

Diwygiedig 2018-2033

Sir Gaerfyrddin

Cynllun Datblygu Lleol

Revised 2018-2033

Carmarthenshire

Local Development Plan

Clwstwr 4

Cluster 4

**Asesiadau Dyrannu Safleoedd /
Site Allocation Assessments**

**Adneuo Ionawr 2020
Deposit January 2020**



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SeC12

**Castell Newydd Emlyn
/ Newcastle Emlyn**

Cynllun Datblygu Lleol Diwygiedig Sir Gar / Carmarthenshire Revised Local Development Plan

Manylion y Safle / Site Details			
Rhif y Safle Ymgeisio / Candidate Site Number:	Dim yn berthnasol / N/A	Cyfeirnod y Safle / Site Reference	SeC12/h1
Cyfeiriad y Safle / Site Address:	Trem y Ddol	Ardal Safle / Site Area:	0.895
Defnydd Presennol / Existing Use:	Tir Amaethyddol / Agricultural	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential
Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History			
A yw'r safle yn Ddyraniad CDLI presennol? / Is the site an existing LDP Allocation?		✓	
Hanes Cynllunio Perthnasol / Relevant Planning History		W/18258	

Cam 1 - Aseiad Cychwynnol / Stage 1 – Initial Assessment			
Ystyriaeth / Consideration	Ie, Na / Yes, No	Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA Objectives	AC / SA
1. A yw'r safle'n gydnaws â lleoliad twf yn y dyfodol a gyflwynir yn y Strategaeth a Ffeirir? / Is the site compatible against the location of future growth presented in the Preferred Strategy?	✓	SA1	+

Sylwadau ychwanegol / Additional Comments

Os yw'r safle yn cyd-fynd â'r dadansoddiad uchod, yna mae'n symud ymlaen i Gam 2a yr Aseiad Safle / If the site accords with the analysis above, then it moves on to Stage 2a of the Site Assessment

Cam 2a - Aseiad Manwl Cychwynnol o'r Safle / Stage 2a – Initial Detailed Site Assessment			
Ystyriaeth / Consideration	Ie, Na / Yes, No	Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA Objectives	AC / SA
C2. A oes lle ar y safle am 5 neu ragor o anheddau? / Q2. Can the site accommodate 5 or more dwellings?	✓		
C3. A yw'r safle o fewn anheddiad Haen 1-3 neu'n uniongyrchol gysylltiedig ag ef yn y Strategaeth a Ffeirir? / Q3. Is the site within or directly related to a Tier 1 - 3 settlement in the Preferred Strategy?	✓		
C4. A yw'r safle wedi'i leoli mewn parth lle ceir perygl o lifogydd fel y'i nodir ar Fapiau Cyngor Datblygu TAN 15? / Q4. Is the site located within a flood risk zone as identified in the TAN 15 Development Advice Maps?	x	SA4, SA5	+
C5. A yw'r safle wedi'i leoli o fewn neu'n union wrth ymyl unrhyw safleoedd sydd wedi'u dynodi am bwysigrwydd i gadwraeth natur? / Q5. Is the site located within or immediately adjacent to any sites designated for importance to nature conservation?	x	SA2	+
C6. A yw'r safle wedi'i leoli o fewn neu'n union wrth ymyl unrhyw Henebion Cofrestredig? / Q6. Is the site located within or immediately adjacent to any Scheduled Monuments?	x	SA8	+

Sylwadau Ychwanegol / Additional Comments

Os yw'r safle yn cydymffurfio â'r dadansoddiad uchod, wedyn bydd yn symud ymlaen i Gam 2b yr Aseiad Safle / If the site accords with the analysis above, then it moves on to Stage 2b of the Site Assessment

Cam 2b – Aseiad Manwl Pellach o'r Safle / Stage 2b - Further Detailed Site Assessment			
Ystyriaeth / Consideration	Ie, Na / Yes, No	Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA Objectives	AC / SA
Cyffredinol / General			
C7. A fyddai datblygu'r safle'n mynd yn groes i egwyddorion cynllunio cyffredinol? / Q7. Would development of the site be contrary to general planning principles?	x		

C8. A fyddai datblygu'r safle'n cael effaith niweidiol ar gymeriad ac amgylchiadau'r anheddiad neu ei nodweddion? / Q8. Would the development of the site have a detrimental impact on the character and setting of the settlement or its features?	x	SA8 SA9	+
C9. A fydd y cynnig yn cynnwys aildddefnyddio tir a/neu adeiladau addas a ddatblygwyd yn flaenorol? / Q9. Will the proposal involve the re-use of suitable previously developed land and/or buildings?	x	SA9, SA7	-

Cyffredinol - Sylwadau Ychwanegol / General – Additional Comments

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Hygyrchedd / Accessibility

C10. A yw'r safle'n hygyrch o'r briffordd gyhoeddus bresennol? Q10 Is the site accessible from the existing public highway?	✓		
C11 A oes gan y safle bwynt mynediad sydd â gwelededd digonol? / Q11 Does the site have an available access point with adequate visibility?	✓		
C12 A oes unrhyw faterion sylweddol ar y briffordd wedi'u nodi ar sail tystiolaeth mewn perthynas â'r safle? / Q12 Have any significant and evidenced highway issues been identified relating to the site?	x	SA3	+
C13 A oes gan y safle fynediad addas i drafnidiaeth gyhoeddus a/neu lwybr teithio llesol? / Q13 Does the site have suitable access to public transport and/or active travel route?	✓	SA3, SA4, SA6, SA12, SA13, SA15	+
C14 A oes gan y safle fynediad i lecynnau gwyrdd/hamdden/cyfleusterau hamdden sydd o fewn pellter rhesymol? / Q14 Does the site have access to green space/ leisure/ recreational facilities that are within a reasonable distance?	x	SA12, SA15	-
C15 A yw'r safle o fewn pellter rhesymol i'r canlynol: / Q15 Is the site within reasonable distance			
(a) Darpariaeth cyflogaeth / Employment provision	✓	SA6, SA10, SA14, SA15	+
(b) Darpariaeth fanwerthu / Retail provision	✓		+
(c) Gwasanaethau a chyfleusterau eraill / Other services and facilities	✓		+
C16 A yw'r safle o fewn pellter rhesymol i gyfleusterau addysg? / Q16 Is the site within a reasonable distance to education facilities?	✓	SA13	+

Hygyrchedd – Sylwadau Ychwanegol / Accessibility - Additional Comments

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Cam 2b – Asesiad Manwl Pellach o'r Safle – Parhad / Stage 2b – Further Detailed Site Assessment – Continued

Ystyriaethau Amgylcheddol / Environmental Considerations

C17 A yw'r safle wedi'i leoli o fewn neu wrth ymyl parth clustogi mwynau? / Q17 Is the site located within or adjacent to a mineral buffer zone?	x	SA6	+
C18 A yw'r safle o fewn neu'n union wrth ymyl ardal rheoli ansawdd aer? / Q18 Is the site within or immediately adjacent to an AQMA?	x	SA3	+
C19 A yw'r safle yn cynnwys pridd carbon uchel e.e. mawn? / Q19 Does the site contain high carbon soil e.g. peat?	x	SA7	+
C20 A yw'r safle'n cynnwys tir amaethyddol o ansawdd uchel? / Q20 Does the site contain high quality agricultural land?	x	SA7	+

C21 A oes unrhyw bryderon sylweddol wedi'u nodi yn yr Asesiad Strategol o Ganlyniadau Llifogydd - Cam 1 a allai effeithio ar gyflawni'r safle? / Q21 Are there any significant concerns set out in the SFCA - Stage 1 which could impact on the delivery of the site?	x	SA4, SA5	+
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Ystyriaethau Amgylcheddol - Sylwadau Ychwanegol / Environmental Considerations - Additional Comments

Categori Asesiad Strategol o Ganlyniadau Llifogydd - Gwyrdd (risg isel) / SFCA category - Green (low risk)

Seilwaith a Chyfleustodau / Infrastructure and Utilities

C22 A oes cysylltiad dŵr ar gael ar y safle? / Q22 Does the site have an available water connection?	✓	SA5	+
C23 A oes gan y safle gysylltiad carthffosiaeth addas? / Q23 Does the site have a suitable sewerage connection?	✓	SA5	+
C24 A oes gan y safle gysylltiadau â gofynion seilwaith eraill? / Q24 Does the site have connections to other infrastructure requirements?	✓		

Seilwaith a Chyfleustodau - Sylwadau Ychwanegol / Infrastructure and Utilities - Additional Comments

Capasiti cyfyngedig sydd gan y gwaith trin dŵr gwastraff ar gyfer datblygu o fewn yr anheddiad. Bydd angen ystyried unrhyw ddatblygiad o dan Gynllun Rheoli Asedau Dŵr Cymru./ Limited capacity exists in the Waste Water Treatment Works for development within the settlement. Any development will need to be considered under the Dwr Cymru Welsh Water AMP.

Y Gymraeg / Welsh Language

C25 A oes gan leoliad a / neu raddfa'r safle'r potensial i gael effaith niweidiol ar yr Iaith Gymraeg? Q25 Does the location and/or scale of the site have the potential to have a detrimental impact on Welsh Language?	x	SA11	+
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Y Gymraeg - Sylwadau Ychwanegol / Welsh Language - Additional Comments

Cam 2b – Asesiad Manwl Pellach o'r Safle – Parhad / Stage 2b - Further Detailed Site Assessment - continued

Ystyriaeth /Consideration	Ie, Na / Yes, No	Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA	AC / SA
Hyfywedd ac Ymarferoldeb / Viability and deliverability			
C26 A yw'r ymgeisydd wedi darparu digon o dystiolaeth i ddangos bod modd cyflawni'r datblygiad a'i fod yn hyfyw yn ariannol? / Q26 Has the applicant provided sufficient evidence to show the development is deliverable and financially viable?	x		
C27 A yw'r ymgeisydd wedi darparu digon o dystiolaeth i nodi pryd y caiff y safle ei gyflwyno i'w ddatblygu? / Q27 Has the applicant provided sufficient evidence to identify when the site will be brought forward for development?	x		

Sylwadau Ychwanegol / Additional Comments

Mae'r safle yn destun cais cynllunio ar gyfer 17 o anheddau sy'n symud yn ei flaen, a bydd y datblygiad yn ychwanegiad i'r ystâd bresennol. Gofynnir am wybodaeth ychwanegol yn ôl yr angen wrth i'r CDLI fynd tuag at archwiliad./

The site is subject to a planning application for 17 dwellings which is progressing, and the development will form the continuation of the existing estate. Additional information will be sought as necessary as the LDP goes towards examination.

