

At sylw: Yr Arolygydd Cynllunio Annibynnol  
Gwrandawriad 7  
Tachwedd 5ed. 2024  
Parthed: Argymhellion Blaen-gynllunio ar gyfer pentref Porth-y-rhyd

Diolch am ganiatáu i MAP gyflwyno'r datganiad canlynol ar ran y trigolion.

**Pan ymatebodd MAP i'r argymhellion yn y fersiwn diwygiedig o'r Cynllun Datblygu Lleol a hynny yn Ebrill 2023 ychydig a wyddem fel trigolion bryd hynny y byddai'r sefyllfa'n gweddnewid yn llwyr o fewn blwyddyn.**

Ymatebodd MAP i'r ddau argymhelliad sef newid y ffin i gynnwys y cae o flaen Tŷ Cynheidre ar gyfer ei ddatblygu a dyrannu safle SuV20/h1 (y tir sy'n ffinio â fferm Llwyn Henri) ar gyfer 5 neu fwy o gartrefi.

Roedd argymhelliad yr Adain Flaen-gynllunio i ddad-ddyrannu safle Wernfraith yn newyddion i'w groesawu oherwydd gwrthwynebiad cryf y gymuned, problemau seilwaith ac anaddasrwydd y safle hwnnw.

Y rheswm a roddwyd gan yr Adain Flaen-gynllunio oedd bod pryderon parthed danfonadwyedd y safle - "*bod ansicrwydd ynghylch ei gyflawni yn ddigon i beidio a'i gynnwys.*"  
(*Gweler: Tud.47 Tabl Aseidiadau Safleoedd Llywodraeth Cymru*)

OND flwyddyn yn ddiweddarach ar Ebrill 25ain 2024 rhoddodd aelodau Pwyllgor Cynllunio Cyngor Sir Gaerfyrddin ganiatad i godi 42 o gartrefi ar safle Wernfraith - yr union safle hwnnw a ddad-ddyrannwyd o'r fersiwn diwygiedig.

Anodd i bersonau lleyg ddeall y rhesymeg. Ar y naill law yr Adain Flaen-gynllunio'n dad-ddyrannu'r safle o'r CDLI (2018 – 2033) '*am resymau dilys*' ac ar y llaw arall Prif Swyddog Datblygu'r Sir yn argymhell bod y Pwyllgor Cynllunio'n cymeradwyo'r cais.

Efallai mai'r siom fwyaf i'r trigolion oedd y newid syfrdanol a ganiatawyd i ddigwydd yn ystod y broses – o gyfnod y dyraniad hyd gyfnod cymeradwyo'r cais cynllunio.

Mewn Gwrandawriad yn Ebrill 2014 roedd 8 safle dan ystyriaeth fel dyraniadau posib yn y pentref. Diystyrwyd saith o'r rheiny am resymau amlwg (*Parthau Llifogydd a'r biblinell Brianne – Felindre yn croesi'r caeau etc*) ond gan bod raid i bob pentref dderbyn ei gwota dyrannwyd Wernfraith er gwaethaf gwrthwynebiad y gymuned gyfan. Yn y Gwrandawriad hwnnw nodwyd bod y 27 uned yn rhy fawr fel datblygiad i bentref o faint Porth-y-rhyd ac argymhellodd yr Adain Flaen-gynllunio raddoli.

*'One of the main considerations of this site would be in regard to the size of the development in relation to the settlement. .. the new site area would have an indicative number of 27 dwellings. By reducing the numbers within the site and utilising the phasing policy which is provided within the LDP, the 27 dwellings could be phased in over a number of years, lessening any impact on the village in terms of visual appearance and to the Welsh language which is widely spoken within the village'* Hearing 7 (April 2014)

OND erbyn 2024 doedd dim sôn am raddoli nac ychwaith 27 uned.

Cyflwynwyd cais am 42 o dai a chafodd y cais hwnnw sêl bendith y Cyngor Sir.  
Nid oedd unrhyw sôn o gwbl am Fesurau Lliniaru.

