

Thomas, Kane

From: Simon Barry <[REDACTED]>
Sent: 16 December 2024 14:50
To: LDP - For Enquiries
Subject: Pembrokeshire County Council Local Development - Boyer on behalf of Mr Gareth Price
Attachments: 241216 Deposit Plan 2 PCC Reps Ltr Final.pdf
Follow Up Flag: Follow up
Flag Status: Flagged
Categories: D Rep

EXTERNAL EMAIL – Exercise care with links and attachments E-BOST ALLANOL – Byddwch yn ofalus wrth agor dolenni ac atodiadau.

Dear Development Plans Team,

Boyer are pleased to submit this written representation on behalf of our client, Mr Gareth Price, in response to the current consultation regarding Pembrokeshire County Council Local Development Plan 2 Deposit Plan Consultation and in particular Housing Allocation HSG/003/LDP2/01– North of Begelly Farm.

Attached is the duly made representations including:

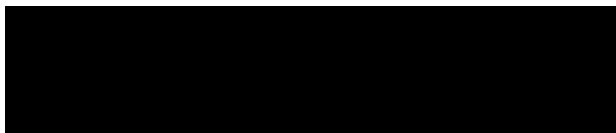
- Covering Letter
- Site Location and Illustrative Masterplan for additional Candidate Site 056 - Parsonage Lane, Begelly
- Completed Rep Forms

Should you wish to discuss the attached then please do not hesitate to contact me.

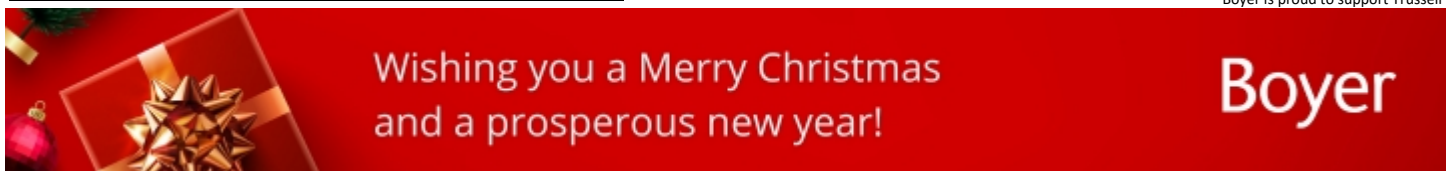
If you could please confirm receipt, I would be grateful

Kind regards

Simon
Simon Barry
Director



Boyer
In aid of
 **Trussell**
Ending hunger together
Boyer is proud to support Trussell



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Registered in England 2529151.

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To see our Standard Terms and Conditions of Contract please [click here](#).
At Boyer we take your data privacy seriously view our [privacy notice](#).

Date 16/12/2024
Our Ref: 18.8030

The Development Plans Team
Pembrokeshire County Council
County Hall
Freeman's Way
Haverfordwest
Pembrokeshire
SA61 1TP

Third Floor, Park House
Greyfriars Road
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CF10 3AF

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Issued Via Email: ldp@pembrokeshire.gov.uk

Dear Sir/Madam

Pembrokeshire County Council Local Development Plan 2 Deposit Plan Consultation Land North of Begelly Farm (Ref: HSG/003/LDP2/01)

Boyer are pleased to submit this written representation on behalf of our client, Mr Gareth Price, in response to the current consultation regarding Pembrokeshire County Council Local Development Plan 2 Deposit Plan Consultation and in particular Housing Allocation HSG/003/LDP2/01– North of Begelly Farm.

Policy SP6 – Settlement Hierarchy

Support is given for Policy SP6 (2b) which recognises Begelly as a Service Village Settlement and as outlined at paragraph 4.31 the matrix indicates that all types of development are likely to be accepted and shows that at every level of the hierarchy the Plan provides opportunities for a range of development and land uses.