**Cynllun Datblygu Lleol Diwygiedig Sir Gar / Carmarthenshire Revised Local Development Plan
Crynodeb Gwerthuso Cynaliadwyedd / Sustainability Appraisal Summary**

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number:	Dim yn berthnasol / N/A	Cyfeirnod y Safle / Site Reference:	SeC12/h1
Cyfeiriad y Safle / Site Address:	Trem y Ddol	Arwynebedd y Safle / Site Area:	0.895
Defnydd Presennol / Existing Use:	Tir Amaethyddol / Agricultural	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential

	AC / SA
AC1 - Datblygu Cynaliadwy / SA1 - Sustainable Development	+
AC2 - Bioamrywiaeth / SA2 - Biodiversity	+
AC3 - Ansawdd Aer / SA3 - Air Quality	+
AC4 - Ffactorau hinsoddol / SA4 - Climatic Factors	+
AC5 - Dŵr / SA5 - Water	+
AC6 - Asedau Materol / SA6 - Material Assets	+
AC - Pridd / SA7 - Soil	+/-
AC8 - Treftadaeth Ddiwyllianol ac Amgylchedd Hanesyddol	+
AC9 - Tirwedd / SA9 - Landscape	+/-
AC10 - Poblogaeth / SA10 - Population	+
AC11 - Y Gymraeg / SA11 - The Welsh Language	+
AC12 - Iechyd a Llesiant / SA12 - Health and Well-being	+/-
AC13 - Addysg a Sgiliau / SA13 - Education and Skills	+
AC14 - Yr Economi / SA14 - Economy	+
AC15 Gwead Cymdeithas / SA15 Social Fabric	+/-

Sustainability Criteria

- + Mae'r safle arfaethedig yn cydymffurfio ag amcan yr Arfarniad Cynaliadwyedd / Proposed site complies with SA objective
- +/- Mae'r safle arfaethedig yn cydymffurfio â rhai elfennau o amcan yr Arfarniad Cynaliadwyedd er ei fod yn rhwystro eraill. Ystyried mesurau lliniaru ar gyfer effeithiau negyddol / Proposed site complies with some elements of the SA objective whilst hindering other. Consider mitigation for
- Mae'r safle arfaethedig yn gwrthdaro ag amcan yr Arfarniad Cynaliadwyedd. Mae'n bosibl nad yw'r safle'n addas i'w ddatblygu. Ystyried mesurau lliniaru sylweddol / Proposed site is in conflict with SA objective. Site may be inappropriate for

Sylwebaeth Gwerthuso Cynaliadwyedd / Sustainability Appraisal Commentary

Nid yw'r safle hwn o fewn pellter cerdded rhesymol i ddarpariaeth man agored ac nid yw'n defnyddio tir a ddatblygwyd o'r blaen. Mae fel arall yn perfformio'n gadarnhaol yn erbyn y Fframwaith AC. Fydd rhaid i unrhyw gais cynllunio ar y safle nodi a oes digon o ddarpariaeth man agored yn yr ardal a sicrhau ei bod yn unol â'r polisi Mannau Agored.

This site is not within a reasonable walking distance to an open space provision and does not utilise previously developed land. It otherwise performs positively against the SA Framework. Any proposed application on the site would need to identify if there is sufficient open space provision in the area and ensure accordance with the Open Space policy.

Gadewir y dudalen hon yn wag yn fwriadol

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Cynllun Datblygu Lleol Diwygiedig Sir Gar / Carmarthenshire Revised Local Development Plan

Manylion y Safle / Site Details			
Rhif y Safle Ymgeisio / Candidate Site Number:	CA0693 / SR/121/003 & CA0513 / SR/121/004	Cyfeirnod y Safle / Site Reference	SeC12/h2
Cyfeiriad y Safle / Site Address:	Heol Dewi	Ardal Safle / Site Area:	0.175
Defnydd Presennol / Existing Use:	Tir gwag / Vacant	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential
Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History			
A yw'r safle yn Ddyraniad CDLI presennol? / Is the site an existing LDP Allocation?	✓		
Hanes Cynllunio Perthnasol / Relevant Planning History	W/31162, W/37399		

Cam 1 - Aseiad Cychwynnol / Stage 1 – Initial Assessment			
Ystyriaeth / Consideration	Ie, Na / Yes, No	Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA Objectives	AC / SA
1. A yw'r safle'n gydnaws â lleoliad twf yn y dyfodol a gyflwynir yn y Strategaeth a Ffeifir? / Is the site compatible against the location of future growth presented in the Preferred Strategy?	✓	SA1	+

Sylwadau ychwanegol / Additional Comments

Os yw'r safle yn cyd-fynd â'r dadansoddiad uchod, yna mae'n symud ymlaen i Gam 2a yr Aseiad Safle / If the site accords with the analysis above, then it moves on to Stage 2a of the Site Assessment

Cam 2a - Aseiad Manwl Cychwynnol o'r Safle / Stage 2a – Initial Detailed Site Assessment			
Ystyriaeth / Consideration	Ie, Na / Yes, No	Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA Objectives	AC / SA
C2. A oes lle ar y safle am 5 neu ragor o anheddau? / Q2. Can the site accommodate 5 or more dwellings?	✓		
C3. A yw'r safle o fewn anheddiad Haen 1-3 neu'n uniongyrchol gysylltiedig ag ef yn y Strategaeth a Ffeifir? / Q3. Is the site within or directly related to a Tier 1 - 3 settlement in the Preferred Strategy?	✓		
C4. A yw'r safle wedi'i leoli mewn parth lle ceir perygl o lifogydd fel y'i nodir ar Fapiau Cyngor Datblygu TAN 15? / Q4. Is the site located within a flood risk zone as identified in the TAN 15 Development Advice Maps?	x	SA4, SA5	+
C5. A yw'r safle wedi'i leoli o fewn neu'n union wrth ymyl unrhyw safleoedd sydd wedi'u dynodi am bwysigrwydd i gadwraeth natur? / Q5. Is the site located within or immediately adjacent to any sites designated for importance to nature conservation?	x	SA2	+
C6. A yw'r safle wedi'i leoli o fewn neu'n union wrth ymyl unrhyw Henebion Cofrestredig? / Q6. Is the site located within or immediately adjacent to any Scheduled Monuments?	x	SA8	+

Sylwadau Ychwanegol / Additional Comments
Mae'r safle wedi ei leoli yn agos at ACA Afon Teifi, ond nid yn union gerllaw. Fel rhan o gais cynllunio W/37399, cyflwynodd yr ymgeisydd adroddiad ar ddiogelu'r ACA / atal llygredd a nodai'r mesurau i'w rhoi ar waith yn ystod y broses o adeiladu'r safle. The site is located close to the Afon Tefi SAC, but not immediately adjacent. As part of planning application W/37399, the applicant submitted a SAC safeguard / Pollution prevention Report detailing measures to put in place during the site's construction.

Os yw'r safle yn cydymffurfio â'r dadansoddiad uchod, wedyn bydd yn symud ymlaen i Gam 2b yr Aseiad Safle / If the site accords with the analysis above, then it moves on to Stage 2b of the Site Assessment

Cam 2b – Aseiad Manwl Pellach o'r Safle / Stage 2b - Further Detailed Site Assessment			
Ystyriaeth / Consideration	Ie, Na / Yes, No	Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA Objectives	AC / SA
Cyffredinol / General			
C7. A fyddai datblygu'r safle'n mynd yn groes i egwyddorion cynllunio cyffredinol? / Q7. Would development of the site be contrary to general planning principles?	x		

C8. A fyddai datblygu'r safle'n cael effaith niweidiol ar gymeriad ac amgylchiadau'r anheddiad neu ei nodweddion? / Q8. Would the development of the site have a detrimental impact on the character and setting of the settlement or its features?	x	SA8 SA9	+
C9. A fydd y cynnig yn cynnwys aildddefnyddio tir a/neu adeiladau addas a ddatblygwyd yn flaenorol? / Q9. Will the proposal involve the re-use of suitable previously developed land and/or buildings?	x	SA9, SA7	-

Cyffredinol - Sylwadau Ychwanegol / General – Additional Comments

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Hygyrchedd – Sylwadau Ychwanegol / Hygyrchedd / Accessibility

C10. A yw'r safle'n hygyrch o'r briffordd gyhoeddus bresennol? Q10 Is the site accessible from the existing public highway?	✓		
C11 A oes gan y safle bwynt mynediad sydd â gwelededd digonol? / Q11 Does the site have an available access point with adequate visibility?	✓		
C12 A oes unrhyw faterion sylweddol ar y briffordd wedi'u nodi ar sail tystiolaeth mewn perthynas â'r safle? / Q12 Have any significant and evidenced highway issues been identified relating to the site?	x	SA3	+
C13 A oes gan y safle fynediad addas i drafnidiaeth gyhoeddus a/neu lwybr teithio llesol? / Q13 Does the site have suitable access to public transport and/or active travel route?	✓	SA3, SA4, SA6, SA12, SA13, SA15	+
C14 A oes gan y safle fynediad i lecynnau gwyrdd/hamdden/cyfleusterau hamdden sydd o fewn pellter rhesymol? / Q14 Does the site have access to green space/ leisure/ recreational facilities that are within a reasonable distance?	✓	SA12, SA15	+
C15 A yw'r safle o fewn pellter rhesymol i'r canlynol: / Q15 Is the site within reasonable distance			
(a) Darpariaeth cyflogaeth / Employment provision	✓	SA6, SA10, SA14, SA15	+
(b) Darpariaeth fanwerthu / Retail provision	✓		+
(c) Gwasanaethau a chyfleusterau eraill / Other services and facilities	✓		+
C16 A yw'r safle o fewn pellter rhesymol i gyfleusterau addysg? / Q16 Is the site within a reasonable distance to education facilities?	✓	SA13	+

Environmental Considerations/ Accessibility - Additional Comments

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Cam 2b – Asesiad Manwl Pellach o'r Safle – Parhad / Stage 2b – Further Detailed Site Assessment – Continued

Ystyriaethau Amgylcheddol / Accessibility – Additional Comments

C17 A yw'r safle wedi'i leoli o fewn neu wrth ymyl parth clustogi mwynau? / Q17 Is the site located within or adjacent to a mineral buffer zone?	x	SA6	+
C18 A yw'r safle o fewn neu'n union wrth ymyl ardal rheoli ansawdd aer? / Q18 Is the site within or immediately adjacent to an AQMA?	x	SA3	+
C19 A yw'r safle yn cynnwys pridd carbon uchel e.e. mawn? / Q19 Does the site contain high carbon soil e.g. peat?	x	SA7	+
C20 A yw'r safle'n cynnwys tir amaethyddol o ansawdd uchel? / Q20 Does the site contain high quality agricultural land?	x	SA7	+

C21 A oes unrhyw bryderon sylweddol wedi'u nodi yn yr Asesiad Strategol o Ganlyniadau Llifogydd - Cam 1 a allai effeithio ar gyflawni'r safle? / Q21 Are there any significant concerns set out in the SFCA - Stage 1 which could impact on the delivery of the site?	x	SA4, SA5	+
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Ystyriaethau Amgylcheddol - Sylwadau Ychwanegol / Environmental Considerations - Additional Comments

Categori Asesiad Strategol o Ganlyniadau Llifogydd - Gwyrdd (risg isel) / SFCA category - Green (low risk)

Seilwaith a Chyfleustodau / Infrastructure and Utilities

C22 A oes cysylltiad dŵr ar gael ar y safle? / Q22 Does the site have an available water connection?	✓	SA5	+
C23 A oes gan y safle gysylltiad carthffosiaeth addas? / Q23 Does the site have a suitable sewerage connection?	✓	SA5	+
C24 A oes gan y safle gysylltiadau â gofynion seilwaith eraill? / Q24 Does the site have connections to other infrastructure requirements?	✓		

Seilwaith a Chyfleustodau - Sylwadau Ychwanegol / Infrastructure and Utilities - Additional Comments

Capasiti cyfyngedig sydd gan y gwaith trin dŵr gwastraff ar gyfer datblygu o fewn yr anheddiad. Bydd angen ystyried unrhyw ddatblygiad o dan Gynllun Rheoli Asedau Dŵr Cymru./ Limited capacity exists in the Waste Water Treatment Works for development within the settlement. Any development will need to be considered under the Dwr Cymru Welsh Water AMP.