Dyma or-ddatblygiad hollol ymyrrol a gaiff ardrawiad negyddol ar bentref Porth-y-rhyd a'i gymeriad.

Oes syndod felly bod y cyhoedd yn colli pob ymddiriedaeth yn y system a'r drefn gynllunio ac yn holi beth yw diben cynnal Gwrandawiadau a gwastraffu adnoddau, arian ac amser yn trafod a dod i benderfyniadau dim ond i wyrdroi'r penderfyniadau rheiny maes o law?

Derbyniwn nad yw'r penderfyniadau a wneir mewn Gwrandawiadau wedi'u naddu yn y graig ac y gall pethau newid ychydig gyda threigl amser.  
Derbyniwn mai nifer 'dangosol' o dai a nodir fel canllaw yn unig.

OND onid yw'r cynnydd o 27 o dai gyda'r posibiliad o raddoli fesul 6 i 42 o dai yn newid afresymol?

Gofynnwn yn garedig i chwi gadw mewn cof bod caniatad wedi'i roi yn y cyfnod interim rhwng Ebrill 2023 ac Ebrill 2024 i adeiladu 42 o gartrefi ar dir Wernfraith.  
Y rheswm am hyn yw bod yr Adain Flaen-gynllunio yn hyrwyddo dyraniad y tir ger Llwyn Henri drwy ddweud mai dyma un o'r cyfleoedd prin rheiny i ddatblygu ym Mhorth-y-rhyd - ***“gan bod y safle arall wedi'i ddad-ddyrannu.”***

Rydym ni'r trigolion yn credu bod y gosodiad hwn yn GAMARWEINIOL gan bod y term 'dad-ddyrannu' yn awgrymu NAD yw'r tir ar gael i'w ddatblygu sy'n hollol anghywir yn yr achos hwn.

Sylweddola MAP bod briff wedi'i roi i swyddogion Blaen-gynllunio ddsbarthu cwota i bob pentref er mwyn galluogi'r Cyngor Sir i gyrraedd eu hamcangyfrif dadleuol o dros 8,800+ o dai yng nghyfnod y CDLI diwygiedig.

Cytuna MAP mewn egwyddor y dylsai pob pentref dderbyn ei gwota oblegid mae'n ddisgwyliad hollol resymegol a theg a fyddai'n arwain at ddsbarthu tai dros ardal eang yn hytrach na rhoi sêl bendith i ddatblygiad mawr mewn pentref bach.

Popeth yn dda os oes tir addas i'w ddatblygu ar gael. Yn anffodus, mae pentref Porth-y-rhyd yn bentref ar lawr dyffryn, y rhan helaethaf ohono o fewn Parth Llifogydd ac yn ychwanegol at hynny mae cymhlethdodau oherwydd bod piblinell Brienne – Felindre yn tramwyo trwyddo. O ganlyniad, tasg heriol yn wir yw clustnodi safleoedd addas.

Yn anffodus, caniatwyd adeiladu tai ar Barth Llifogydd yng nghanol y pentef rai blynyddoedd yn ôl ac achosodd hyn gryn ddiflastod i'r trigolion cyfagos oherwydd llifogydd etc. Yn ddiweddar, barnwyd bod un o'r tai ar y stad bellach yn annigol ac mae'r perchennog wedi colli popeth.

Rhaid cofio hefyd bod datblygiad arall yn y pentref (Glenfryn) yn dal yn anorffenedig a heb ei fabwysiadu gan y Cyngor Sir – datblygiad fu ar waith ers y 90au cynnar.

Rhaid cyfaddef ei fod yn rhyddhad i'r trigolion yn 2020 pan benderfynodd Blaen-gynllunio wrthod dyrannu safle arall yn y pentref oedd o fewn Parth Llifogydd. (Bolgoed-Middleton).

