



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 (hy sylwadau neu wrthwynebiadau) Mae fersiynau nodiadau cyfarwyddyd ar gael o

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 representation (i.e. comments or objections). Electronic versions and guidance notes are available at

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.

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.

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.

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.

Mae'n rhaid derbyn eich sylwadau erbyn hanner nos Rhagfyr 16eg 2024. Dychwelwch ffurflenni at:

Your representations must be received by midnight 16 December 2024. Please return forms to

Y Tim Cynlluniau Datblygu, Neuadd y Sir,
Freeman's Way, Hwlfordd, Sir Benfro, SA61 1TP

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

VARIOUS OWNERS

W.DAVID THOMAS BSc
C.ENG MICE

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

AGENT

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

Cyfeiriad
Address

Rhif ffôn

Telephone no

E-bost

Email address

Llofnodwyd (gallwch teipio)
Signed (can be typed)

Dyddiad

Date

14/11/2024



RHAN B: Eich sylw

PART B: Your representation

Eich enw / sefydliad

Your name / organisation

W. DAVID TITOMBS

AGENT

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)

CANDIDATE SITE 053
FREYSTROP

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)

Ds 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 ichi 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 body CDLI yn gadarn ac yn bodloni gofynion gweithdrefnol.

I think the LDP is sound and meets procedural requirements.

NO

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.

YES

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

I think that the procedural requirements have not been met.

YES

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	YES
Polisi newydd New policy	No
Paragraff neu destun ategol newydd New paragraph or supporting text	No

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	WHIM HILL FREYSTROP
Cyfeiriad y cais Site reference	CANDIDATE SITE 053

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 arfamiad o gynaliadwyedd. Lle bo gan newidiadau arfaethedig i Gynllun Datblygu effeithiau cynaliadwyedd sylweddol, bydd angen i chi ddarparu'r wybodaeth berthnasol ar gyfer arfamu cynaliadwyedd. Mae'n rhaid i'r wybodaeth hon fod yn gyson chwmpas a lefel manylder y'r arfamiad 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 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



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 gall 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.

SEE ATTACHED STATEMENT

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.



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 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 lafa mewn sesiwn gwrandawriad. Sylwer hefyd y bydd yr Arolygydd yn pennu'r weithdrefn fwyaf priodol a 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.

No

Rwyf am siarad mewn sesiwn gwrandawriad.

I want to speak at a public hearing.

YES

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').



AFFORDABLE HOUSING SITE AT FREYSTROP

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.

No

Rwy'n dymuno cael fy nghlywed yn Saesneg.

I wish to be heard in English.

YES

Statement in respect of adjacent candidate sites 051 & 053 in Freystrop

Background

Under LDP2 Deposit 1 candidate sites 051 and 053 were allocated for affordable housing under ref.no. HSG/035/LDP2/1 for 18 units during the plan period. In 2020 two housing sites were being developed in Freystrop-of these Poplar Meadow off Targate Road had only 1 unit remaining out of 10 while Wil Meadow (formerly known as Summerhill) off New Road had just commenced with planning approval for 28 units. This latter site was being developed as stage 2 of a 1974 planning permission by the former Haverfordwest RDC and supported by a Certificate of Lawful Development in 2012 which accepted that the 5 houses on New Road constructed between 1976 and 1980 constituted a lawful start to the whole development. LDP 2 Deposit 1 took no account of either of these two sites in the provision of a housing allocation for Freystrop.

Current state of affairs

LDP2 Deposit 2 has now taken the two above-mentioned developments into consideration as "commitment sites" referenced as 035/00021-Poplar Meadow and 035/00030-Wil Meadow stating that they provide "the levels of growth appropriate to the settlement" and have therefore rejected candidate sites 051 and 053 under LDP2 Deposit 2.

Argument

Whilst in numerical terms it appears that Poplar Meadow and Wil Meadow seem as providing appropriate units this is definitely not so in terms of affordability. These two developments and in particular Wil Meadow has no affordable housing provision nor has it provided any community benefit by way of S106 due to the historic nature of the planning permission. On Wil Meadow 21 houses are now constructed but only 6 are occupied. The prices of the houses start at £425k but most are between £500k and £625k so hardly falling into an affordable category. They are described by the Estate Agents as "Executive style" in marketing literature. Candidate site 053 was specifically put forward under LDP2 Deposit 1 for the provision of affordable units or social housing. The site is immediately to the north of St. Clements Park which consists of a mix of Council and Housing Association (ATEB) properties and developed with extension in mind with reserved access provisions for site roads to be extended into 053. Site 951 was put forward for possible but not exclusive private housing with access off Moorland Road but LDP2 Deposit 1 considered it also to be for affordable housing as per 053.

Ownership

Both candidate sites 051 and 053 were submitted under LDP2 Deposit 1 on behalf of the owner [REDACTED]

Anomaly of Village development boundary

Candidate sites 051 and 053 together filled the wedge of land currently excluded from the Village Development Boundary an anomalous situation that these two sites will rectify if permitted.

Conclusion

The information presented above is considered sufficient for the Planning Team to reconsider their decision to exclude the sites 051 and 053 from LDP2 Deposit 2.

W.David Thomas B.Sc, C.Eng. MICE

Acting on behalf of current owners of sites 051 and 053

12th November 2024