Y Gymraeg / Welsh Language

C25 A oes gan leoliad a / neu raddfa'r safle'r potensial i gael effaith niweidiol ar yr Iaith Gymraeg? Q25 Does the location and/or scale of the site have the potential to have a detrimental impact on Welsh Language?	x	SA11	+
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Y Gymraeg - Sylwadau Ychwanegol / Welsh Language - Additional Comments

Cam 2b – Asesiad Manwl Pellach o'r Safle – Parhad / Stage 2b - Further Detailed Site Assessment - continued

Ystyriaeth / Consideration	Ie, Na / Yes, No	Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA	AC / SA
Hyfywedd ac Ymarferoldeb / Viability and deliverability			
C26 A yw'r ymgeisydd wedi darparu digon o dystiolaeth i ddangos bod modd cyflawni'r datblygiad a'i fod yn hyfyw yn ariannol? / Q26 Has the applicant provided sufficient evidence to show the development is deliverable and financially viable?	x		
C27 A yw'r ymgeisydd wedi darparu digon o dystiolaeth i nodi pryd y caiff y safle ei gyflwyno i'w ddatblygu? / Q27 Has the applicant provided sufficient evidence to identify when the site will be brought forward for development?	x		

Sylwadau Ychwanegol / Additional Comments

Ar hyn o bryd, mae'r rhan fwyaf o'r safle wedi'i neilltuo ar gyfer tai ac yn cael ei ddatblygu ar hyn o bryd. Mae ffin y safle wedi dilyn llinell arolwg geotechnegol a gynhaliwyd rhyw 20 mlynedd yn ôl. Cynhaliwyd arolwg mwy diweddar, ac o ganlyniad mae ffin y safle yn mynd i gael ei hehangu i adlewyrchu'r adroddiad hwn./

The majority of the site is currently allocated for housing and is being developed at present. The site boundary has followed the line of a geotechnical survey carried out some 20 years ago. A more recent survey has been undertaken, and as a result the site boundary is to be expanded to reflect this report.

**Cynllun Datblygu Lleol Diwygiedig Sir Gar / Carmarthenshire Revised Local Development Plan
Crynodeb Gwerthuso Cynaliadwyedd / Sustainability Appraisal Summary**

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number:	CA0693 / SR/121/003 & CA0513 / SR/121/004	Cyfeirnod y Safle / Site Reference:	SeC12/h2
Cyfeiriad y Safle / Site Address:	Heol Dewi	Arwynebedd y Safle / Site Area:	0.175
Defnydd Presennol / Existing Use:	Tir gwag / Vacant	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential

	AC / SA
AC1 - Datblygu Cynaliadwy / SA1 - Sustainable Development	+
AC2 - Bioamrywiaeth / SA2 - Biodiversity	+
AC3 - Ansawdd Aer / SA3 - Air Quality	+
AC4 - Ffactorau hinsoddol / SA4 - Climatic Factors	+
AC5 - Dŵr / SA5 - Water	+
AC6 - Asedau Materol / SA6 - Material Assets	+
AC - Pridd / SA7 - Soil	+/-
AC8 - Treftadaeth Ddiwyllianol ac Amgylchedd Hanesyddol	+
AC9 - Tirwedd / SA9 - Landscape	+/-
AC10 - Poblogaeth / SA10 - Population	+
AC11 - Y Gymraeg / SA11 - The Welsh Language	+
AC12 - Iechyd a Llesiant / SA12 - Health and Well-being	+
AC13 - Addysg a Sgiliau / SA13 - Education and Skills	+
AC14 - Yr Economi / SA14 - Economy	+
AC15 Gwead Cymdeithas / SA15 Social Fabric	+

Sustainability Criteria

- + Mae'r safle arfaethedig yn cydymffurfio ag amcan yr Arfarniad Cynaliadwyedd / Proposed site complies with SA objective
- +/- Mae'r safle arfaethedig yn cydymffurfio â rhai elfennau o amcan yr Arfarniad Cynaliadwyedd er ei fod yn rhwystro eraill. Ystyried mesurau lliniaru ar gyfer effeithiau negyddol / Proposed site complies with some elements of the SA objective whilst hindering other. Consider mitigation for
- Mae'r safle arfaethedig yn gwrthdaro ag amcan yr Arfarniad Cynaliadwyedd. Mae'n bosibl nad yw'r safle'n addas i'w ddatblygu. Ystyried mesurau lliniaru sylweddol / Proposed site is in conflict with SA objective. Site may be inappropriate for

Sylwebaeth Gwerthuso Cynaliadwyedd / Sustainability Appraisal Commentary

Nid yw'r safle hwn yn defnyddio tir a ddatblygwyd o'r blaen, ond fel arall mae'n perfformio'n dda yn erbyn y fframwaith cynaliadwyedd.
This site does not utilise previously developed land, however it otherwise performs well against the sustainability framework.

Gadewir y dudalen hon yn wag yn fwriadol

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Cynllun Datblygu Lleol Diwygiedig Sir Gar / Carmarthenshire Revised Local Development Plan

Manylion y Safle / Site Details			
Rhif y Safle Ymgeisio / Candidate Site Number:	CA0404 / SR/121/001	Cyfeirnod y Safle / Site Reference	SeC12/h3
Cyfeiriad y Safle / Site Address:	Tir y tu ôl i Ddolcoed / Land r/o Dolcoed	Ardal Safle / Site Area:	1.339
Defnydd Presennol / Existing Use:	Tir Amaethyddol / Agricultural	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential
Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History			
A yw'r safle yn Ddyraniad CDLI presennol? / Is the site an existing LDP Allocation?	✓		
Hanes Cynllunio Perthnasol / Relevant Planning History			

Cam 1 - Aseiad Cychwynnol / Stage 1 – Initial Assessment			
Ystyriaeth / Consideration	Ie, Na / Yes, No	Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA Objectives	AC / SA
1. A yw'r safle'n gydnaws â lleoliad twf yn y dyfodol a gyflwynir yn y Strategaeth a Ffeirir? / Is the site compatible against the location of future growth presented in the Preferred Strategy?	✓	SA1	+

Sylwadau ychwanegol / Additional Comments

Os yw'r safle yn cyd-fynd â'r dadansoddiad uchod, yna mae'n symud ymlaen i Gam 2a yr Aseiad Safle / If the site accords with the analysis above, then it moves on to Stage 2a of the Site Assessment

Cam 2a - Aseiad Manwl Cychwynnol o'r Safle / Stage 2a – Initial Detailed Site Assessment			
Ystyriaeth / Consideration	Ie, Na / Yes, No	Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA Objectives	AC / SA
C2. A oes lle ar y safle am 5 neu ragor o anheddau? / Q2. Can the site accommodate 5 or more dwellings?	✓		
C3. A yw'r safle o fewn anheddiad Haen 1-3 neu'n uniongyrchol gysylltiedig ag ef yn y Strategaeth a Ffeirir? / Q3. Is the site within or directly related to a Tier 1 - 3 settlement in the Preferred Strategy?	✓		
C4. A yw'r safle wedi'i leoli mewn parth lle ceir perygl o lifogydd fel y'i nodir ar Fapiau Cyngor Datblygu TAN 15? / Q4. Is the site located within a flood risk zone as identified in the TAN 15 Development Advice Maps?	x	SA4, SA5	+
C5. A yw'r safle wedi'i leoli o fewn neu'n union wrth ymyl unrhyw safleoedd sydd wedi'u dynodi am bwysigrwydd i gadwraeth natur? / Q5. Is the site located within or immediately adjacent to any sites designated for importance to nature conservation?	x	SA2	+
C6. A yw'r safle wedi'i leoli o fewn neu'n union wrth ymyl unrhyw Henebion Cofrestredig? / Q6. Is the site located within or immediately adjacent to any Scheduled Monuments?	x	SA8	+

Sylwadau Ychwanegol / Additional Comments

Os yw'r safle yn cydymffurfio â'r dadansoddiad uchod, wedyn bydd yn symud ymlaen i Gam 2b yr Aseiad Safle / If the site accords with the analysis above, then it moves on to Stage 2b of the Site Assessment

Cam 2b – Aseiad Manwl Pellach o'r Safle / / Stage 2b - Further Detailed Site Assessment			
Ystyriaeth / Consideration	Ie, Na / Yes, No	Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA Objectives	AC / SA
Cyffredinol / General			
C7. A fyddai datblygu'r safle'n mynd yn groes i egwyddorion cynllunio cyffredinol? / Q7. Would development of the site be contrary to general planning principles?	x		

C8. A fyddai datblygu'r safle'n cael effaith niweidiol ar gymeriad ac amgylchiadau'r anheddiad neu ei nodweddion? / Q8. Would the development of the site have a detrimental impact on the character and setting of the settlement or its features?	x	SA8 SA9	+
C9. A fydd y cynnig yn cynnwys aildddefnyddio tir a/neu adeiladau addas a ddatblygwyd yn flaenorol? / Q9. Will the proposal involve the re-use of suitable previously developed land and/or buildings?	x	SA9, SA7	-

Cyffredinol - Sylwadau Ychwanegol / General – Additional Comments

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Hygyrchedd / Accessibility

C10. A yw'r safle'n hygyrch o'r briffordd gyhoeddus bresennol? Q10 Is the site accessible from the existing public highway?	✓		
C11 A oes gan y safle bwynt mynediad sydd â gwelededd digonol? / Q11 Does the site have an available access point with adequate visibility?	✓		
C12 A oes unrhyw faterion sylweddol ar y briffordd wedi'u nodi ar sail tystiolaeth mewn perthynas â'r safle? / Q12 Have any significant and evidenced highway issues been identified relating to the site?	x	SA3	+
C13 A oes gan y safle fynediad addas i drafnidiaeth gyhoeddus a/neu lwybr teithio llesol? / Q13 Does the site have suitable access to public transport and/or active travel route?	✓	SA3, SA4, SA6, SA12, SA13, SA15	+
C14 A oes gan y safle fynediad i lecynnau gwyrdd/hamdden/cyfleusterau hamdden sydd o fewn pellter rhesymol? / Q14 Does the site have access to green space/ leisure/ recreational facilities that are within a reasonable distance?	✓	SA12, SA15	+
C15 A yw'r safle o fewn pellter rhesymol i'r canlynol: / Q15 Is the site within reasonable distance			
(a) Darpariaeth cyflogaeth / Employment provision	✓	SA6, SA10, SA14, SA15	+
(b) Darpariaeth fanwerthu / Retail provision	✓		+
(c) Gwasanaethau a chyfleusterau eraill / Other services and facilities	✓		+
C16 A yw'r safle o fewn pellter rhesymol i gyfleusterau addysg? / Q16 Is the site within a reasonable distance to education facilities?	✓	SA13	+