Fel y gwelir mewn sawl pentref gwledig mae trafferthion gyda'r isadeiledd. Mae'r system garthffosiaeth ym Mhorth-y-rhyd yn gwegian ac yn anffodus nid yw'r pentref wedi'i glustnodi ar gyfer gwaith uwchraddio o fewn y 15 mlynedd nesaf. Oherwydd bod y rhan helaethaf o'r pentref ar

Barth Llifogydd mae'r problemau'n dwysau yn enwedig wedi dyddiau o law trwm a'r dŵr ffo yn llifo i mewn i'r system garthffosiaeth gan greu problemau. Mae hefyd risg ychwanegol o lifogydd oherwydd caniatawyd adeiladu ar rai o gaeau draeniad naturiol y pentref dros y blynyddoedd.

Gan nad yw DC/WW yn atebol am ddŵr ffo yn llifo i'r system garthffosiaeth gallant honni bod capasiti ar gyfer codi rhagor o dai. Efallai bod capasiti mewn theori ond mae hyn yn wir cyhyd nad yw'n bwrw glaw. Yr unig ffordd i'r system ymdopi yw trwy ollwng carthion heb eu trin i'r Gwendraeth Fach. Mae ystadegau Porth-y-rhyd a Llanddarog (sydd ar yr un system) yn frawychus:

Yn 2023 gollyngwyd ccarthion heb eu trin i'r Gwendraeth Fach am 3,008 awr – 125 dydd .. dros 4 mis o'r flwyddyn.

Mae trigolion y pentref yn hen gyfarwydd â gweld cerbydau DC/WW yn y pentref ac yn gwerthfawrogi'r gweithwyr rheiny sy'n dod i geisio datrys y problemau mewn argyfwng.

e.e. Ddiwedd Hydref a dechrau Tachwedd y llynedd yn dilyn glaw trwm am dridiau gwelwyd llifogydd ar stad tai'r Henoed a llifodd ddŵr brwnt a charthion i mewn i un o'r cartrefi.

Yn ôl DC/WW *“We were overwhelmed by rainfall.”*

Daeth fflyd o danceri i'r pentref a chymerodd bedwar diwrnod a 52 llwyth tancer i ddelio â'r broblem.

Yn eironig 48 awr ar ôl i'r Pwyllgor Cynllunio roi caniatad i ddatblygiad Wernfraith ac i ddau swyddog DC/WW gadarnhau yn y cyfarfod nad oes problemau yn y pentref, byrstiodd pibell, a llifodd carthion heb eu trin a dŵr brwnt hyd y palmant i'r ffordd ac ar fynedfa cartref cyfagos.

#### LLWYN HENRI

Er bod safle Llwyn Henri wedi'i docio ac nad yw bellach yn cynnwys y cae uchaf nac ychwaith y tir sydd o fewn Parth Llifogydd C2 a B mae gan y trigolion nifer o bryderon eraill a phenderfynwyd gwrthwynebu dyraniad y safle hwnnw.

#### NEWID Y FFIN

Gofynnwn a fydd ymestyn y palmentydd yn amod cynllunio yn sgil ymestyn y ffin ger Tŷ Cynheidre. yn enwedig os yw'r Adran Gynllunio am weld datblygu cynaliadwy a phobl yn cerdded yn hytrach na gyrru ceir. Er gwybodaeth mae'r palmant yn dod i ben ger Tŷ Cerrig ar y naill ochr i'r hewl a ger Rhyd-y-fro yr ochr arall.

#### **I gloi:**

Ers blynyddoedd mae MAP wedi dadlau mai 6 o dai ddylsai'r norm fod i bentrefi bach. O'r diwedd dyma'r Adain Flaen-gynllunio'n argymhell y cynnig hwnnw ar gyfer y CDLI diwygiedig.

Yn anffodus, yn y cyfamser caniatawyd datblygiad o 42 o dai yn y pentref. Yn ychwanegol hoffem nodi yr erys sawl mater o gonsyrn gan y trigolion parthed y safle ger Llwyn Henri a'r newid ffin.

