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From: Clerk Clerk [REDACTED]
Sent: 13 April 2023 22:54
To: EED Forward Planning
Subject: Carmarthenshire's Second Deposit Revised Local Development Plan – Comments of Cilymaenllwyd Community Council

Categories: Rhys

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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'.

Dear County Council

The following are general comments by Cilymaenllwyd Community Council, responding to the consultation on Carmarthenshire County Council's Second Deposit Revised Local Development Plan.

The comments relate specifically to the three sites within the community of Cilymaenllwyd that were allocated in Cluster 6, as noted in table 23 (page 87 of the consultation document), namely:

- **SuV44/h1 Land to the rear of Talar Wen**
- **SuV55/h2 Land to the rear of Maes Glas**
- **SuV55/hs Land to the north of the Cross Inn Pub**

To begin, the houses of Efailwen and Glandy Cross occasionally have problems with their water supply, due to very low water pressure, especially in periods of drought, which causes much frustration among residents. Therefore, this raises the question of whether the proposed developments on the sites in question can cope with this increasing demand for water? The sewerage systems are self-sustainable but the water system is already under strain. It is felt that the current infrastructure is insufficient as it is. Also, the soil in the area is full of clay, which causes drainage problems that could cause a lot of water to accumulate on the roads during periods of heavy rain.

The cultural, linguistic and community effect on the village and wider community must also be considered. There are currently several houses for sale in the village and a vast number of houses have already been bought by people who have moved to the area, usually non-Welsh speakers. As a result, the linguistic nature of the local primary school has changed significantly in the last five years.

However, many of the houses that are for sale are expensive and they are not considered to be affordable housing. The development may attract or enable local people and families who have young children to buy, stay or return to the area, for a fair price of course.

It is strongly felt that there is a need to consider how the County Council will give priority to local people who have been raised in the area. A developer who builds houses on the land, and then sells them on for a price that is beyond the reach of local people, will not solve the situation at all. It may be beneficial for the Council to consider the possibility of building houses to be rented for a fair price, ensuring that people who have been raised and who work in the area have priority.

There are no council houses available in the area as they have been sold. If this were an option, it would have to be ensured that there is a local policy in place to ensure that local people would be offered these houses. In many areas, building houses has led to increasing the number of immigrants to the area and losing our young people and families – a circle that rural communities cannot currently control or influence.

The above comments are reiterated: if it is intended to proceed with these developments on the three sites above, it is crucially important that they are affordable housing, in order to keep our young people in the area. A successful method would be to offer houses for rent. Who will have the building contract? These often go to large companies, not local builders, and therefore do not support the local economy. What about the effect of the influx on our culture? Often, people from away buy the houses, especially now that people can work from home, as they are much cheaper in these parts compared to the areas that they are moving from. The effect is clearly seen on our community and its Welshness, which is eroding from one decade to the next.

The 2022 census shows that 51% of the residents of Cilymaenllwyd speak Welsh and that 53% can speak, read or write Welsh. With this in mind, there is need for very responsible and careful forward planning and imposing policies that will support local people to be able to stay locally, rather than push them out of the area where they were raised. The policies and plans need to protect what we have, not contribute to further cultural and linguistic decline.

These comments are not an objection to the proposed developments but the appeal of a community for development work that is sensitive to the needs and character of the community; that adds to the sustainability of the community; that answers the needs of our local people; not development work that could lead to changing the unique character of the community.

Cilymaenllwyd Community Council is eager to make the community a pleasant place for its local people to live and work and increase the opportunities for people to be able to contribute positively in a sustainable and safe way, in order to protect the community for the next generation. To be able to do this, the Local Development Plan must be able to support that.

We feel that it is important that Carmarthenshire County Council hears the voice of the community of Cilymaenllwyd regarding this Development Plan and we very much hope that these comments will receive worthy consideration.

Many thanks

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Janice Morgan

Clerc / Clerk

Cyngor Cymuned Cilymaenllwyd Community Council