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Our Ref: 23/0044/PRE

Date: 17 April 2023

Direct Line: 01597 827161 / 01597 827169

Email: planning.services@powys.gov.uk

Dear Sir/Madam,

Reference: 23/0044/PRE

Proposal: Pre-planning application enquiry in relation to 54 dwellings across 2.6 hectares. A mix of semi-detached and detached houses including allocated off street parking with garages

Site Address: Land At Verlon Farm, Pool Road, Montgomery, Powys SY15 6EU

Thank you for the preliminary enquiry received by Development Management in respect of the above. Having now had the opportunity to consider the development proposal, I write to offer the following comments based upon information provided with the submission and a desktop assessment of the site.

Principal Planning Policies & Guidance:

I would advise that the following planning policies are considered key to the proposed development;

National Planning Policy:

- Future Wales – The National Plan 2040
- Planning Policy Wales (Edition 11)
- Technical Advice Note 2 – Planning and Affordable Housing
- Technical Advice Note 5 - Nature Conservation and Planning
- Technical Advice Note 11 - Noise
- Technical Advice Note 12 – Design
- Technical Advice Note 15 – Development and Flood Risk

- Technical Advice Note 18 – Transport
- Technical Advice Note 23 – Economic Development
- Technical Advice Note 24 – The Historic Environment

Local Planning Policy:

Powys Local Development Plan (2011-2026)

- SP1 – Housing Growth
- SP5 – Settlement Hierarchy
- SP6 – Distribution of Growth Across the Settlement Hierarchy
- SP7 – Safeguarding of Strategic Resources and Assets
- DM1 – Planning Obligations
- DM2 – The Natural Environment
- DM3 – Public Open Space
- DM4 – Landscape
- DM6 – Flood Prevention Measures and Land Drainage
- DM7 – Dark Skies and External Lighting
- DM8 – Minerals Safeguarding
- DM10 – Contaminated and Unstable Land
- DM13 – Design and Resources
- T1 – Travel, Traffic and Transport Infrastructure
- H1 – Housing Development Proposals
- H2- Housing Sites
- H3 – Housing Delivery
- H4 – Housing Density
- H5 – Affordable Housing Contributions
- Supplementary Planning Guidance – Biodiversity and Geodiversity
- Supplementary Planning Guidance – Landscape
- Supplementary Planning Guidance – Residential Design
- Supplementary Planning Guidance – Planning Obligations
- Supplementary Planning Guidance – Affordable Housing

Principal Planning Constraints

Ancient Woodland – Adjacent
 NRW Surface Water and Small Watercourses Flood Zone 3
 LDP Residential Allocation: Land at Verlon, Forden Road P45 HA1
 LDP Development Boundary: Montgomery
 Adjacent Montgomery Conservation Area

Planning History

None as per Geodiscoverer

Site Location and Description

The application site is located within the Community Council area of Montgomery and within the settlement development boundary of Montgomery which is a town and forms part of a housing allocation under the Local Development Plan (2018).

The site specific to this application is LDP Residential Allocation P45 HA1 which is currently grazed agricultural land to the north-west boundary of Montgomery. The site is bordered by the classified B4388 to the east with residential development further east. Montgomery Conservation area is to the south with agricultural land and ancient woodland to the west with Montgomery Sewage Disposal Works to the north.

The Local Development Plan (2018) summarises the site as follows:

*Large Site capable of being phased beyond the Plan period. Development Brief required for phasing and potential future phasing as provision of new link road necessary to realise full allocation. Plan anticipates approx. 2 ha being developed. Sensitive site re: heritage and landscape buffer required for Sewage Treatment Works. Lies within the Trefaldwyn character area of the Vale of Montgomery Registered Historic Landscape - so will require assessing under ASIDOHL2. Site lies immediately close to three Scheduled Ancient Monuments, 'Montgomery Castle', 'Montgomery Town Walls' and 'Ffridd Faldwyn hillfort' development adjacent to these sites may come within the terms of 1979 Scheduled Ancient Monuments and Archaeological Areas Act and would require consultation with Cadw and CPAT to ascertain the effects that it might have on the setting of this historic asset. Any development here may also require archaeological intervention as part of any planning application. As part of any development proposal the existing junction of the B4385/B4388 will need to be permanently closed up to all vehicular traffic. Site is within a catchment that is failing WFD objectives (due to phosphate levels). Therefore foul water disposal must go to a mains public sewer or developer must show private connection is not adding to phosphate levels in the catchment. Development proposals must be identified through the preparation of a development brief that takes account of all issues including constraints and viability. *Project level HRA screening required – Montgomery Canal SAC (hydrological connections)*

Pre-application advice is sought in relation to the residential development of 54 dwellings across 2.6 hectares. A mix of semi-detached and detached houses including allocated off street parking with garages.