Hygyrchedd – Sylwadau Ychwanegol / Accessibility - Additional Comments

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Cam 2b – Asesiad Manwl Pellach o'r Safle – Parhad / Stage 2b – Further Detailed Site Assessment – Continued

Ystyriaethau Amgylcheddol / Environmental Considerations

C17 A yw'r safle wedi'i leoli o fewn neu wrth ymyl parth clustogi mwynau? / Q17 Is the site located within or adjacent to a mineral buffer zone?	x	SA6	+
C18 A yw'r safle o fewn neu'n union wrth ymyl ardal rheoli ansawdd aer? / Q18 Is the site within or immediately adjacent to an AQMA?	x	SA3	+
C19 A yw'r safle yn cynnwys pridd carbon uchel e.e. mawn? / Q19 Does the site contain high carbon soil e.g. peat?	x	SA7	+
C20 A yw'r safle'n cynnwys tir amaethyddol o ansawdd uchel? / Q20 Does the site contain high quality agricultural land?	x	SA7	+

C21 A oes unrhyw bryderon sylweddol wedi'u nodi yn yr Asesiad Strategol o Ganlyniadau Llifogydd - Cam 1 a allai effeithio ar gyflawni'r safle? / Q21 Are there any significant concerns set out in the SFCA - Stage 1 which could impact on the delivery of the site?	x	SA4, SA5	+
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Ystyriaethau Amgylcheddol - Sylwadau Ychwanegol / Environmental Considerations - Additional Comments

Categori Asesiad Strategol o Ganlyniadau Llifogydd - Melyn (risg ganolig)/
SFCA category - Yellow (medium risk)

Seilwaith a Chyfleustodau / Infrastructure and Utilities

C22 A oes cysylltiad dŵr ar gael ar y safle? / Q22 Does the site have an available water connection?	✓	SA5	+
C23 A oes gan y safle gysylltiad carthffosiaeth addas? / Q23 Does the site have a suitable sewerage connection?	✓	SA5	+
C24 A oes gan y safle gysylltiadau â gofynion seilwaith eraill? / Q24 Does the site have connections to other infrastructure requirements?	✓		

Seilwaith a Chyfleustodau - Sylwadau Ychwanegol / Infrastructure and Utilities - Additional Comments

Limited capacity exists in the Waste Water Treatment Works for development within the settlement. Any development will need to be considered under the Dwr Cymru Welsh Water AMP.

Y Gymraeg / Welsh Language

C25 A oes gan leoliad a / neu raddfa'r safle'r potensial i gael effaith niweidiol ar yr Iaith Gymraeg? Q25 Does the location and/or scale of the site have the potential to have a detrimental impact on Welsh Language?	x	SA11	+
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Y Gymraeg - Sylwadau Ychwanegol / Welsh Language - Additional Comments

Cam 2b – Asesiad Manwl Pellach o'r Safle – Parhad / Stage 2b - Further Detailed Site Assessment - continued

Ystyriaeth /Consideration	Ie, Na / Yes, No	Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA	AC / SA
Hyfywedd ac Ymarferoldeb / Viability and deliverability			
C26 A yw'r ymgeisydd wedi darparu digon o dystiolaeth i ddangos bod modd cyflawni'r datblygiad a'i fod yn hyfyw yn ariannol? / Q26 Has the applicant provided sufficient evidence to show the development is deliverable and financially viable?	x		
C27 A yw'r ymgeisydd wedi darparu digon o dystiolaeth i nodi pryd y caiff y safle ei gyflwyno i'w ddatblygu? / Q27 Has the applicant provided sufficient evidence to identify when the site will be brought forward for development?	x		

Sylwadau Ychwanegol / Additional Comments

Dyrannwyd y safle gyntaf yn y CDLI presennol. Ystyrir bod y safle yn briodol ar gyfer parhau i'w ddyrannu yn y CDLI oherwydd ei leoliad cynaliadwy. Cyflwynwyd y safle fel safle ymgeisio ac mae'r asiant wedi darparu tystiolaeth sy'n dangos hyfywedd y safle. Gofynnir am wybodaeth ychwanegol yn ôl yr angen wrth i'r CDLI fynd tuag at archwiliad./

The site was first allocated in the current LDP. The site is considered appropriate for continued allocation in the LDP due to its sustainable location. The site was submitted as a candidate site and the agent has provided evidence showing the viability of the site. Additional information will be sought as necessary as the LDP goes towards examination.

**Cynllun Datblygu Lleol Diwygiedig Sir Gar / Carmarthenshire Revised Local Development Plan
Crynodeb Gwerthuso Cynaliadwyedd / Sustainability Appraisal Summary**

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number:	CA0404 / SR/121/001	Cyfeirnod y Safle / Site Reference:	SeC12/h3
Cyfeiriad y Safle / Site Address:	Tir y tu ôl i Ddolcoed/ Land r/o Dolcoed	Arwynebedd y Safle / Site Area:	1.339
Defnydd Presennol / Existing Use:	Tir Amaethyddol / Agricultural	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential

	AC / SA
AC1 - Datblygu Cynaliadwy / SA1 - Sustainable Development	+
AC2 - Bioamrywiaeth / SA2 - Biodiversity	+
AC3 - Ansawdd Aer / SA3 - Air Quality	+
AC4 - Ffactorau hinsoddol / SA4 - Climatic Factors	+
AC5 - Dŵr / SA5 - Water	+
AC6 - Asedau Materol / SA6 - Material Assets	+
AC - Pridd / SA7 - Soil	+/-
AC8 - Treftadaeth Ddiwyllianol ac Amgylchedd Hanesyddol	+
AC9 - Tirwedd / SA9 - Landscape	+/-
AC10 - Poblogaeth / SA10 - Population	+
AC11 - Y Gymraeg / SA11 - The Welsh Language	+
AC12 - Iechyd a Llesiant / SA12 - Health and Well-being	+
AC13 - Addysg a Sgiliau / SA13 - Education and Skills	+
AC14 - Yr Economi / SA14 - Economy	+
AC15 Gwead Cymdeithas / SA15 Social Fabric	+

Sustainability Criteria

- + Mae'r safle arfaethedig yn cydymffurfio ag amcan yr Arfarniad Cynaliadwyedd / Proposed site complies with SA objective
- +/- Mae'r safle arfaethedig yn cydymffurfio â rhai elfennau o amcan yr Arfarniad Cynaliadwyedd er ei fod yn rhwystro eraill. Ystyried mesurau lliniaru ar gyfer effeithiau negyddol / Proposed site complies with some elements of the SA objective whilst hindering other. Consider mitigation for
- Mae'r safle arfaethedig yn gwrthdaro ag amcan yr Arfarniad Cynaliadwyedd. Mae'n bosibl nad yw'r safle'n addas i'w ddatblygu. Ystyried mesurau lliniaru sylweddol / Proposed site is in conflict with SA objective. Site may be inappropriate for

Sylwebaeth Gwerthuso Cynaliadwyedd / Sustainability Appraisal Commentary

Nid yw'r safle hwn yn defnyddio tir a ddatblygwyd o'r blaen, ond fel arall mae'n perfformio'n dda yn erbyn y fframwaith cynaliadwyedd.
This site does not utilise previously developed land, however it otherwise performs well against the sustainability framework.

SeC13

Llanybydder

Cynllun Datblygu Lleol Diwygiedig Sir Gar / Carmarthenshire Revised Local Development Plan

Manylion y Safle / Site Details			
Rhif y Safle Ymgeisio / Candidate Site Number:	N/A	Cyfeirnod y Safle / Site Reference	SeC13/h1
Cyfeiriad y Safle / Site Address:	Ger Y Neuadd/ Adj. Y Neuadd	Ardal Safle / Site Area:	0.5
Defnydd Presennol / Existing Use:	Tir gwag / Vacant	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential
Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History			
A yw'r safle yn Ddyraniad CDLI presennol? / Is the site an existing LDP Allocation?	✓		
Hanes Cynllunio Perthnasol / Relevant Planning History			

Cam 1 - Aseiad Cychwynnol / Stage 1 – Initial Assessment			
Ystyriaeth / Consideration	Ie, Na / Yes, No	Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA Objectives	AC / SA
1. A yw'r safle'n gydnaws â lleoliad twf yn y dyfodol a gyflwynir yn y Strategaeth a Ffeifrir? / Is the site compatible against the location of future growth presented in the Preferred Strategy?	✓	SA1	+

Sylwadau ychwanegol / Additional Comments

Os yw'r safle yn cyd-fynd â'r dadansoddiad uchod, yna mae'n symud ymlaen i Gam 2a yr Aseiad Safle / If the site accords with the analysis above, then it moves on to Stage 2a of the Site Assessment

Cam 2a - Aseiad Manwl Cychwynnol o'r Safle / Stage 2a – Initial Detailed Site Assessment			
Ystyriaeth / Consideration	Ie, Na / Yes, No	Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA Objectives	AC / SA
C2. A oes lle ar y safle am 5 neu ragor o anheddau? / Q2. Can the site accommodate 5 or more dwellings?	✓		
C3. A yw'r safle o fewn anheddiad Haen 1-3 neu'n uniongyrchol gysylltiedig ag ef yn y Strategaeth a Ffeifrir? / Q3. Is the site within or directly related to a Tier 1 - 3 settlement in the Preferred Strategy?	✓		
C4. A yw'r safle wedi'i leoli mewn parth lle ceir perygl o lifogydd fel y'i nodir ar Fapiau Cyngor Datblygu TAN 15? / Q4. Is the site located within a flood risk zone as identified in the TAN 15 Development Advice Maps?	x	SA4, SA5	+
C5. A yw'r safle wedi'i leoli o fewn neu'n union wrth ymyl unrhyw safleoedd sydd wedi'u dynodi am bwysigrwydd i gadwraeth natur? / Q5. Is the site located within or immediately adjacent to any sites designated for importance to nature conservation?	x	SA2	+
C6. A yw'r safle wedi'i leoli o fewn neu'n union wrth ymyl unrhyw Henebion Cofrestredig? / Q6. Is the site located within or immediately adjacent to any Scheduled Monuments?	x	SA8	+