**Mae teimlad cryf yn y pentref bod Porth-y-rhyd wedi hen dderbyn ei gwota yn sgil caniatáu datblygiad Wernfraith.**

Diddorol nodi bod 42 o dai wedi cael eu hadeiladu yn y pentref rhwng diwedd y 1990au a 2010, nifer eto o dai yn y cyfnod rhwng 2014 – 2020 (Glenfryn ac anheddau unigol) ac y bydd 42 ar safle Wernfraith cyn bo hir. Mae'n bwysig nodi hefyd yn unol ag argymhellion CDLI (2018 – 2033) y bydd 26 o dai yn cael eu hadeiladu yn Llanddarog – pentref sydd ar yr un system garthffosiaeth â

phentref Porth-y-rhyd fel y nodwyd eisoes.

Nid oes gan MAP wrthwynebiad o gwbl i ddatblygu gan ein bod yn ymwybodol o bwysigrwydd cadw pentrefi'n 'fyw' yn ogystal â diwallu'r angen yn lleol am gartrefi. Fodd bynnag, fel trigolion rhesymol disgwyliwn weld datblygu cyfrifol a bod llais a thystiolaeth trigolion yn cael ei glywed. Nid felly y bu yn y gorffennol gyda chaniatáu adeiladu ar barth llifogydd ac yn ddiweddar yn achos cais Wernfraith.

Mewn adroddiad i Gyngor Cymuned Llanddarog (2012) tynnodd cwmni JCR, yr ymgynghorwyr cynllunio annibynnol, sylw at y ffaith bod Porth-y-rhyd yn derbyn mwy na'i siar o dai yn y CDLI 2006 – 2018.

Dyfynnwn:

*'Wrth ystyried y pwyntiau uchod yng nghyd destun amcanion y CDLI parthed dosbarthu datblygiadau newydd o fewn Cymunedau Cynaliadwy sylwyd mai Porth-y-rhyd a glustnodwyd I dderbyn y nifer fwyaf o anheddau er bod mwy o asanaethau allweddol a chyfleusterau yn Llanddarog. Amcangyfrifir mai'r angen am anheddau yn Llanddarog yn ystod cyfnod y cynllunyw tua 22 uned. Mae'n rhyfedd felly bod mwy o anheddau (36) wedi'u clustnodi ar gyfer pentref Porth-y-rhyd – y lleiaf cynaliadwy o'r ddau bentref (Wernfraith – 27 a Glenfryn – 9) – 36 uned. Ar sail hyn ymddengys felly bod y dyraniadau ar gyfer Porth-y-rhyd yn uwch na'r lefel i gwrdd â'r angen am dai.'*

**\* Gallwn ninnau, drigolion Porth-y-rhyd, ddadlau'r un peth heddiw.**

**A ellir cyfiawnhau rhagor o ddatblygiadau ym Mhorth-y-rhyd neu a ydy'r pentref bellach wedi derbyn ei gwota?**

**A oes tystiolaeth ddigonol bod gwir angen datblygu rhagor o safleoedd yn y pentref i ddiwallu'r angen yn lleol yn enwedig yn sgil y penderfyniad i adeiladu 42 o dai ar dir Wernfraith?**

Diolch am y cyfle i gymryd rhan yn y broses a chael cyflwyno'r datganiad hwn yn ychwanegol at y dadleuon a gyflwynwyd yn ystod yr ymgynghoriad y llynedd.

Diolch hefyd am ganiatáu i gynrychiolydd MAP ac aelod o'r Cyngor Cymuned gael lleisio pryderon y trigolion yn y Gwrandawriad.

Yn ddiffuant,  
Pwyllgor Llywio MAP

F.A.O : Independent Planning Inspector  
Hearing 7  
November 5<sup>th</sup> 2024  
Re: Recommendations by Forward Planning in the village of Porth-y-rhyd

Thank you for allowing MAP to submit the following statement on behalf of the residents.

**When MAP responded on behalf of the residents to the revised draft of the Local Development Plan in April 2023 no one could have imagined how dramatically the situation would change within a year.**

MAP responded on behalf of the residents to the proposed recommendations namely the change of boundary to include the field in front of Tŷ Cynheidre for development as well as the allocation of land adjacent to Llwyn Henri (SuV20/h1) for 5 or more dwellings.

It was also decided by Forward Planning to de-allocate Wernfraith site.

This decision was indeed welcomed by the residents in light of the strong opposition in the village, problems with the infrastructure and the fact that it was deemed an unsuitable site.