In this regard support is provided in that settlements in the rural area are classified according to a settlement hierarchy, based on evidence of facilities and services available within those settlements and their potential to accommodate further development. It is agreed that Begelly has a good range of services and also that Service Villages are considered more sustainable locations for development and are classified accordingly within the current Settlement Hierarchy

Moreover, paragraph 4.46 confirms that Pembrokeshire's Settlement Hierarchy defines the Service Centres and Service Villages as locations where a range of land uses are appropriate, and which provide for the social, economic and cultural well-being of the local community.

SP 7 - Settlement Boundaries

Support is given to the amendment to the settlement boundary at Begelly to facilitate proposed allocation HSG/003/LDP2/01 – North of Begelly Farm. There is agreement that the amendment to the Service Village settlement boundary as shown creates a development opportunity that is wholly appropriate and relates well to the physical, functional and visual extent of the settlement and allow a defined rounding off.



SP9 – Service Villages

As outlined in response to Policy SP6, support is provided for the identification of Begelly as a Service Village and in particular paragraph 4.46 which recognises that *‘Pembrokeshire’s Settlement Hierarchy defines the Service Centres and Service Villages as locations where a range of land uses are appropriate, and which provide for the social, economic and cultural well-being of the local community’*.

Furthermore, there is agreement regarding supporting paragraph 4.51 which outlines that *‘There are 44 villages defined in this category of the Settlement Hierarchy. Each village offers a good provision of services and facilities to meet the day to day needs of their population, but plays a more limited role for the wider population. Where appropriate sites are available, housing allocations for market and affordable housing will be identified in Service Villages, with the precise number for each village varying according to their location, service provision and capacity to accommodate development. Proposals to develop and expand employment premises in Service Villages are encouraged, as a means of reducing the need for people to travel long distances to work in towns’*. It is agreed that Begelly meets the above requirements and is a wholly suitable location for new allocations, specifically HSG/003/LDP2/01 – North of Begelly Farm.

GN 3 - Infrastructure and New Development

Whilst not an objection, the need for Policy GN 3 Infrastructure and New Development is questioned as the requirement of physical, community and green/blue infrastructure will be assessed on an individual site basis and secured via legal agreements entered into under Section 106. Where specific infrastructure is required for allocated sites then this information is most relevant in that policy.

GN 4 Resource Efficiency and Renewable and Low-carbon Energy

In principle there is support regarding proposed development seeking to minimise resource demand, improve resource efficiency and seek power generated from renewable resources, where appropriate. The Council will be aware from the Candidate Submissions relating to the proposed allocation HSG/003/LDP2/01– North of Begelly Farm, that our client owns a further significant area of land to the west, which we consider is suitable to provide renewable energy if required. Ideally this would be Solar Photovoltaic Array, and our client is open to discussions on this matter.

GN5 – Renewable Energy – Targets and Allocations

In terms of Policy GN5 support is again provided in relation to the Council seeking to permit a minimum additional 9MW per annum renewable energy capacity over the Plan period. Whilst no specific comment is raised in relation to the proposed energy allocations, our client confirms that they are wholly amenable to having discussions with the Council in relation to any potential Solar Photovoltaic Array development on the wider land to the west of HSG/003/LDP2/01– North of Begelly Farm.

At no point is this considered to be detrimental to the development of HSG/003/LDP2/01– North of Begelly Farm, which is the first and foremost priority for our client. However, in the spirit of collaborative working the wider site can be made available for the appropriate use.

GN16 - Residential Allocations

Our client completely supports Housing Allocation HSG/003/LDP2/01- North of Begelly Farm and can confirm that detailed negotiations are underway with a developer who have undertaken their own due diligence and are continuing to engage with a resolution to Option the land early in 2025.

These positive discussions are a clear indication of the deliverability of the site, and there is agreement in regard to the proposed housing trajectory allowing for the construction of the total 46 no dwellings via 6 no dwelling in 2028/29 and a further 8 no dwellings each year until 2033. Whilst this trajectory seems sensible, it is considered that once the developer is onsite these could be delivered in a shorter period.

As outlined in the Candidate Site submission there has been detailed ongoing discussions with the Authority regarding the deliverability of the site and ensuring that all potential constraints have been assessed as far as required. Not to repeat fully the previous representations, a brief overview is provided below.

