending Clos Benallt Fawr has seen an increased traffic flow and congestion when leaving the site onto the main Fforest road. According to statistics, around 8000 vehicles use the A48 and A4138 on a daily basis. Fforest Road - which comes from Pontarddulais to Fforest is already congested due to a heavy volume of traffic and also due to vehicles parking on the road. This is problematic and a daily danger to road users. Accessing and exiting the current Clos Benallt site - especially due to the extension of the site , is already a problem. Detrimental impact on traffic and road users and residents should be taken into account before any further land is allocated in to the LDP.

8. The land included in the LDP borders a site specified to be of Special Scientific Interest(S.S.S.I) It would be totally unjustified to destroy this protected and important land with regard to biodiversity, in the name of unnecessary development. It must be protected at all costs. It would be nothing more than environmental vandalism to use such precious and important land for development.

9. **TAN 5** needs to be considered with allocation of the proposed land as it is currently permanent land used for pasture and the field boundaries are clearly established and are a natural boundary for Fforest. It is important to preserve this open countryside and also to ensure that the rural landscape and character of the area is not lost.

10. As a resident of the original Clos Benallt site, I can say from experience, that the building process of the extended development caused significant stress to us as family. I communicated this with CCC planning department and the developers at the time and ask you to refer to the correspondence. Having upto six lorries queuing outside our property, with their engines running, waiting for the gates of the site to open in the morning, caused consternation and frustration over many months and did have an adverse effect on our family and quality of life. Any possible negative effect on current residents should be taken into account when allocating new development land to the LDP.

11. The are of Fforest and Hendy has already been over-developed and as an area on the periphery of the county of Carmarthenshire it seems that there is a lack of understanding and a lack of appreciation of the negative impact that this over development has on the landscape and on the identity and character of the area. On a practical level the current infrastructure is already unsustainable and stretched beyond it's means - congested, narrow roads, heavy traffic, lack of surgery spaces. **Being on the periphery and boundary of the county, and being an area which boundaries with Swansea County Council is extremely significant. Fforest is within less than a mile to Pontarddulais, and are in Swansea County Council that is also overdeveloped. This over development has a cumulative impact on these neighbouring areas alike. Planning Officers from both authorities need to collaborate and understand how developments affect each area.** Currently, SCC are deliberating a proposed development of nearly 700 on the other side of the Llŵchwr river (opposite Clos Benallt, Fforest) which will have a detrimental impact environmentally, physically, socially and culturally. Infrastructure cannot sustain further development.

Gofynnaf yn garedig i chi ddanfôn ateb yn cydnabod eich bod wedi derbyn y gwrthwynebiad hwn i gynnwys y tir y tu ol safle presennol Clos Benallt Fawr, yn y Fforest i gael ei gynnwys yn y CDLI. / I

kindly ask that you acknowledge receipt of this objection to the land behind the current Clos Benallt Fawr site in Fforest to be considered for allocation into the LDP.

Aled Francis

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[REDACTED]