Sylwadau Ychwanegol / Additional Comments

Os yw'r safle yn cydymffurfio â'r dadansoddiad uchod, wedyn bydd yn symud ymlaen i Gam 2b yr Aseiad Safle / If the site accords with the analysis above, then it moves on to Stage 2b of the Site Assessment

Cam 2b – Aseiad Manwl Pellach o'r Safle / Stage 2b - Further Detailed Site Assessment			
Ystyriaeth / Consideration	Ie, Na / Yes, No	Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA Objectives	AC / SA
Cyffredinol / General			
C7. A fyddai datblygu'r safle'n mynd yn groes i egwyddorion cynllunio cyffredinol? / Q7. Would development of the site be contrary to general planning principles?	x		

C8. A fyddai datblygu'r safle'n cael effaith niweidiol ar gymeriad ac amgylchiadau'r anheddiad neu ei nodweddion? / Q8. Would the development of the site have a detrimental impact on the character and setting of the settlement or its features?	x	SA8 SA9	+
C9. A fydd y cynnig yn cynnwys aildddefnyddio tir a/neu adeiladau addas a ddatblygwyd yn flaenorol? / Q9. Will the proposal involve the re-use of suitable previously developed land and/or buildings?	x	SA9, SA7	-

Cyffredinol - Sylwadau Ychwanegol / General – Additional Comments

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Hygyrchedd / Accessibility

C10. A yw'r safle'n hygyrch o'r briffordd gyhoeddus bresennol? Q10 Is the site accessible from the existing public highway?	✓		
C11 A oes gan y safle bwynt mynediad sydd â gwelededd digonol? / Q11 Does the site have an available access point with adequate visibility?	✓		
C12 A oes unrhyw faterion sylweddol ar y briffordd wedi'u nodi ar sail tystiolaeth mewn perthynas â'r safle? / Q12 Have any significant and evidenced highway issues been identified relating to the site?	x	SA3	+
C13 A oes gan y safle fynediad addas i drafnidiaeth gyhoeddus a/neu lwybr teithio llesol? / Q13 Does the site have suitable access to public transport and/or active travel route?	✓	SA3, SA4, SA6, SA12, SA13, SA15	+
C14 A oes gan y safle fynediad i lecynnau gwyrdd/hamdden/cyfleusterau hamdden sydd o fewn pellter rhesymol? / Q14 Does the site have access to green space/ leisure/ recreational facilities that are within a reasonable distance?	✓	SA12, SA15	+
C15 A yw'r safle o fewn pellter rhesymol i'r canlynol: / Q15 Is the site within reasonable distance			
(a) Darpariaeth cyflogaeth / Employment provision	✓	SA6, SA10, SA14, SA15	+
(b) Darpariaeth fanwerthu / Retail provision	✓		+
(c) Gwasanaethau a chyfleusterau eraill / Other services and facilities	✓		+
C16 A yw'r safle o fewn pellter rhesymol i gyfleusterau addysg? / Q16 Is the site within a reasonable distance to education facilities?	✓	SA13	+

Hygyrchedd – Sylwadau Ychwanegol / Accessibility - Additional Comments

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Cam 2b – Asesiad Manwl Pellach o'r Safle – Parhad / Stage 2b – Further Detailed Site Assessment – Continued

Ystyriaethau Amgylcheddol / Environmental Considerations

C17 A yw'r safle wedi'i leoli o fewn neu wrth ymyl parth clustogi mwynau? / Q17 Is the site located within or adjacent to a mineral buffer zone?	x	SA6	+
C18 A yw'r safle o fewn neu'n union wrth ymyl ardal rheoli ansawdd aer? / Q18 Is the site within or immediately adjacent to an AQMA?	x	SA3	+
C19 A yw'r safle yn cynnwys pridd carbon uchel e.e. mawn? / Q19 Does the site contain high carbon soil e.g. peat?	x	SA7	+
C20 A yw'r safle'n cynnwys tir amaethyddol o ansawdd uchel? / Q20 Does the site contain high quality agricultural land?	x	SA7	+

C21 A oes unrhyw bryderon sylweddol wedi'u nodi yn yr Asesiad Strategol o Ganlyniadau Llifogydd - Cam 1 a allai effeithio ar gyflawni'r safle? / Q21 Are there any significant concerns set out in the SFCA - Stage 1 which could impact on the delivery of the site?	x	SA4, SA5	+
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Ystyriaethau Amgylcheddol - Sylwadau Ychwanegol / Environmental Considerations - Additional Comments

Categori Asesiad Strategol o Ganlyniadau Llifogydd - Gwyrdd (risg isel)/
SFCA category - Green (low risk)

Seilwaith a Chyfleustodau / Infrastructure and Utilities

C22 A oes cysylltiad dŵr ar gael ar y safle? / Q22 Does the site have an available water connection?	✓	SA5	+
C23 A oes gan y safle gysylltiad carthffosiaeth addas? / Q23 Does the site have a suitable sewerage connection?	✓	SA5	+
C24 A oes gan y safle gysylltiadau â gofynion seilwaith eraill? / Q24 Does the site have connections to other infrastructure requirements?	✓		

Seilwaith a Chyfleustodau - Sylwadau Ychwanegol / Infrastructure and Utilities - Additional Comments

Y Gymraeg / Welsh Language

C25 A oes gan leoliad a / neu raddfa'r safle'r potensial i gael effaith niweidiol ar yr Iaith Gymraeg? Q25 Does the location and/or scale of the site have the potential to have a detrimental impact on Welsh Language?	x	SA11	+
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Y Gymraeg - Sylwadau Ychwanegol / Welsh Language - Additional Comments

Cam 2b – Asesiad Manwl Pellach o'r Safle – Parhad / Stage 2b - Further Detailed Site Assessment - continued

Ystyriaeth / Consideration	Ie, Na / Yes, No	Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA	AC / SA
Hyfywedd ac Ymarferoldeb / Viability and deliverability			
C26 A yw'r ymgeisydd wedi darparu digon o dystiolaeth i ddangos bod modd cyflawni'r datblygiad a'i fod yn hyfyw yn ariannol? / Q26 Has the applicant provided sufficient evidence to show the development is deliverable and financially viable?	x		
C27 A yw'r ymgeisydd wedi darparu digon o dystiolaeth i nodi pryd y caiff y safle ei gyflwyno i'w ddatblygu? / Q27 Has the applicant provided sufficient evidence to identify when the site will be brought forward for development?	x		

Sylwadau Ychwanegol / Additional Comments

Mae'r safle yn cynnwys safle dyranedig sydd ar werth ar hyn o bryd. Mae'r safle yn lleoliad mewnlenni ac mewn lleoliad cynaliadwy. Gofynnir am wybodaeth ychwanegol yn ôl yr angen wrth i'r CDLI fynd tuag at archwiliad./

The site consists of an existing allocated site which is currently for sale. The site is an infill location and in a sustainable location. Additional information will be sought as necessary as the LDP goes towards examination.

**Cynllun Datblygu Lleol Diwygiedig Sir Gar / Carmarthenshire Revised Local Development Plan
Crynodeb Gwerthuso Cynaliadwyedd / Sustainability Appraisal Summary**

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number:	N/A	Cyfeirnod y Safle / Site Reference:	SeC13/h1
Cyfeiriad y Safle / Site Address:	Ger Y Neuadd/ Adj. Y Neuadd	Arwynebedd y Safle / Site Area:	0.5
Defnydd Presennol / Existing Use:	Tir gwag / Vacant	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential

	AC / SA
AC1 - Datblygu Cynaliadwy / SA1 - Sustainable Development	+
AC2 - Bioamrywiaeth / SA2 - Biodiversity	+
AC3 - Ansawdd Aer / SA3 - Air Quality	+
AC4 - Ffactorau hinsoddol / SA4 - Climatic Factors	+
AC5 - Dŵr / SA5 - Water	+
AC6 - Asedau Materol / SA6 - Material Assets	+
AC - Pridd / SA7 - Soil	+/-
AC8 - Treftadaeth Ddiwyllianol ac Amgylchedd Hanesyddol	+
AC9 - Tirwedd / SA9 - Landscape	+/-
AC10 - Poblogaeth / SA10 - Population	+
AC11 - Y Gymraeg / SA11 - The Welsh Language	+
AC12 - Iechyd a Llesiant / SA12 - Health and Well-being	+
AC13 - Addysg a Sgiliau / SA13 - Education and Skills	+
AC14 - Yr Economi / SA14 - Economy	+
AC15 Gwead Cymdeithas / SA15 Social Fabric	+

Sustainability Criteria

- +** Mae'r safle arfaethedig yn cydymffurfio ag amcan yr Arfarniad Cynaliadwyedd / Proposed site complies with SA objective
- +/-** Mae'r safle arfaethedig yn cydymffurfio â rhai elfennau o amcan yr Arfarniad Cynaliadwyedd er ei fod yn rhwystro eraill. Ystyried mesurau lliniaru ar gyfer effeithiau negyddol / Proposed site complies with some elements of the SA objective whilst hindering other. Consider mitigation for
- Mae'r safle arfaethedig yn gwrthdaro ag amcan yr Arfarniad Cynaliadwyedd. Mae'n bosibl nad yw'r safle'n addas i'w ddatblygu. Ystyried mesurau lliniaru sylweddol / Proposed site is in conflict with SA objective. Site may be inappropriate for

Sylwebaeth Gwerthuso Cynaliadwyedd / Sustainability Appraisal Commentary

Nid yw'r safle hwn yn defnyddio tir a ddatblygwyd o'r blaen, ond fel arall mae'n perfformio'n dda yn erbyn y fframwaith cynaliadwyedd.

This site does not utilise previously developed land, however it otherwise performs well against the sustainability framework.

