



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](mailto: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](mailto: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**

| <b>Eich manylion/manylion eich cleient<br/>Your / your client's details</b> |                   | <b>Manylion yr asiant (os ydynt yn berthnasol)<br/>Agent's details (if relevant)</b> |
|-----------------------------------------------------------------------------|-------------------|--------------------------------------------------------------------------------------|
| Enw<br>Name                                                                 | Mr & Mrs S Taylor |                                                                                      |
| Teitl swydd (lle y bo'n berthnasol)<br>Job title (where relevant)           |                   |                                                                                      |
| Sefydliad (lle y bo'n berthnasol)<br>Organisation (where relevant)          |                   |                                                                                      |
| Cyfeiriad<br>Address                                                        |                   |                                                                                      |
| Rhif ffôn<br>Telephone no                                                   |                   |                                                                                      |
| E-bost<br>Email address                                                     |                   |                                                                                      |
| Llofnodwyd (gallwch teipio)<br>Signed (can be typed)                        |                   |                                                                                      |
| Dyddiad<br>Date                                                             | 20-10-24          |                                                                                      |



## RHAN B: Eich sylw

### PART B: Your representation

Eich enw / sefydliad

Your name / organisation

Mr & Mrs Taylor

#### 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)

428, 220, 434

Rhif(au) paragraff y Cynllun Datblygu Lleol neu adran  
LDP paragraph or section number(s)

Cyfeiriad(au) Map Cynigion y Cynllun Datblygu Lleol  
LDP Proposals Map reference(s)

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.

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

*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

*Cyfeiriad y cais*

Site reference

*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.

*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').



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.

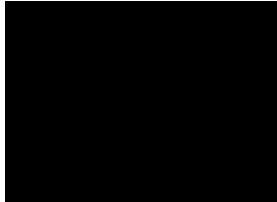


*Cynllun, nid yw bob tro yn angenrheidiol i lenwi ffurflenni ar wahân ar gyfer pob darn o'ch sylw. Fodd bynnag, gallai fod yn ddefnyddiol o bosibl i ddefnyddio dwy ffurflen ar wahân os ydych yn dymuno siarad mewn gwrandawriad am rai gwrthwynebiadau ond nid rhai eraill.*

*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.



20th October 2024

Dear Sir/Madam,

**RE: Resident Concern – LDP2 Deposit 2024 Process – Llanteg/Llanteglos, Including Proposed Sites 220 and 434**

**1. Inaccurate Data in the ‘Rural Facilities Survey 2018’**

The LDP2 deposit has relied on outdated data from the ‘Rural Facilities Survey 2018’ to assess village facilities and update the settlement hierarchy. This data, collected in 2017, is now outdated and inaccurate.

For example, Llanteg/Llanteglos has several inaccuracies:

- No public house (closed in 2021)
- No place of worship (closed in 2011)
- No public transport (residents are car-dependent)
- No village green (only an unmaintained area, accessible by car)
- No public toilets

The local community council has already raised these concerns with the LDP2 team. Just these errors above add 5 to the assessment score moving these disparate settlements from 8 to 13 and from a ‘Local Village’ to a ‘Service Village’. ‘Supporting its unsuitability for the proposed expansion in development. The reliance on inaccurate data calls into question the suitability of proposed development sites 220 and 434. These errors should invalidate the adoption of these sites for development. We request the LDP2 team revalidate the data through a new survey or consultation with the community council.

**2. Inconsistent Grouping of Llanteg, Llanteglos, and Llanteg Park**

There is an inconsistent treatment of the physically separate Llanteg Park, Llanteglos and Llanteg. Llanteg Park being treated separately despite it being closer to Llanteglos, than Llanteglos is to Llanteg. The village hall and shop are both on the A477 near Llanteg, not Llanteglos, with a car required to reach either from Llanteglos or Llanteg Park – yet the development sites being favoured are in Llanteglos, which is incongruous with removing the dependency upon public transport. By comparison site 477 is immediately adjacent to the petrol station and has easy pavement access to the village hall.

Other adjacent villages have not been linked and jointly assessed in the same way as Llanteglos and Llanteg – e.g. Wisemans Bridge and Pleasant Valley which are even less separate and would both score much more highly if assessed in combination, as is proposed for Llanteg and Llanteglos.

We therefore ask that the physically separate Llanteglos, Llanteg and Llanteg Park are evaluated separately to be consistent with the assessment of all other villages within Pembrokeshire.

**3. Ground Source Protection Zone**

Development site 428 lies entirely within a Ground Source Protection Zone, while sites 220 and 434 are adjacent to site 428. Site 220 also regularly floods and poses a significant risk to water quality.

These factors should be reflected in the site evaluations, as development here would contravene national guidelines for Ground Source Protection Zones.

#### **4. Flood Risk**

Sites 220 and 434 are in low-lying areas that regularly flood due to runoff from higher ground and poor drainage. Their susceptibility to flooding makes them unsuitable for development.

#### **5. Biodiversity Impact**

The sites are rich in biodiversity, including amphibians, snakes (such as adders), various bird species, and bats. Removing these habitats for development would have a detrimental effect on local biodiversity. Furthermore, these sites border Pembrokeshire National Park, and development would negatively affect the “green belt” between the village and the park, damaging the area’s landscape and ecosystem.

#### **6. Infrastructure Concerns**

There is no public transport in the village, and residents rely on cars, making the development incompatible with sustainable development principles. Additionally, the absence of mains drainage means that cesspits or equivalent systems would be required, posing environmental risks. Access to the sites is problematic, as it involves a single-track road with heavy farm traffic, near a crossroads and a national speed limit zone.

#### **7. Overdevelopment**

The proposed development would overwhelm the local area and negatively affect the character of the village. The scale of the development is too large for the existing settlement.

#### **8. The development contravenes the National Planning Framework (NPFF)**

Candidate sites 220 and 434 do not comply with the National Planning Policy Framework which states that the authority should prioritise sustainable development, protection of environmental assets and should carefully consider infrastructure. The lack of infrastructure, significant environmental impact and lack of public transport / reliance on the use of car mean the proposed sites do not comply with the NPFF.

#### **9. The proposed sites contravene the principles of the Planning Policy Wales (PPW)**

The proposed sites do not align with Welsh planning policies, which emphasise community involvement, sustainable transport and the protection of rural areas. The proposed candidate sites do not meet any of these criteria.

#### **10. Lack of Consultation and Documentation Errors**

The process has lacked proper consultation and has been based on numerous errors (particularly in the rural facilities survey). The documentation appears flawed, and negligent at best. This has led to unfair and incomplete engagement with local residents, who would be directly impacted by these inappropriate proposals. We request that these errors be corrected, and the sites re-evaluated based on accurate information and updated surveys.

We would appreciate your acknowledgment of these concerns via return email.

Yours sincerely,  
Mr. & Mrs. S Taylor