The reason given for the decision was that there was doubt as to the deliverability of the site.  
(See: Page 47 Site assessment Table / Tabl Asegiadau Safleoedd Llywodraeth Cymru)

Exactly a year later, on April 25<sup>th</sup> 2024, the Carmarthenshire Planning Committee granted an application for 42 dwellings to be built on the Wernfraith site – the exact same site that Forward Planning turned down as an allocation in the revised LDP.

It was so difficult for an ordinary lay person to understand that on the one hand Forward Planning de-allocated the site from the revised LDP *'for sound reasons'* whilst on the other hand the Carmarthenshire Chief Development Officer recommended Planning Committee grant the application for a development of 42 dwellings.

Perhaps the greatest disappointment was witnessing the 'changes' that occurred during the process from when the site was initially allocated to the planning approval.

At the Hearing in April 2014 to discuss proposed allocations in Porth-y-rhyd there were 8 alternative sites. Seven of those sites were dismissed as they were within the Flood Zone area or that the pipeline crossed the sites. However, as the policy was to ensure an allocation in all villages Wernfraith site was allocated despite strong opposition in the community. At the Hearing it was decided that 27 units were too many for a village the size of Porth-y-rhyd and Forward Planning recommended phasing.

*'One of the main considerations of this site would be in regard to the size of the development in relation to the settlement. .. the new site area would have an indicative number of 27 dwellings.'*

*By reducing the numbers within the site and utilising the phasing policy which is provided within the LDP, the 27 dwellings could be phased in over a number of years, lessening any impact on the village in terms of visual appearance and to the Welsh language which is widely spoken within the village' Hearing 7 (April 2014)*

However, by 2024 there was no mention of phasing or the 27 units. A planning application was submitted for 42 dwellings and was approved by the County Council with no mention of any Mitigation Measures whatsoever.

It is feared that this intrusive over-development will have a negative impact on Porth-y-rhyd and it's character.

Is it not surprising, therefore, that the public loses all confidence in the system and questions the money, time and effort spent on holding Hearings especially when decisions taken are totally dismissed later down the line?

We fully appreciate that decisions reached at Hearings are not set in stone and that the number of dwellings is an indicative number - as guidance only - but surely there's a vast difference between phasing 6 at a time to 27 and then granting permission for a development of 42 dwellings.

When promoting the site adjacent to Llwyn Henri farm as an allocation for the revised LDP, Forward Planning states that this is one of the few opportunities to develop in Porth-y-rhyd as ***“the other site has been de-allocated”*** - namely Wernfraith.

As residents we fear this to be MISLEADING as the term *'de allocated'* strongly suggests *'not available for development'* which is definitely NOT the case as previously explained, and we kindly request you keep in mind that permission HAS already been granted in the interim period between April 2023 and April 2024 to build 42 dwellings on the so called de-allocated site.

MAP appreciates that Forward Planning has been given a brief to ensure that all villages are allocated a quota so as to reach the County Council's controversial over estimation of over 8,800 dwellings.

MAP agrees in principle that ensuring all villages have a quota is a most reasonable argument which is to be commended as it would most certainly avoid the danger of a massive carbuncle of a development being forced on one village.

In theory this is all well and good provided that there are suitable sites for developments available. This unfortunately is not the case in Porth-y-rhyd – a village on the valley floor, within designated Flood Zones and with the added implications of the Brianne – Felindre pipeline traversing through it. Earmarking suitable allocations in Porth-y-rhyd is a far more challenging task.

Unfortunately, permission to grant another application on a Flood Zone in the village was given a few years ago and not only did this development cause misery to the residents of existing neighbouring properties with flooding etc. but one of the buildings on that development has been deemed unsafe and uninhabitable. The owner of that dwelling has lost everything – all as a result of building on an unsuitable site.

Another development in the village remains unfinished and has not been adopted by the Carmarthenshire County Council – a development that has been ongoing since the early 1990s.

The residents were relieved in 2020 when Forward Planning decided against recommending another proposed allocation site as that was also within a flood plain. (Bolgoed- Middleton).