Coal Mining

A detailed Coal Mining Risk Assessment has been undertaken by Intégral Géotechnique (Wales) Limited which has identified a potential risk from shallow unrecorded mine workings beneath the site, which is not unusual for the area. However the geological map indicates that there are no superficial soils at the site and therefore the depth to bedrock is likely to be shallow.

It is suggested that any mine shafts would need to be located via intrusive site investigations and potentially treated. It is noted that currently a worst-case maximum no-build exclusion zone of 20m diameter is suggested around each of these features.

However, when the shafts are located and the depth to bedrock is confirmed to be shallow, the no build exclusion zone can be significantly reduced, subject to undertaking appropriate treatment and stabilisation measures.

It is noted that the site would be suitable for development, subject to the findings of the recommended intrusive site investigation works and completion of any required engineering remedial mitigation measures.

By no means is this unusual for the area, and similar works were required as part of the recently consented Reserved Matters 16/1295/PA at land west of Barley Park, New Road, Begelly.

It is considered that there are appropriate solutions from the Coal Mining Report and that the site is still capable of being delivered.

The proposed developer of the site is fully aware of the above and the works are reflected within their draft layouts which confirm that the site is capable of accommodating a minimum of 46 dwellings.

Listed Buildings

Boyer are aware of the Grade II listed Begelly House located beyond the southern boundary of the allocated site HSG/003/LDP2/01. CADW's records highlight the reasons for designation as 'Listed as

a fine gentleman's residence of the 1830s, the home of the local land and coal owner; including a very good slated side elevation'.

The Heritage Officer comments regarding the Grade II listed Begelly House and its immediate setting coming very close to the edge of the south end of the Candidate Site have been noted.

It is important to state that the location of the Grade II listed building to the south does not sterilise the site in its entirety and that there is sufficient space within the site to accommodate appropriate residential development. This is recognised by the Heritage Officer who understands that by locating a green space area at the southern boundary, or mitigating impact by design, could compensate any perceived impact.

Therefore, the proposed developer is progressing the layout to ensure that the site has sufficient space to accommodate residential development and to provide any required additional green buffer along the southern boundary, with increased landscape planting if required.

Consequently, we do not consider the neighbouring Begelly House to be any significant constraint, rather subject to detailed master planning and increased green infrastructure.

Ecology

The majority of the site comprises of open fields and the only significant potential for ecological habitats on-site consist of the central coppices and existing vegetation along the site boundaries. These features have each been consciously retained and integrated into the Indicative Site Layout and will act as focal points as part of new development. Where new vehicular access is required at the northeastern corner of the site, any trees removed to facilitate this will be replaced on site. It is not considered to be of a significant constraint.

The limited removal of any trees and boundary vegetation ensures that there will be no significant, adverse impacts on any biodiversity that may be present within these habitats.

Furthermore, any future layout will be subject to further landscape and green infrastructure provision to provide an attractive and open development, making significant use of the existing features.

Conclusions

Consequently, it is considered that our client fully supports the inclusion of Housing Allocation HSG/003/LDP2/01- North of Begelly Farm which can deliver a high-quality addition to the settlement of Begelly that would logically sit between areas of existing development and provide much-needed affordable housing for a Service Settlement in a suitable and sustainable location.

Candidate Site 056 - Parsonage Lane

Our client highlights Question 4 of the accompanying form in relation to the allowance for sites to be submitted.

Candidate Site 056 – Parsonage Lane, Begelly has previously been submitted, and is done so again to offer the site for residential development in a logical extension to the settlement boundary (Policy SP7) in a sustainable and well located Service Village (Policy SP9)

Site Context

The site comprises 0.7 ha of agricultural land situated immediately north of Parsonage Lane (Drawing 18.8030 - 02A Site Location as attached). The current Settlement Boundary for Begelly abuts the site and includes a number of existing, residential properties along Parsonage Green to the west. Development at the site would therefore represent a logical extension to the existing settlement (Policy SP7). It is considered that the site is suitable for approximately 16 dwellings.

The site is relatively free from constraints, as it does not lie within any significant landscape, ecological or heritage designations.