Principle of Development

To ensure that housing development is appropriately located and suitable in scale and type to meet Strategic Policies, policy H1 of the Local Development Plan (LDP) states that housing proposals will only be permitted:

1. In Towns and Large Villages:

- I. On sites allocated for housing or on other suitable sites within the development boundary; or
- II. On sites forming logical extensions outside development boundaries for affordable housing in accordance with Policy H6.

Montgomery under the Local Development Plan is identified as a town. The site specific to this application forms part of housing allocated site, referenced: P45 HA1.

Given that the application site is therefore allocated for housing it is considered that the principle of residential development within this location fundamentally complies with relevant planning policy.

Density

Future Wales: The National Plan 2040 states that to support the economic and social success of our towns and cities new development in urban areas should aim to have a density of at least 50 dwellings per hectare. Policy 2 – Shaping Urban Growth and Regeneration – Strategic placemaking states that urban growth should be based on the following placemaking principles;

- Creating a rich mix of uses
- Providing a variety of housing types and tenures
- Building places at a walkable scale, with homes, local facilities and public transport within walking distance of each other;
- Increasing population density, with development built at urban densities that can support public transport and local facilities
- Establishing a permeable network of streets, with a hierarchy that informs the nature of development
- Promoting a plot based approach to development, which provides opportunities for the development of small plots, including for custom and self-builders; and
- Integrating green infrastructure, informed by the planning authorities' Green Infrastructure Assessment.

Policy H4 of the Local Development Plan states that all housing development proposals should seek to make the most sustainable and efficient use of land. The density guidelines set out in H4 will apply to all housing developments whether on allocated, windfall or exception sites. Land is a finite resource and policy H4 seeks to ensure the best and most efficient use of land, maximising the development potential of sites whilst conserving land resources for other uses.

For towns such as Montgomery, 27+ dwellings per hectare is recommended. The site area to be developed amounts to 2.6ha with 54 dwellings proposed.

A site of 2.6ha, should therefore provide a guide density of 70 dwellings. It is noted that the proposal seeks to provide 54 dwellings which would be a shortfall of 16 dwellings.

The density proposed is below the guidance of 27+ dwellings per hectare and significantly below the level of density sought by Future Wales.

It is noted with the LDP that 2ha of the allocation is envisaged to come forward within this plan period with 54 dwellings.

Affordable Housing

Proposals for new housing development of five or more dwelling units or on sites of 0.25ha and above will be required to make contributions towards the provision of affordable housing in accordance with Policy H5 of the LDP.

Montgomery falls within the Severn Valley catchment area and therefore a 20% affordable housing contribution is required.

Given that 54 dwellings are being proposed, an affordable housing contribution of 10.8 dwellings would be expected. It is noted however the density of the site as discussed above is below the guide density as stated within LDP policy H4. A reduced density therefore has a direct impact on the level of affordable housing provided on site. As for example, 70 dwellings would amount to an affordable housing provision of 14 dwellings.

Affordable housing SPG:

6.3.3

“A combination of types of provision may also be considered. For instance, in cases where the required contribution results in a combination of full and part units, the number of full units should be provided on-site, with the equivalent of a part unit provided as a financial contribution (see example of calculation in Appendix B). In this situation, the developer may be given the option at the planning application stage to provide an additional whole unit on[1]site, instead of providing a separate financial contribution for the part unit.”

I refer to the Affordable Housing SPG for the Council which outlines relevant scales for affordable housing which should be fully considered, with the scale of dwellings proposed justified based on the local identified need. This evidence should therefore be submitted in support of any planning application.

I can confirm that the units allocated as Affordable housing will then be secured through a condition on any consent granted.