Gadewir y dudalen hon yn wag yn fwriadol

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Cynllun Datblygu Lleol Diwygiedig Sir Gar / Carmarthenshire Revised Local Development Plan

Manylion y Safle / Site Details			
Rhif y Safle Ymgeisio / Candidate Site Number:	CA0604 / SR/109/005	Cyfeirnod y Safle / Site Reference	SeC13/h2
Cyfeiriad y Safle / Site Address:	Heol y Dderi	Ardal Safle / Site Area:	1.397
Defnydd Presennol / Existing Use:	Tir gwag / Vacant	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential
Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History			
A yw'r safle yn Ddyraniad CDLI presennol? / Is the site an existing LDP Allocation?			x
Hanes Cynllunio Perthnasol / Relevant Planning History			

Cam 1 - Aseiad Cychwynnol / Stage 1 – Initial Assessment			
Ystyriaeth / Consideration	Ie, Na / Yes, No	Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA Objectives	AC / SA
1. A yw'r safle'n gydnaws â lleoliad twf yn y dyfodol a gyflwynir yn y Strategaeth a Ffeirir? / Is the site compatible against the location of future growth presented in the Preferred Strategy?	✓	SA1	+

Sylwadau ychwanegol / Additional Comments

Os yw'r safle yn cyd-fynd â'r dadansoddiad uchod, yna mae'n symud ymlaen i Gam 2a yr Aseiad Safle / If the site accords with the analysis above, then it moves on to Stage 2a of the Site Assessment

Cam 2a - Aseiad Manwl Cychwynnol o'r Safle / Stage 2a – Initial Detailed Site Assessment			
Ystyriaeth / Consideration	Ie, Na / Yes, No	Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA Objectives	AC / SA
C2. A oes lle ar y safle am 5 neu ragor o anheddau? / Q2. Can the site accommodate 5 or more dwellings?	✓		
C3. A yw'r safle o fewn anheddiad Haen 1-3 neu'n uniongyrchol gysylltiedig ag ef yn y Strategaeth a Ffeirir? / Q3. Is the site within or directly related to a Tier 1 - 3 settlement in the Preferred Strategy?	✓		
C4. A yw'r safle wedi'i leoli mewn parth lle ceir perygl o lifogydd fel y'i nodir ar Fapiau Cyngor Datblygu TAN 15? / Q4. Is the site located within a flood risk zone as identified in the TAN 15 Development Advice Maps?	x	SA4, SA5	+
C5. A yw'r safle wedi'i leoli o fewn neu'n union wrth ymyl unrhyw safleoedd sydd wedi'u dynodi am bwysigrwydd i gadwraeth natur? / Q5. Is the site located within or immediately adjacent to any sites designated for importance to nature conservation?	x	SA2	+
C6. A yw'r safle wedi'i leoli o fewn neu'n union wrth ymyl unrhyw Henebion Cofrestredig? / Q6. Is the site located within or immediately adjacent to any Scheduled Monuments?	x	SA8	+

Sylwadau Ychwanegol / Additional Comments

Os yw'r safle yn cydymffurfio â'r dadansoddiad uchod, wedyn bydd yn symud ymlaen i Gam 2b yr Aseiad Safle / If the site accords with the analysis above, then it moves on to Stage 2b of the Site Assessment

Cam 2b – Aseiad Manwl Pellach o'r Safle / Stage 2b - Further Detailed Site Assessment			
Ystyriaeth / Consideration	Ie, Na / Yes, No	Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA Objectives	AC / SA
Cyffredinol / General			
C7. A fyddai datblygu'r safle'n mynd yn groes i egwyddorion cynllunio cyffredinol? / Q7. Would development of the site be contrary to general planning principles?	x		

C8. A fyddai datblygu'r safle'n cael effaith niweidiol ar gymeriad ac amgylchiadau'r anheddiad neu ei nodweddion? / Q8. Would the development of the site have a detrimental impact on the character and setting of the settlement or its features?	x	SA8 SA9	+
C9. A fydd y cynnig yn cynnwys aildddefnyddio tir a/neu adeiladau addas a ddatblygwyd yn flaenorol? / Q9. Will the proposal involve the re-use of suitable previously developed land and/or buildings?	x	SA9, SA7	-

Cyffredinol - Sylwadau Ychwanegol / General – Additional Comments

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Hygyrchedd / Accessibility

C10. A yw'r safle'n hygyrch o'r briffordd gyhoeddus bresennol? Q10 Is the site accessible from the existing public highway?	✓		
C11 A oes gan y safle bwynt mynediad sydd â gwelededd digonol? / Q11 Does the site have an available access point with adequate visibility?	✓		
C12 A oes unrhyw faterion sylweddol ar y briffordd wedi'u nodi ar sail tystiolaeth mewn perthynas â'r safle? / Q12 Have any significant and evidenced highway issues been identified relating to the site?	x	SA3	+
C13 A oes gan y safle fynediad addas i drafnidiaeth gyhoeddus a/neu lwybr teithio llesol? / Q13 Does the site have suitable access to public transport and/or active travel route?	✓	SA3, SA4, SA6, SA12, SA13, SA15	+
C14 A oes gan y safle fynediad i lecynnau gwyrdd/hamdden/cyfleusterau hamdden sydd o fewn pellter rhesymol? / Q14 Does the site have access to green space/ leisure/ recreational facilities that are within a reasonable distance?	✓	SA12, SA15	+
C15 A yw'r safle o fewn pellter rhesymol i'r canlynol: / Q15 Is the site within reasonable distance			
(a) Darpariaeth cyflogaeth / Employment provision	✓	SA6, SA10, SA14, SA15	+
(b) Darpariaeth fanwerthu / Retail provision	✓		+
(c) Gwasanaethau a chyfleusterau eraill / Other services and facilities	✓		+
C16 A yw'r safle o fewn pellter rhesymol i gyfleusterau addysg? / Q16 Is the site within a reasonable distance to education facilities?	✓	SA13	+

Hygyrchedd – Sylwadau Ychwanegol / Accessibility - Additional Comments

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Cam 2b – Asesiad Manwl Pellach o'r Safle – Parhad / Stage 2b – Further Detailed Site Assessment – Continued

Ystyriaethau Amgylcheddol / Environmental Considerations

C17 A yw'r safle wedi'i leoli o fewn neu wrth ymyl parth clustogi mwynau? / Q17 Is the site located within or adjacent to a mineral buffer zone?	x	SA6	+
C18 A yw'r safle o fewn neu'n union wrth ymyl ardal rheoli ansawdd aer? / Q18 Is the site within or immediately adjacent to an AQMA?	x	SA3	+
C19 A yw'r safle yn cynnwys pridd carbon uchel e.e. mawn? / Q19 Does the site contain high carbon soil e.g. peat?	x	SA7	+
C20 A yw'r safle'n cynnwys tir amaethyddol o ansawdd uchel? / Q20 Does the site contain high quality agricultural land?	x	SA7	+

C21 A oes unrhyw bryderon sylweddol wedi'u nodi yn yr Asesiad Strategol o Ganlyniadau Llifogydd - Cam 1 a allai effeithio ar gyflawni'r safle? / Q21 Are there any significant concerns set out in the SFCA - Stage 1 which could impact on the delivery of the site?	x	SA4, SA5	+
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Ystyriaethau Amgylcheddol - Sylwadau Ychwanegol / Environmental Considerations - Additional Comments

Categori Asesiad Strategol o Ganlyniadau Llifogydd - Gwyrdd (risg isel)/
SFCA category - Green (low risk)

Seilwaith a Chyfleustodau / Infrastructure and Utilities

C22 A oes cysylltiad dŵr ar gael ar y safle? / Q22 Does the site have an available water connection?	✓	SA5	+
C23 A oes gan y safle gysylltiad carthffosiaeth addas? / Q23 Does the site have a suitable sewerage connection?	✓	SA5	+
C24 A oes gan y safle gysylltiadau â gofynion seilwaith eraill? / Q24 Does the site have connections to other infrastructure requirements?	✓		

Seilwaith a Chyfleustodau - Sylwadau Ychwanegol / Infrastructure and Utilities - Additional Comments

Y Gymraeg / Welsh Language

C25 A oes gan leoliad a / neu raddfa'r safle'r potensial i gael effaith niweidiol ar yr Iaith Gymraeg? Q25 Does the location and/or scale of the site have the potential to have a detrimental impact on Welsh Language?	x	SA11	+
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Y Gymraeg - Sylwadau Ychwanegol / Welsh Language - Additional Comments

Cam 2b – Asesiad Manwl Pellach o'r Safle – Parhad / Stage 2b - Further Detailed Site Assessment - continued

Ystyriaeth /Consideration	Ie, Na / Yes, No	Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA	AC / SA
Hyfywedd ac Ymarferoldeb / Viability and deliverability			
C26 A yw'r ymgeisydd wedi darparu digon o dystiolaeth i ddangos bod modd cyflawni'r datblygiad a'i fod yn hyfyw yn ariannol? / Q26 Has the applicant provided sufficient evidence to show the development is deliverable and financially viable?	x		
C27 A yw'r ymgeisydd wedi darparu digon o dystiolaeth i nodi pryd y caiff y safle ei gyflwyno i'w ddatblygu? / Q27 Has the applicant provided sufficient evidence to identify when the site will be brought forward for development?	x		

Sylwadau Ychwanegol / Additional Comments

Ystyrir bod y safle yn addas at ddefnydd preswyl ac y byddai'n gyfle datblygu rhesymol yn Llanybydder i adeiladwyr tai ar raddfa fach a chanolig. Cyflwynwyd y safle fel safle ymgeisio ac fel y cyfryw, mae'r asiant wedi darparu dystiolaeth sy'n dangos ei hyfywedd. Gofynnir am wybodaeth ychwanegol yn ôl yr angen wrth i'r CDLI fynd tuag at archwiliad./

It is considered that the site is appropriate for residential use and would be a reasonable development opportunity within Llanybydder for small to medium scale housebuilders. The site was submitted as a candidate site and as such, the agent has provided evidence showing its viability . Additional information will be sought as necessary as the LDP goes towards examination.

**Cynllun Datblygu Lleol Diwygiedig Sir Gar / Carmarthenshire Revised Local Development Plan
Crynodeb Gwerthuso Cynaliadwyedd / Sustainability Appraisal Summary**

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number:	CA0604 / SR/109/005	Cyfeirnod y Safle / Site Reference:	SeC13/h2
Cyfeiriad y Safle / Site Address:	Heol y Dderi	Arwynebedd y Safle / Site Area:	1.397
Defnydd Presennol / Existing Use:	Tir gwag / Vacant	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential

	AC / SA
AC1 - Datblygu Cynaliadwy / SA1 - Sustainable Development	+
AC2 - Bioamrywiaeth / SA2 - Biodiversity	+
AC3 - Ansawdd Aer / SA3 - Air Quality	+
AC4 - Ffactorau hinsoddol / SA4 - Climatic Factors	+
AC5 - Dŵr / SA5 - Water	+
AC6 - Asedau Materol / SA6 - Material Assets	+
AC - Pridd / SA7 - Soil	+/-
AC8 - Treftadaeth Ddiwyllianol ac Amgylchedd Hanesyddol	+
AC9 - Tirwedd / SA9 - Landscape	+/-
AC10 - Poblogaeth / SA10 - Population	+
AC11 - Y Gymraeg / SA11 - The Welsh Language	+
AC12 - Iechyd a Llesiant / SA12 - Health and Well-being	+
AC13 - Addysg a Sgiliau / SA13 - Education and Skills	+
AC14 - Yr Economi / SA14 - Economy	+
AC15 Gwead Cymdeithas / SA15 Social Fabric	+

Sustainability Criteria

- + Mae'r safle arfaethedig yn cydymffurfio ag amcan yr Arfarniad Cynaliadwyedd / Proposed site complies with SA objective
- +/- Mae'r safle arfaethedig yn cydymffurfio â rhai elfennau o amcan yr Arfarniad Cynaliadwyedd er ei fod yn rhwystro eraill. Ystyried mesurau lliniaru ar gyfer effeithiau negyddol / Proposed site complies with some elements of the SA objective whilst hindering other. Consider mitigation for
- Mae'r safle arfaethedig yn gwrthdaro ag amcan yr Arfarniad Cynaliadwyedd. Mae'n bosibl nad yw'r safle'n addas i'w ddatblygu. Ystyried mesurau lliniaru sylweddol / Proposed site is in conflict with SA objective. Site may be inappropriate for

Sylwebaeth Gwerthuso Cynaliadwyedd / Sustainability Appraisal Commentary

Nid yw'r safle hwn yn defnyddio tir a ddatblygwyd o'r blaen, ond fel arall mae'n perfformio'n dda yn erbyn y fframwaith cynaliadwyedd.

