Cymdeithas Syrfewyr Sirol Cymru

County Surveyors' Society Wales

Annwyl Robert,

Cyfeiriaf at eich e-bost sy'n gwahodd ymatebion mewn perthynas ag ymgynghoriad gan Bwyllgor Economi, Seilwaith a Sgiliau Llywodraeth Cymru ar brynu gorfodol sy'n gysylltiedig ag adfywio canol trefi a datblygu cyfleoedd teithio llesol. Ystyriwyd y mater gan ein Fforwm Rheoli Datblygu a hoffwn gynnig y sylwadau canlynol:

Cyllid gwarantedig ar gyfer yr amser y mae'n ei gymryd i ymdrin â'r Gorchymyn Pwrcasu Gorfodol yw'r prif rwystr. Mae'r cyfnod sy'n ofynnol er mwyn ymgymryd â Gorchymyn Pwrcasu Gorfodol o'i gymharu â ffrydiau cyllido a'u gofynion yn broblem. Mae hyn yr un mor berthnasol i gynlluniau adfywio canol trefi a theithio llesol a phrosiectau eraill megis Llwybrau Diogel mewn Cymunedau.

Mae ymdrin yn briodol â Gorchymyn Pwrcasu Gorfodol yn gofyn am faint sylweddol o amser ar ran swyddogion ac mae'n cynnwys is-adrannau amrywiol mewn awdurdod lleol. Mae gan awdurdodau lleol y sgiliau cywir ar gyfer y dasg ac arweinir y broses fel arfer gan gyfreithwyr ac arbenigwyr mewn timau eiddo (prisio), cynllunio a phriffyrdd. Fodd bynnag, mae arbenigedd yn yr is-adrannau hyn wedi lleihau dros y blynyddoedd ac mae'r staff sy'n weddill dan fwyfwy o bwysau i ganolbwyntio ar weithrediadau statudol beunyddiol. Ar ben

Dear Robert,

I refer to your e-mail inviting responses in respect of consultation by Welsh Government's Economy, Infrastructure and Skills Committee into compulsory purchase associated with town centre regeneration and developing active travel opportunities. The matter has been considered by our Development Control Forum and I would offer the following comments:

Guaranteed funding for the time it takes to deal with a Compulsory Purchase Order is the main barrier. The length of time it takes to undertake a CPO compared to funding streams and their requirements is a problem. This applies equally to town centre regeneration and active travel schemes along with other projects such as Safe Routes In Communities.

To properly deal with a CPO takes a significant amount of officer time and involves various sections within an Authority. Local Authorities have the right skills for the task and the process is normally led by solicitors and experts within property (valuation), planning and highway teams. However expertise within these sections has diminished over the years and remaining staff are under more and more pressure to focus on day to day statutory functions. Furthermore, whilst CPO processes could potentially be carried out by an external consultancy this would not help in that costs would be significant and

hynny, er ei bod hi'n bosib i ymgynghoriaeth allanol gynnal prosesau Gorchymyn Pwrcasu Gorfodol, ni fyddai hyn yn helpu oherwydd byddai'r costau'n sylweddol a byddai'n rhaid hefyd neilltuo adnoddau'r awdurdod lleol o hyd i reoli a chefnogi'r ymgynghorydd. Hefyd, mae'n rhaid i gyllid ar gyfer adfywio a chynlluniau teithio llesol bara am nifer o flynyddoedd ac ystyried unrhyw broses Gorchymyn Pwrcasu Gorfodol yn briodol. Ar ben hynny, byddai sicrhau cyllid digonol yn gyffredinol ar gyfer Llywodraeth Leol i ymgorffori cadernid a chynllunio dilynol hefyd yn helpu i sicrhau argaeledd a pharhad arbenigedd.

Byddem yn croesawu symleiddio'r broses Gorchmynion Pwrcasu Gorfodol.

also local authority resources would still have to be made available to manage and support the consultant. Again, funding for regeneration and active travel schemes must span a number of years and properly take account of any CPO process. Furthermore, ensuring sufficient funding generally for Local Government to build in resilience and succession planning would also help ensure availability and continuity of expertise.

We would welcome streamlining of the CPO process.