Deposit Plan Allocations

Despite being submitted during the Council's Call for Sites process, Land at Parsonage Lane has not been included within the Deposit Plan Allocations. Given the site location and accordance with the Policies SP6 and SP9 relating to Services Settlements, and the fact that Housing Allocation HSG/003/LDP2/01- North of Begelly Farm is immediately adjoining and under the same ownership, then the site should continue to be appropriately considered.

From the review of the Candidate Sites' Register and Site Assessment (September 2024)- Settlements A-C, the only reason provided to explain why the site was screened out was "highways".

Highways

Although access to the site via Parsonage Lane is narrow, it has not prevented similar development nearby. Outline consent was granted for 8 dwellings at Land East of The Cottage, Parsonage Lane, Begelly in October 2015 (Ref: 14/0327/PA), as the Head of Highways and Construction considered that safe access can be achieved from Parsonage Lane. Conditions to ensure visibility were attached to the consent, as recommended by the Highways Authority, in the interest of safety. This planning consent therefore indicates the acceptability of providing access to residential development via Parsonage Lane.

Notwithstanding this, an alternative proposed access is presented within the attached indicative layout plan for the Council's consideration (Dwg. No: 18.8030-04 A). It is considered that the drawing will resolve any previous highways concerns, whilst ensuring that the site is well-integrated with the rest of the settlement from a Place-making perspective.

Site Suitability

Having regard to the above, it is suggested that Land at Parsonage Lane can suitably and sustainably provide additional housing to the area and should be included as an allocated site within the updated Plan.

The planning history surrounding the site further demonstrates the suitability of new residential development in the area. For example, full planning permission has now been granted for 70 dwellings at the Parsonage Lane and New Road site, which includes several dwellings being accessed directly via Parsonage Lane (Refs: 11/0687/PA and 17/0936/PA). Additionally, planning permission was granted for eight dwellings on land east of The Cottage, Parsonage Lane in October 2015 (Ref: 14/0327/PA). It is also relevant to note that Land North of Begelly Farm has now been allocated within the Deposit Plan for a total 46 dwellings (Ref: HSG/003/LDP2/01).

As suggested previously, if Land at Parsonage Lane were also to be allocated, the Proposer would consider delivering a further 100% affordable housing development at Parsonage Lane.

Conclusion

Land at Parsonage Lane provides a sustainable location for future residential development, which adjoins the Settlement Boundary and existing urban form and has been recognised as conforming to the Spatial Strategy.

The site is within a Service Village, where housing development is considered suitable and is relatively free from constraints to development. The Council's sole reason for screening the site out of the Candidate Sites process was 'highways'. The attached indicative layout plan seeks to resolve any highways concerns at the site by demonstrating a suitable, alternative access. Additionally, the Council has previously granted permission for residential development on Parsonage Lane with no highways objections. This precedent, together with the amended layout plan, support the site's suitability for sustainable and deliverable housing development. Therefore, it is considered appropriate for allocation within the new LDP.