This site does not utilise previously developed land, however it otherwise performs well against the sustainability framework.

Gadewir y dudalen hon yn wag yn fwriadol

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Cynllun Datblygu Lleol Diwygiedig Sir Gar / Carmarthenshire Revised Local Development Plan

Manylion y Safle / Site Details			
Rhif y Safle Ymgeisio / Candidate Site Number:	CA0706 / SR/109/006	Cyfeirnod y Safle / Site Reference	SeC13/h3
Cyfeiriad y Safle / Site Address:	Troedybryn	Ardal Safle / Site Area:	0.776
Defnydd Presennol / Existing Use:	Tir gwag / Vacant	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential
Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History			
A yw'r safle yn Ddyraniad CDLI presennol? / Is the site an existing LDP Allocation?	✓		
Hanes Cynllunio Perthnasol / Relevant Planning History	W/08653		

Cam 1 - Aseiad Cychwynnol / Stage 1 – Initial Assessment			
Ystyriaeth / Consideration	Ie, Na / Yes, No	Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA Objectives	AC / SA
1. A yw'r safle'n gydnaws â lleoliad twf yn y dyfodol a gyflwynir yn y Strategaeth a Ffefrir? / Is the site compatible against the location of future growth presented in the Preferred Strategy?	✓	SA1	+

Sylwadau ychwanegol / Additional Comments

Os yw'r safle yn cyd-fynd â'r dadansoddiad uchod, yna mae'n symud ymlaen i Gam 2a yr Aseiad Safle / If the site accords with the analysis above, then it moves on to Stage 2a of the Site Assessment

Cam 2a - Aseiad Manwl Cychwynnol o'r Safle / Stage 2a – Initial Detailed Site Assessment			
Ystyriaeth / Consideration	Ie, Na / Yes, No	Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA Objectives	AC / SA
C2. A oes lle ar y safle am 5 neu ragor o anheddau? / Q2. Can the site accommodate 5 or more dwellings?	✓		
C3. A yw'r safle o fewn anheddiad Haen 1-3 neu'n uniongyrchol gysylltiedig ag ef yn y Strategaeth a Ffefrir? / Q3. Is the site within or directly related to a Tier 1 - 3 settlement in the Preferred Strategy?	✓		
C4. A yw'r safle wedi'i leoli mewn parth lle ceir perygl o lifogydd fel y'i nodir ar Fapiau Cyngor Datblygu TAN 15? / Q4. Is the site located within a flood risk zone as identified in the TAN 15 Development Advice Maps?	x	SA4, SA5	+
C5. A yw'r safle wedi'i leoli o fewn neu'n union wrth ymyl unrhyw safleoedd sydd wedi'u dynodi am bwysigrwydd i gadwraeth natur? / Q5. Is the site located within or immediately adjacent to any sites designated for importance to nature conservation?	x	SA2	+
C6. A yw'r safle wedi'i leoli o fewn neu'n union wrth ymyl unrhyw Henebion Cofrestredig? / Q6. Is the site located within or immediately adjacent to any Scheduled Monuments?	x	SA8	+

Sylwadau Ychwanegol / Additional Comments

Os yw'r safle yn cydymffurfio â'r dadansoddiad uchod, wedyn bydd yn symud ymlaen i Gam 2b yr Aseiad Safle / If the site accords with the analysis above, then it moves on to Stage 2b of the Site Assessment

Cam 2b – Aseiad Manwl Pellach o'r Safle / Stage 2b - Further Detailed Site Assessment			
Ystyriaeth / Consideration	Ie, Na / Yes, No	Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA Objectives	AC / SA
Cyffredinol / General			
C7. A fyddai datblygu'r safle'n mynd yn groes i egwyddorion cynllunio cyffredinol? / Q7. Would development of the site be contrary to general planning principles?	x		

C8. A fyddai datblygu'r safle'n cael effaith niweidiol ar gymeriad ac amgylchiadau'r anheddiad neu ei nodweddion? / Q8. Would the development of the site have a detrimental impact on the character and setting of the settlement or its features?	x	SA8 SA9	+
C9. A fydd y cynnig yn cynnwys aildddefnyddio tir a/neu adeiladau addas a ddatblygwyd yn flaenorol? / Q9. Will the proposal involve the re-use of suitable previously developed land and/or buildings?	x	SA9, SA7	-

Cyffredinol - Sylwadau Ychwanegol / General – Additional Comments

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Hygyrchedd / Accessibility

C10. A yw'r safle'n hygyrch o'r briffordd gyhoeddus bresennol? Q10 Is the site accessible from the existing public highway?	✓		
C11 A oes gan y safle bwynt mynediad sydd â gwelededd digonol? / Q11 Does the site have an available access point with adequate visibility?	✓		
C12 A oes unrhyw faterion sylweddol ar y briffordd wedi'u nodi ar sail tystiolaeth mewn perthynas â'r safle? / Q12 Have any significant and evidenced highway issues been identified relating to the site?	x	SA3	+
C13 A oes gan y safle fynediad addas i drafnidiaeth gyhoeddus a/neu lwybr teithio llesol? / Q13 Does the site have suitable access to public transport and/or active travel route?	✓	SA3, SA4, SA6, SA12, SA13, SA15	+
C14 A oes gan y safle fynediad i lecynnau gwyrdd/hamdden/cyfleusterau hamdden sydd o fewn pellter rhesymol? / Q14 Does the site have access to green space/ leisure/ recreational facilities that are within a reasonable distance?	✓	SA12, SA15	+
C15 A yw'r safle o fewn pellter rhesymol i'r canlynol: / Q15 Is the site within reasonable distance			
(a) Darpariaeth cyflogaeth / Employment provision	✓	SA6, SA10, SA14, SA15	+
(b) Darpariaeth fanwerthu / Retail provision	✓		+
(c) Gwasanaethau a chyfleusterau eraill / Other services and facilities	✓		+
C16 A yw'r safle o fewn pellter rhesymol i gyfleusterau addysg? / Q16 Is the site within a reasonable distance to education facilities?	✓	SA13	+

Hygyrchedd – Sylwadau Ychwanegol / Accessibility - Additional Comments

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Cam 2b – Asesiad Manwl Pellach o'r Safle – Parhad / Stage 2b – Further Detailed Site Assessment – Continued

Ystyriaethau Amgylcheddol / Environmental Considerations

C17 A yw'r safle wedi'i leoli o fewn neu wrth ymyl parth clustogi mwynau? / Q17 Is the site located within or adjacent to a mineral buffer zone?	x	SA6	+
C18 A yw'r safle o fewn neu'n union wrth ymyl ardal rheoli ansawdd aer? / Q18 Is the site within or immediately adjacent to an AQMA?	x	SA3	+
C19 A yw'r safle yn cynnwys pridd carbon uchel e.e. mawn? / Q19 Does the site contain high carbon soil e.g. peat?	x	SA7	+
C20 A yw'r safle'n cynnwys tir amaethyddol o ansawdd uchel? / Q20 Does the site contain high quality agricultural land?	x	SA7	+

C21 A oes unrhyw bryderon sylweddol wedi'u nodi yn yr Asesiad Strategol o Ganlyniadau Llifogydd - Cam 1 a allai effeithio ar gyflawni'r safle? / Q21 Are there any significant concerns set out in the SFCA - Stage 1 which could impact on the delivery of the site?	x	SA4, SA5	+
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Ystyriaethau Amgylcheddol - Sylwadau Ychwanegol / Environmental Considerations - Additional Comments

Categori Asesiad Strategol o Ganlyniadau Llifogydd - Gwyrdd (risg isel) / SFCA category - Green (low risk)

Seilwaith a Chyfleustodau / Infrastructure and Utilities

C22 A oes cysylltiad dŵr ar gael ar y safle? / Q22 Does the site have an available water connection?	✓	SA5	+
C23 A oes gan y safle gysylltiad carthffosiaeth addas? / Q23 Does the site have a suitable sewerage connection?	✓	SA5	+
C24 A oes gan y safle gysylltiadau â gofynion seilwaith eraill? / Q24 Does the site have connections to other infrastructure requirements?	✓		

Seilwaith a Chyfleustodau - Sylwadau Ychwanegol / Infrastructure and Utilities - Additional Comments

Y Gymraeg / Welsh Language

C25 A oes gan leoliad a / neu raddfa'r safle'r potensial i gael effaith niweidiol ar yr Iaith Gymraeg? Q25 Does the location and/or scale of the site have the potential to have a detrimental impact on Welsh Language?	x	SA11	+
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Y Gymraeg - Sylwadau Ychwanegol / Welsh Language - Additional Comments

Cam 2b – Asesiad Manwl Pellach o'r Safle – Parhad / Stage 2b - Further Detailed Site Assessment - continued

Ystyriaeth / Consideration	Ie, Na / Yes, No	Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA	AC / SA
Hyfywedd ac Ymarferoldeb / Viability and deliverability			
C26 A yw'r ymgeisydd wedi darparu digon o dystiolaeth i ddangos bod modd cyflawni'r datblygiad a'i fod yn hyfyw yn ariannol? / Q26 Has the applicant provided sufficient evidence to show the development is deliverable and financially viable?	x		
C27 A yw'r ymgeisydd wedi darparu digon o dystiolaeth i nodi pryd y caiff y safle ei gyflwyno i'w ddatblygu? / Q27 Has the applicant provided sufficient evidence to identify when the site will be brought forward for development?	x		

Sylwadau Ychwanegol / Additional Comments

Mae'r safle yn cynnwys safle a ddyrannwyd eisoes, mae'r mynediad wedi'i greu i'r safle, ac mae'r asiant wedi sicrhau bod cynnydd yn cael ei wneud ar gyflwyno cais cynllunio ar y safle. Ystyrir bod y safle yn gyfle datblygu rhesymol yn Llanybydder i adeiladwyr tai ar raddfa fach a chanolig. Cyflwynwyd y safle fel safle ymgeisio ac mae'r asiant wedi darparu dystiolaeth sy'n dangos ei hyfywedd. Gofynnir am wybodaeth ychwanegol yn ôl yr angen wrth i'r CDLI fynd tuag at archwiliad./

The site consists of an existing allocated site, the access has been created into the site, and the agent has assured that progress is being made on submitting a planning application on the site. The site is considered to be a reasonable development opportunity within Llanybydder for small to medium scale housebuilders. The site was submitted as a candidate site and the agent has provided evidence showing its viability. Additional information will be sought as necessary as the LDP goes towards examination.