Design and Scale

With respect to design, specific reference is made to Policy DM13 of the Powys Local Development Plan (2011-2026). This policy indicates that development proposals must be able to demonstrate a good quality design and shall have regard to the qualities and amenity of the surrounding area, local infrastructure and resources. It states that, in terms of design, proposals will only be permitted where the following criteria are satisfied;

1. *“Development has been designed to complement and/or enhance the character of the surrounding area in terms of siting, appearance, integration, scale, height, massing, and design detailing.*
2. *The development contributes towards the preservation of local distinctiveness and sense of place.”*

Whilst noting the proposal is for a residential scheme, further design-specific guidance is set-out within the adopted Residential Design SPG.

An indicative layout of the housing development has been provided for consideration. Notwithstanding the concerns raised in respect of density and onsite provision of play, it is noted that the design is typical of a housing development and complementary of existing layouts within the vicinity.

No specific design detail has been provided in respect of the house types, however a new development is being constructed adjacent to the site. A design and materials used, complementary of the surrounding area would be most appropriate. It is noted that the site is located adjacent to the Montgomery Conservation Area and special regard to this designation will need to be given in respect of any design proposals.

Dyfed Powys Police oversee a Secured by Design initiative which seeks to design development that will help reduced crime and anti-social behaviour. You may wish to contact DPP and find out more about this standard and with them on any future major development proposals.

Amenities enjoyed by occupiers of neighbouring properties

In considering the amenities enjoyed by the occupiers of neighbouring properties, consideration has been given to the adopted SPG on Residential Design and LDP Policy DM13.

Criterion 11 of Policy DM13 of the Powys LDP states:

“The amenities enjoyed by the occupants or users of nearby or proposed properties

shall not be unacceptably affected by levels of noise, dust, air pollution, litter, odour, hours of operation, overlooking or any other planning matter.”

The proposed development should not cause any loss of daylight to any neighbouring dwellings, in order to accord with the Residential Design Guide SPG, no development should exceed a line of 25 degrees taken from the nearest habitable room of adjoining existing properties. The proposal should also comply with the 45 degree rule, where an angle of 45 degrees is measured in a horizontal plane and taken from the middle of the window of the nearest habitable room in any adjacent rooms. The proposed development should also not offer any adverse impacts to any neighbouring properties in terms of loss of privacy. The Residential Design Guide SPG states that there should be a minimum of 21 metres between directly facing habitable rooms on rear elevations. Any future proposal should comply with the above criteria set out in the Powys Residential Design Guide SPG.

Given the application sites location to existing residential properties, consideration is also given to noise creation when undertaking the development and its potential impact upon neighbouring properties. It is likely that in the event of planning permission being granted for the proposed development that a condition would be attached which restricts working times to suitable hours so as to minimise the impacts upon the amenities of neighbouring properties.

Public Open Space

Provision for new Open Space will, subject to viability, be sought from all housing developments of 10 or more dwellings. The type and nature of the provision will be determined by the deficiencies identified in the Open Space Assessment for the locality and, depending on the individual circumstances, may be provided on or off site.

Current open space legislation (Guidance for Outdoor Sport and Play Beyond the Six Acre Standard – Fields in Trust) advises that, developments of 10-200 dwellings are required to contribute towards the following; Local Area for Play (LAP), Locally Equipped Area for Play (LEAP) and Multi-Use Games Area (MUGA). In addition, LDP Policy DM3 does require that, subject to viability, open space will be sought from all housing developments of 10 or more dwellings.

Reference should be made to Powys's Open Space Assessment as to the provision required with an application of this nature which should be reflected in any proposal for further consideration. Officers note that there is an under provision of designated equipped play space and informal open space within Montgomery. The proposed development should therefore seek to provide appropriate level of in site play facilities in accordance with the above standards in accordance with the requirements of the Powys LDP Open Space Assessment.

I would ask that any future submission in supported by appropriate evidence to demonstrate that the provision provided accords with the relevant standards. I would also ask that a phasing scheme detailing the delivery and provision together with a

maintenance strategy is provided. Please be advised that a condition may also be attached regarding the transfer of the open space provision in the event that the land is sold or transferred in the future.

Planning Obligations

Local Development Plan Policy DM1 seeks to ensure that planning obligations will be sought by agreement with applicants, where necessary, to ensure that:

1. The development provides for adequate infrastructure necessary to serve the proposal, and that satisfactory maintenance and / or restoration arrangements are achieved;
2. Significant adverse socio-economic and environmental impacts are addressed and mitigated;
3. Benefits are secured in the public interest to meet the additional demands of development proposals on local communities.