Yours sincerely

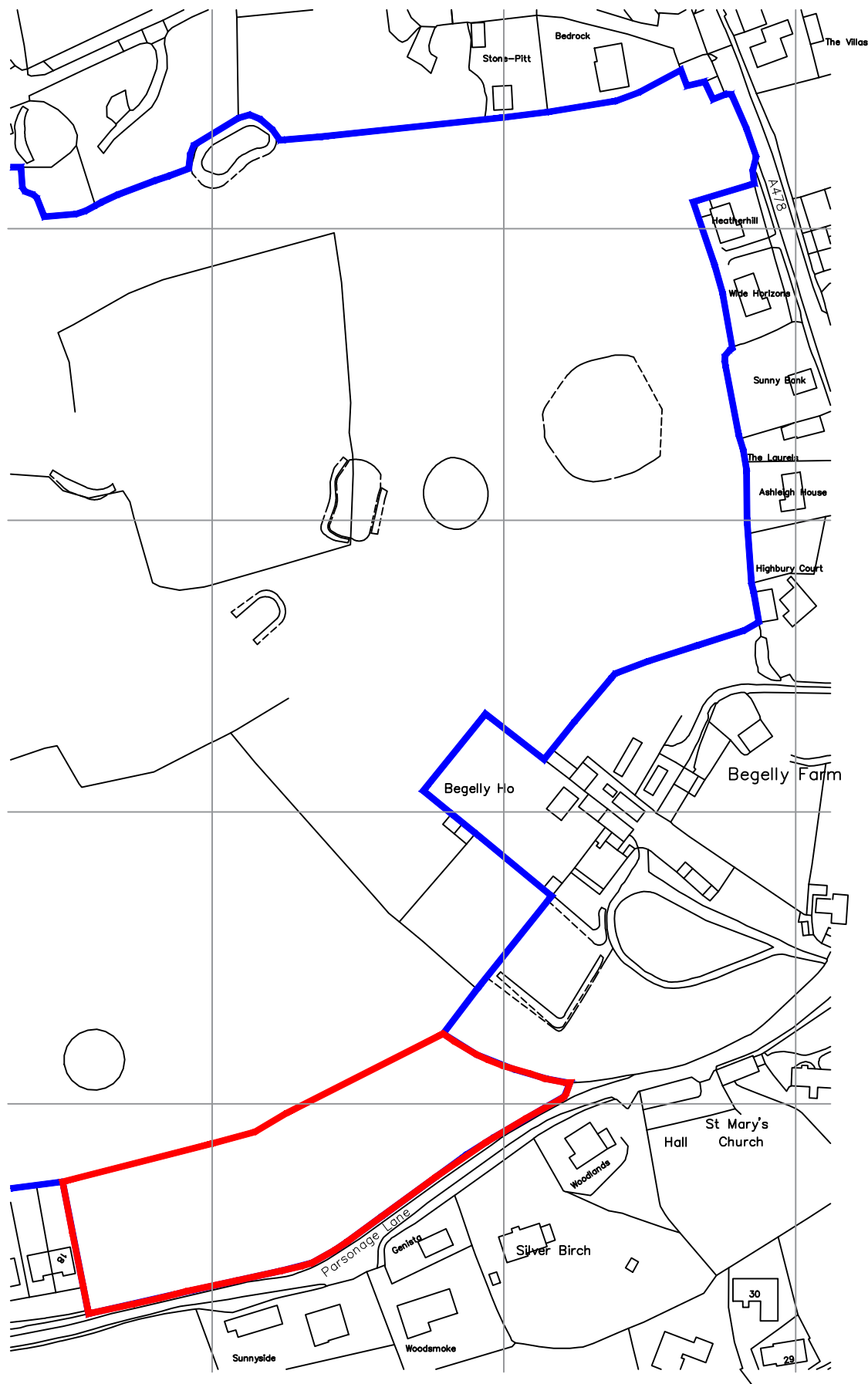


Simon Barry
Director

Tel:

Email:





W:\18.8030\4 Boyer Planning\4.05 CAD Drawings\79580233_os-detail-12-month-licence.dwg - SLP Parsonage

Client

Mr. Gareth Price

PROJECT TITLE

Land at Parsonage Lane
Begelly

DRAWING TITLE

Site Location Plan

DATE

27 Jun 2018

DRAWN

MG

Checked

AM

Authorised

AM

NUMBER

18.8030/02

REV.

A

SCALE

1:2,000 @ A4

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Boyer Planning Ltd, Crowthorne House, Nine Mile Ride, Wokingham, Berkshire, RG40 3GZ

LEGEND

Site Boundary (0.7ha)

Other Land in Proposer's Control

Boyer

cardiff | colchester | london | twickenham | wokingham

REV	DATE	DESCRIPTION	DRAWN
1	27/06/18	Revised layout	MG
2	11/05/18	First issue	MG





Hoffem gael eich barn am y 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 <https://www.sir-benfro.gov.uk/adolygur-cynllun-datblygu-lleol/adneuo>.

Sylwch: **Ni fydd** sylwadau a wneud ar Gynllun Adneuo 2020 yn cael eu symud ymlaen ac mae angen gwneud sylwadau newydd ar y Cynllun Adneuo presennol hwn.