Many a rural village has problems with the infrastructure and Porth-y-rhyd is no exception. The sewerage system is failing but DC/WW has no plan to upgrade the system within the next 15 years. As most of the village lies within a designated Flood Zone the problems are exacerbated especially following days of heavy rainfall when the storm water enters the already problematic system. There is also a risk of flooding as natural drainage fields have been built on over the years. As DC/WW is not liable for storm water entering the system it can claim that the system has capacity. Of course that is true provided it does not rain. The only way the system copes is to release untreated waste water and sewerage into the river Gwendraeth Fach. The statistics for Porth-y-rhyd and Llanddarog (both villages are on the same system) are quite frightening:

In 2023 untreated sewage was spilled into the river Gwendraeth Fach for a total of 3,008 hours... 125 days... 4 months of the year.

Residents are used to seeing DC/WW vehicles in the village and are truly grateful to those employees who come out in an emergency. Following three days of heavy rainfall at the end of October and beginning of November 2023 flooding occurred on the elderly residents' estate and waste flowed into one of the properties.

According to DC/WW: "We were overwhelmed by heavy rainfall."

A fleet of tankers came to empty the system - 52 tanker loads... as so much water had entered the system.

Ironically, 48 hours after planning was approved on Wernfraith site and two DC officers confirmed that there are no problems in the village, a pipe burst and contaminated water flowed onto the pavement, road and onto the drive of a nearby property.

#### LLWYN HENRI

Although the proposed allocation site is now far smaller – the area within the Flood Zone and the upper field excluded, there are still some remaining issues and concerns raised by residents.

#### CHANGE OF BOUNDARY

Will it be a 'condition' that the pavement be extended as well as the boundary as walking rather than driving is recommended in a sustainable community?

At present the pavement ends on one side of the road by Ty Cerrig and on the other side by Rhyd-y-fro.

To summarize:

For years MAP has argued that 6 dwellings should be the norm for villages rather than a higher number of dwellings. At last Forward Planning is recommending this. However, it's most unfortunate that in the meantime an application to build 42 dwellings has been granted. There are also other concerns relating to both Llwyn Henri and the change of boundary.

**There is a strong feeling in the village that Porth-y-rhyd has already had its quota.**

It is interesting to note that 42 houses were built from the end of the 1990's to 2010, further dwellings in the period 2014 – 2020 (Glenfryn and a few private dwellings) and a further 42 on the Wernfraith site. It should also be noted that 26 dwellings are recommended in the LDP for Llanddarog – the village that is on the same sewerage system as Porth-y-rhyd.

MAP does not oppose development in principle as it is well aware of the need to keep villages

viable and alive as well as providing homes to meet the local need.

However, as reasonable residents we ask for reasonable and responsible planning and that the voice of the residents be listened to.

This has not happened in the past with granting building on Flood Zones and especially granting a massive development on the Wernfraith site.

In 2012 the Llanddarog Community Council commissioned a report from JCR, the independent planning consultants regarding quotas and housing allocations.

This is a quote from that report:

*'In reviewing the above against the objectives of the LDP in relation to distribution of new development within Sc's, it is noted that while Llanddarog has the greater number of key services and facilities, it is Porth-y-rhyd that has the greater number of proposed new residential dwellings. Based on Llanddarog's anticipated housing need during the plan period being in the region of 22 units, it is therefore surprising that Porth-y-rhyd – the least sustainable of the two settlements – then has land allocated for 36 units. (Glenfryn – 9 and Wernfraith -27)*

*On this basis therefore it would appear that the allocations for Porth-y-rhyd exceed the settlements's level of housing need.'*

**\* The residents of Porth-y-rhyd argue the same today.**

Has not the village already reached its quota?

Is there sufficient evidence to claim that there is a need for more dwellings in the village when taking into consideration the Wernfraith development?

Thank you for allowing MAP to participate in the process and for the opportunity to submit this statement following recent developments.

Thank you for allowing representatives from both MAP and the Community Council to present arguments on behalf of the community at the Hearing.

Sincerely,  
MAP Steering Group