Where on-site provision or mitigation is not appropriate, off-site provision, or a financial contribution towards it, may be sought.

Should it be demonstrated that for viability reasons not all of the identified contributions can be reasonably required, priority will be determined on the basis of the individual circumstances of each case.

The most common obligations with respect to typical development schemes of this nature in the Powys LDP area relate to:

1. Affordable Housing
2. Education
3. Leisure, Recreation and Open Space
4. Transportation and Access;
5. Welsh Language
6. Other topic areas referenced in the LDP

Powys County Councils Planning Obligations SPG should be reviewed for further reference. Officers would however consider it appropriate that further discussions are undertaken with relevant sections of Powys County Council as to their requirements in respect of planning obligations with the details of these matters provided for consideration with any planning application.

Flood Risk and Sustainable Drainage

Local Development Plan Policy DM6 – Flood Prevention Measures and Land Drainage Development, states that proposals must avoid unnecessary flood risk by assessing the implications of development within areas susceptible to all types of flooding; any development that unacceptably increases risk will be refused.

Proposals near a watercourse or within an area of floodplain must comply with the following:

1. In areas identified at risk of flooding (fluvial, tidal, surface water and groundwater) or where a watercourse has insufficient channel capacity, opportunities to improve existing flood risk by using Sustainable Drainage Systems (SuDS), wetlands or other agreed and appropriate measures are investigated and implemented wherever possible.

The proposed development seeks to create highly vulnerable development which is located in an area that is subject to zone 2 and 3 surface water and small watercourse flooding.

The risk-based approach set out within TAN 15 (December 2021) recognises that surface water and ordinary watercourse flood risk cannot always be managed and mitigated, particularly as these are increasing sources of risk as a result of climate change. The Flood Map for Planning provides information on these risks to enable planning authorities to develop locally-appropriate approaches for areas at risk, or in close proximity to risk. Zone 3 indicates areas at highest risk, followed by Zone 2.

A Flood Consequences Assessment will be required for any new development proposal located fully or partly in Flood Zones 2 and 3 – Surface Water and Small Watercourses. An assessment should also be undertaken for development on sites outside of these zones but which has the potential to affect the course of surface water and/or excess water from ordinary watercourses.

Please be advised that upon submission of a full application the Lead Local Flood Authority will be consulted on the proposed development in respect of surface water and small watercourse flooding which does not form part of this pre-application advise.

Given the scale of the development, relating to the provision of new dwellings, the development would require SAB approval prior to any construction works commencing onsite.

Please contact the SAB Team on 01597 826000 or via email sab@powys.gov.uk. For further information on the requirements of SAB and where relevant application forms/guidance can be accessed, please visit the following website <https://en.powys.gov.uk/article/5578/Sustainable-Drainage-Approval-Body-SAB>

If for any reason you believe your works are exempt from the requirement for SAB approval, we would be grateful if you would inform us so we can update our records accordingly. The requirement to obtain SAB consent sits outside of the planning process but is enforceable in a similar manner to planning law. It is a requirement to obtain SAB consent in addition to planning consent. Failure to engage with compliant SuDS design at an early stage may lead to significant un-necessary redesign costs.

Biodiversity

In accordance with TAN 5: Nature, Conservation and Planning, and Powys LDP Policy DM2: The Natural Environment, as part of the planning process Powys LPA should ensure that there is no net loss of biodiversity or unacceptable damage to a biodiversity feature

The Montgomery Canal SSSI and SAC is located approximately 3km north-west of the proposed development with a site of Ancient Woodland located adjacent to the application site.

It is noted that the LDP assessment of the site requires a project level HRA screening to undertaken in respect of the Montgomery Canal SAC (hydrological connections). Work should be undertaken to assess whether any ditches, drains or watercourses on site hydrologically connect to the Montgomery Canal SAC and whether any of these connection have the potential to be impact by the proposed development.

Pollution prevention measures will need to be identified to ensure that construction of the site is undertaken in a manner that safeguards the environment and biodiversity. It is recommended that preparation of the Pollution Prevention Plan refers to relevant guidance including *GPP 1: A general guide to preventing pollution* and *GPP5 Works and maintenance in or near water*, which can be found at: <https://www.netregs.org.uk/environmental-topics/pollution-prevention-guidelines-ppgs-and-replacement-series/>

It is understood that GCN's have been recorded on the development site directly to the east and therefore, as a minimum a preliminary ecological survey would be required to be undertaken for the site. Consideration will also need to be given to other protected and priority species which may be impacted by the proposed development.