Os ydych yn cyflwyno copi papur, atodwch dudalennauychwanegol lle bod angen. 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 hanner nos Rhagfyr 16eg 2024. Dychwelwch ffurflenni at: ldp@pembrokeshire.gov.uk neu Y Tîm Cynlluniau Datblygu, Neuadd y Sir, Freeman's Way, Hwlfordd, Sir Benfro, SA61 1TP

We would like your views on the Local Development Plan (LDP) 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 <https://www.pembrokeshire.gov.uk/local-development-plan-review/deposit>

Please note: Representations made on the 2020 Deposit Plan will **not** be taken forward and it is necessary to make new representations on this current Deposit Plan.

If you are submitting a paper copy, attach additional sheets as necessary. 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 midnight 16 December 2024. Please return forms to: ldp@pembrokeshire.gov.uk or The Development Plans Team, County Hall, Freeman's Way, Haverfordwest, Pembrokeshire SA61 1TP

RHAN A: Manylion cysylltu

PART A: Contact details

Eich manylion/manylion eich cleient
Your / your client's details

Manylion yr asiant (os ydynt yn berthnasol)
Agent's details (if relevant)

Enw Name	Mr Gareth Price	Simon Barry
Teitl swydd (lle y bo'n berthnasol) Job title (where relevant)		Director
Sefydliad (lle y bo'n berthnasol) Organisation (where relevant)		Boyer Planning
Cyfeiriad Address		
Rhif ffôn Telephone no		
E-bost Email address		
Llofnodwyd (gallwch teipio) Signed (can be typed)		
Dyddiad Date	16th December 2024	



RHAN B: Eich sylw

PART B: Your representation

Eich enw / sefydliad

Your name / organisation

Boyer Planning on behalf of Mr Gareth Price

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?

Rhif(au) polisi Cynllun Datblygu Lleol neu ddyraniad safle

LDP policy or site allocation number(s)

Refer to Covering Letter

Rhif(au) paragraff y Cynllun Datblygu Lleol neu adran

LDP paragraph or section number(s)

Refer to Covering Letter

Cyfeiriad(au) Map Cynigion y Cynllun Datblygu Lleol

LDP Proposals Map reference(s)

Refer to Covering Letter

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.

If your representation relates to a supporting document (e.g. the Sustainability Appraisal), insert the name(s) and reference(s) here.

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.

I gael rhagor o wybodaeth am gadernid a gofynion gweithdrefnol, gweler y nodiadau cyfarwyddyd.

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.

For more information on soundness and procedural requirements, see the guidance notes.

Rwyf o'r farn bod y CDLI yn gadarn ac yn bodloni gofynion gweithdrefnol.

I think the LDP is sound and meets procedural requirements.

X

Rwyf o'r farn nad yw'r CDLI yn gadarn ac y dylid ei newid.

I think the LDP is unsound and should be changed.

Rwy'n credu na chafodd y gofynion gweithdrefnol eu bodloni.

I think that the procedural requirements have not been met.

3. A hoffech i'r Cynllun gynnwys polisi, dyraniad safle neu paragraff newydd?

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 – Refer to
Covering
Letter

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 y safle cais? Os felly, a fydddech cystal 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

Parsonage Lane, Begelly

Cyfeiriad y cais

Site reference

Candidate Site 056

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/profion 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.

Refer to Covering Letter

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.

X

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.

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.

X

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').



Supporting Housing Allocation HSG/003/LDP2/01- North of Begelly Farm
New Housing Allocation at Candidate Site 056 Parsonage Lane, Begelly

9. Os ydych am siarad, byddai'n ddefnyddiol pe gallech nodi ym mha iaith yr hoffech gael eich clywed.
9. 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.
I wish to be heard in Welsh.

Rwy'n dymuno cael fy nghlywed yn Saesneg.
I wish to be heard in English.

X



Nodiadau cyfarwyddyd

Guidance notes

Caiff Cynllun Datblygu Lleol Cyngor Sir Penfro 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/broffion 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 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

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



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.

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.