Where it is necessary to remove any trees or hedgerows a Tree or Hedgerow Compensation Planting Scheme will need to be secured through an appropriately worded planning condition. This plan will need to identify appropriate compensation planting for the loss of any trees or hedgerow. Details of the tree and/or hedgerow location(s), hedgerow length(s), and tree and/or hedgerow species composition, as well as an appropriate aftercare scheme, will need to be provided. Where translocation is proposed a translocation plan should include details of the timing of work, preparation works to the new site and of the existing hedgerow, translocation methodology and aftercare measures. The chosen species will need to be native and reflect the trees and hedgerows present in the local area

With regard to landscaping, if it is proposed to provide landscaping as part of the potential development, consideration should be given to the development of a native landscape planting scheme. I would recommend that details of any landscaping proposed are submitted in a detailed Landscape Planting Scheme including proposed species mixes, planting and aftercare schedules. A landscaping plan could be secured through a planning condition, however the provision of details submitted with a planning application would avoid the need for a pre-commencement condition requiring this

information.

Careful consideration will also need to be given to any external lighting of the proposed development, and measures will need to be identified to minimise impacts to nocturnal wildlife commuting and foraging within the local area and on the application site itself. Any external lighting proposed will need to demonstrate compliance with the recommendations outlined in the BCT and ILP Guidance Note 8 Bats and Artificial Lighting (12th September 2018) full details can be found at <https://www.theilp.org.uk/documents/guidance-note-8-bats-and-artificial-lighting/>. A wildlife sensitive lighting plan could be secured through a planning condition, however the provisions of details submitted with a planning application would avoid the need for a pre-commencement condition requiring this information.

In addition, in accordance with Part 1, Section 6 of the Environment (Wales) Act 2016, local authorities are required to maintain and enhance biodiversity, including through the planning process. Planning Policy Wales (Edition 11), Section 6.4.5, states *'planning authorities must seek to maintain and enhance biodiversity in the exercise of their functions. This means that development should not cause any significant loss of habitats or populations of species, locally or nationally and must provide a net benefit for biodiversity'*. The Chief Planning Officer for Wales in his letter of 23/10/2019 confirms that *'where biodiversity enhancement is not proposed as part of an application, significant weight will be given to its absence, and unless other significant material considerations indicate otherwise it will be necessary to refuse permission.'* Therefore, it is recommended that consideration is given to opportunities to incorporate features to enhance biodiversity at an early stage and ensure the development provides a net benefit for biodiversity.

Examples of suitable features could include:

- Provision of bird and bat boxes. The proposal should include details of the number, type and location of boxes,
- Creation and management of a wildlife buffer strip. Hedgerows should be retained within buffer strips and left unlit, or with lighting directed away to create dark corridors for nocturnal wildlife moving through the site,
- Provision of wildlife-friendly landscape planting.

Features of wildlife enhancement measures proposed as part of the development should be clearly identified and detailed on submitted plans (i.e. locations, dimensions and numbers included) and be achievable. A range of biodiversity enhancements have been proposed within the ecological appraisal which will be required to be detailed on submitted plans.

Highway Safety & Parking

No comments have yet to be received from PCC Highways in respect of the proposed development. Once the comments are received, they will be forwarded on for your

consideration.

Environmental Protection

The Environmental Protection officer has been consulted on the proposed development and have provided the following comments:

Re: Pre-planning application enquiry in relation to 54 dwellings across 2.6 hectares. A mix of semi-detached and detached houses including allocated off street parking with garages.

Address: Land At Verlon Farm, Pool Road, Montgomery, Powys SY15 6EU.

Amenity

The proposed application site is in close proximity to a sewage treatment works, a farm and an industrial/commercial premises. The planning application will need to be accompanied by noise and odour impact assessment reports to demonstrate that residential amenity on the development site will not be adversely affected by these issues from nearby land uses, and to provide details of mitigation measures if necessary.

Requirement to connect to an existing mains sewer

Foul drainage should be connected to a public foul or combined sewer wherever this is reasonably practicable. Foul drainage planning should proceed in accordance with the guidance in Welsh Government Circular 008/2018.

Construction-phase noise control

Due to the residential nature of the setting, Environmental Protection will require that measures are in place to control the level of noise disturbance to neighbouring properties during the construction phase of the development.

This department would recommend that the construction period working hours and delivery times be restricted as follows:

“All works and ancillary operations which are audible at the site boundary shall be carried out only between the following hours:

- *0800-1800 hrs Monday to Friday*
- *0800-1300 hrs Saturday*
- *At no time on Sundays and Bank Holidays*

Deliveries to and removal of plant, equipment, machinery and waste from the site must also only take place within the permitted hours detailed above.”

Construction-phase dust control

Environmental Protection would recommend that measures are in place to control the emission of dust from the site during the construction phase of the development. This department would recommend the following condition:

“Prior to the commencement of development, a dust management plan shall be submitted to, and approved by, the local planning authority. All construction work shall proceed in accordance with the measures specified in the approved plan.”

Cultural Heritage

Given the nearby archaeological constraints of the site, and as CPAT do not form part of the PCC pre-planning application service you may wish to contact them directly in respect of any comments they may have in respect of the proposed development.

It is noted that a Geophysical Survey Report has been submitted in support of the pre-application. It should be noted that CPAT do not form part of the Authorities pre-application service. You may wish to contact them directly in respect of survey and any matters that they may require addressing prior to the submission of a formal planning application.

Conservation Area

The application site is located adjacent to the Montgomery Conservation area immediately south of the site. You are advised to review the Authorities adopted Conservation Areas SPG and you may also wish to seek specialist advice from the Authorities Built Heritage Officer in respect of the proposal.

Broadband Provision

Policy 13 of Future Wales – The National Development Plan 2040 that’s that *“new developments should include the provision of Gigabit capable broadband infrastructure from the outset”*. Should a planning application be forthcoming, it would need to demonstrate compliance with this requirement. This could be subject to a planning condition.

Sustainable Drainage Systems

From 7 January 2019, there is new legislation in place making it mandatory to have sustainable drainage systems (SuDS) on all new developments of more than 1 house or new developments with construction area greater than 100m² (10m x 10m).

Visit the County Council's Sustainable Drainage Approval Body (SAB) webpage or Welsh Government website to find out more about the legislation.

Pre-application Consultation

Under Article 1 of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016, there is a requirement for developers to undertake pre-application consultation to all planning applications for “major” development (full or outline).

This process is therefore required to be undertaken prior to the validation of any planning application.

Conclusion

The proposed residential development forms part of a housing allocation site, referenced: P45 HA1. It is therefore considered a principle of development is established at the site. Further consideration and supporting evidence is therefore required to justify the density of the proposed development with other matters raised in the above response. Details of which should be fully evidenced and submitted for consideration with any future planning application.

Yours faithfully,

Richard Edwards

Senior Planning Officer

Croeso i chi gysylltu â ni yn Gymraeg. Byddwn yn ymateb yn Gymraeg, heb oedi.

You are welcome to contact us in Welsh. We will respond in Welsh, without delay.

Data Protection and Privacy / Diogelu Data a Chyfrinachedd

In order to deliver the Planning Service (applications, complaints and appeals etc.) it is necessary for the council to process personal data, in accordance with relevant planning legislation, as listed on the Welsh Governments planning website (<https://gov.wales/topics/planning/?lang=en>). If you wish to know more about how Powys County Council processes your personal data then please visit [Planning and Public Protection Privacy Statement - Powys County Council](#) and / or <https://en.powys.gov.uk/privacy>.

Er mwyn darparu Gwasanaeth Cynllunio (ceisiadau, cwynion ac apeliadau ac ati) mae'n angenrheidiol i'r cyngor brosesu data personol, yn unol â deddfwriaeth gynllunio berthnasol, fel y rhestrir ar wefan gynllunio Llywodraeth Cymru (<https://llyw.cymru/adeiladu-a-chynllunio>). Os hoffech wybod mwy am sut mae Cyngor Sir Powys yn prosesu eich data personol, ewch i <https://cy.powys.gov.uk/article/7085/Datganiad-Preifatrwydd-Cynllunio-a-Gwarchod-y-Cyhoedd> a / neu <https://cy.powys.gov.uk/preifatrwydd>