**Cynllun Datblygu Lleol Diwygiedig Sir Gar / Carmarthenshire Revised Local Development Plan
Crynodeb Gwerthuso Cynaliadwyedd / Sustainability Appraisal Summary**

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number:	CA0706 / SR/109/006	Cyfeirnod y Safle / Site Reference:	SeC13/h3
Cyfeiriad y Safle / Site Address:	Troedybryn	Arwynebedd y Safle / Site Area:	0.776
Defnydd Presennol / Existing Use:	Tir gwag / Vacant	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential

	AC / SA
AC1 - Datblygu Cynaliadwy / SA1 - Sustainable Development	+
AC2 - Bioamrywiaeth / SA2 - Biodiversity	+
AC3 - Ansawdd Aer / SA3 - Air Quality	+
AC4 - Ffactorau hinsoddol / SA4 - Climatic Factors	+
AC5 - Dŵr / SA5 - Water	+
AC6 - Asedau Materol / SA6 - Material Assets	+
AC - Pridd / SA7 - Soil	+/-
AC8 - Treftadaeth Ddiwyllianol ac Amgylchedd Hanesyddol	+
AC9 - Tirwedd / SA9 - Landscape	+/-
AC10 - Poblogaeth / SA10 - Population	+
AC11 - Y Gymraeg / SA11 - The Welsh Language	+
AC12 - Iechyd a Llesiant / SA12 - Health and Well-being	+
AC13 - Addysg a Sgiliau / SA13 - Education and Skills	+
AC14 - Yr Economi / SA14 - Economy	+
AC15 Gwead Cymdeithas / SA15 Social Fabric	+

Sustainability Criteria

- + Mae'r safle arfaethedig yn cydymffurfio ag amcan yr Arfarniad Cynaliadwyedd / Proposed site complies with SA objective
- +/- Mae'r safle arfaethedig yn cydymffurfio â rhai elfennau o amcan yr Arfarniad Cynaliadwyedd er ei fod yn rhwystro eraill. Ystyried mesurau lliniaru ar gyfer effeithiau negyddol / Proposed site complies with some elements of the SA objective whilst hindering other. Consider mitigation for
- Mae'r safle arfaethedig yn gwrthdaro ag amcan yr Arfarniad Cynaliadwyedd. Mae'n bosibl nad yw'r safle'n addas i'w ddatblygu. Ystyried mesurau lliniaru sylweddol / Proposed site is in conflict with SA objective. Site may be inappropriate for

Sylwebaeth Gwerthuso Cynaliadwyedd / Sustainability Appraisal Commentary

Nid yw'r safle hwn yn defnyddio tir a ddatblygwyd o'r blaen, ond fel arall mae'n perfformio'n dda yn erbyn y fframwaith cynaliadwyedd.

This site does not utilise previously developed land, however it otherwise performs well against the sustainability framework.

SeC14

Pencader

Cynllun Datblygu Lleol Diwygiedig Sir Gar / Carmarthenshire Revised Local Development Plan

Manylion y Safle / Site Details			
Rhif y Safle Ymgeisio / Candidate Site Number:	CA0362 / SR/124/002	Cyfeirnod y Safle / Site Reference	SeC14/h1
Cyfeiriad y Safle / Site Address:	Garej Blossom / Blossom Garage	Ardal Safle / Site Area:	0.605
Defnydd Presennol / Existing Use:	Business cludio / Haulage business	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential
Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History			
A yw'r safle yn Ddyraniad CDLI presennol? / Is the site an existing LDP Allocation?	x		
Hanes Cynllunio Perthnasol / Relevant Planning History	W/39283		

Cam 1 - Aseiad Cychwynnol / Stage 1 – Initial Assessment			
Ystyriaeth / Consideration	Ie, Na / Yes, No	Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA Objectives	AC / SA
1. A yw'r safle'n gydnaws â lleoliad twf yn y dyfodol a gyflwynir yn y Strategaeth a Ffeirir? / Is the site compatible against the location of future growth presented in the Preferred Strategy?	✓	SA1	+

Sylwadau ychwanegol / Additional Comments

Os yw'r safle yn cyd-fynd â'r dadansoddiad uchod, yna mae'n symud ymlaen i Gam 2a yr Aseiad Safle / If the site accords with the analysis above, then it moves on to Stage 2a of the Site Assessment

Cam 2a - Aseiad Manwl Cychwynnol o'r Safle / Stage 2a – Initial Detailed Site Assessment			
Ystyriaeth / Consideration	Ie, Na / Yes, No	Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA Objectives	AC / SA
C2. A oes lle ar y safle am 5 neu ragor o anheddau? / Q2. Can the site accommodate 5 or more dwellings?	✓		
C3. A yw'r safle o fewn anheddiad Haen 1-3 neu'n uniongyrchol gysylltiedig ag ef yn y Strategaeth a Ffeirir? / Q3. Is the site within or directly related to a Tier 1 - 3 settlement in the Preferred Strategy?	✓		
C4. A yw'r safle wedi'i leoli mewn parth lle ceir perygl o lifogydd fel y'i nodir ar Fapiau Cyngor Datblygu TAN 15? / Q4. Is the site located within a flood risk zone as identified in the TAN 15 Development Advice Maps?	x	SA4, SA5	+
C5. A yw'r safle wedi'i leoli o fewn neu'n union wrth ymyl unrhyw safleoedd sydd wedi'u dynodi am bwysigrwydd i gadwraeth natur? / Q5. Is the site located within or immediately adjacent to any sites designated for importance to nature conservation?	x	SA2	+
C6. A yw'r safle wedi'i leoli o fewn neu'n union wrth ymyl unrhyw Henebion Cofrestredig? / Q6. Is the site located within or immediately adjacent to any Scheduled Monuments?	x	SA8	+

Sylwadau Ychwanegol / Additional Comments

Os yw'r safle yn cydymffurfio â'r dadansoddiad uchod, wedyn bydd yn symud ymlaen i Gam 2b yr Aseiad Safle / If the site accords with the analysis above, then it moves on to Stage 2b of the Site Assessment

Cam 2b – Aseiad Manwl Pellach o'r Safle / Stage 2b - Further Detailed Site Assessment			
Ystyriaeth / Consideration	Ie, Na / Yes, No	Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA Objectives	AC / SA
Cyffredinol / General			
C7. A fyddai datblygu'r safle'n mynd yn groes i egwyddorion cynllunio cyffredinol? / Q7. Would development of the site be contrary to general planning principles?	x		

C8. A fyddai datblygu'r safle'n cael effaith niweidiol ar gymeriad ac amgylchiadau'r anheddiad neu ei nodweddion? / Q8. Would the development of the site have a detrimental impact on the character and setting of the settlement or its features?	x	SA8 SA9	+
C9. A fydd y cynnig yn cynnwys aildddefnyddio tir a/neu adeiladau addas a ddatblygwyd yn flaenorol? / Q9. Will the proposal involve the re-use of suitable previously developed land and/or buildings?	✓	SA9, SA7	+

Cyffredinol - Sylwadau Ychwanegol / General – Additional Comments

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Hygyrchedd / Accessibility

C10. A yw'r safle'n hygyrch o'r briffordd gyhoeddus bresennol? Q10 Is the site accessible from the existing public highway?	✓		
C11 A oes gan y safle bwynt mynediad sydd â gwelededd digonol? / Q11 Does the site have an available access point with adequate visibility?	✓		
C12 A oes unrhyw faterion sylweddol ar y briffordd wedi'u nodi ar sail tystiolaeth mewn perthynas â'r safle? / Q12 Have any significant and evidenced highway issues been identified relating to the site?	x	SA3	+
C13 A oes gan y safle fynediad addas i drafnidiaeth gyhoeddus a/neu lwybr teithio llesol? / Q13 Does the site have suitable access to public transport and/or active travel route?	✓	SA3, SA4, SA6, SA12, SA13, SA15	+
C14 A oes gan y safle fynediad i lecynnau gwyrdd/hamdden/cyfleusterau hamdden sydd o fewn pellter rhesymol? / Q14 Does the site have access to green space/ leisure/ recreational facilities that are within a reasonable distance?	✓	SA12, SA15	+
C15 A yw'r safle o fewn pellter rhesymol i'r canlynol: / Q15 Is the site within reasonable distance			
(a) Darpariaeth cyflogaeth / Employment provision	✓	SA6, SA10, SA14, SA15	+
(b) Darpariaeth fanwerthu / Retail provision	✓		+
(c) Gwasanaethau a chyfleusterau eraill / Other services and facilities	✓		+
C16 A yw'r safle o fewn pellter rhesymol i gyfleusterau addysg? / Q16 Is the site within a reasonable distance to education facilities?	✓	SA13	+

Hygyrchedd – Sylwadau Ychwanegol / Accessibility - Additional Comments

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Cam 2b – Asesiad Manwl Pellach o'r Safle – Parhad / Stage 2b – Further Detailed Site Assessment – Continued

Ystyriaethau Amgylcheddol / Environmental Considerations

C17 A yw'r safle wedi'i leoli o fewn neu wrth ymyl parth clustogi mwynau? / Q17 Is the site located within or adjacent to a mineral buffer zone?	x	SA6	+
C18 A yw'r safle o fewn neu'n union wrth ymyl ardal rheoli ansawdd aer? / Q18 Is the site within or immediately adjacent to an AQMA?	x	SA3	+
C19 A yw'r safle yn cynnwys pridd carbon uchel e.e. mawn? / Q19 Does the site contain high carbon soil e.g. peat?	x	SA7	+
C20 A yw'r safle'n cynnwys tir amaethyddol o ansawdd uchel? / Q20 Does the site contain high quality agricultural land?	x	SA7	+

C21 A oes unrhyw bryderon sylweddol wedi'u nodi yn yr Asesiad Strategol o Ganlyniadau Llifogydd - Cam 1 a allai effeithio ar gyflawni'r safle? / Q21 Are there any significant concerns set out in the SFCA - Stage 1 which could impact on the delivery of the site?	x	SA4, SA5	+
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Ystyriaethau Amgylcheddol - Sylwadau Ychwanegol / Environmental Considerations - Additional Comments

Categori Asesiad Strategol o Ganlyniadau Llifogydd - Gwyrdd (risg isel) / SFCA category - Green (low risk)

Seilwaith a Chyfleustodau / Infrastructure and Utilities

C22 A oes cysylltiad dŵr ar gael ar y safle? / Q22 Does the site have an available water connection?	✓	SA5	+
C23 A oes gan y safle gysylltiad carthffosiaeth addas? / Q23 Does the site have a suitable sewerage connection?	✓	SA5	+
C24 A oes gan y safle gysylltiadau â gofynion seilwaith eraill? / Q24 Does the site have connections to other infrastructure requirements?	✓		

Seilwaith a Chyfleustodau - Sylwadau Ychwanegol / Infrastructure and Utilities - Additional Comments

Y Gymraeg / Welsh Language

C25 A oes gan leoliad a / neu raddfa'r safle'r potensial i gael effaith niweidiol ar yr Iaith Gymraeg? Q25 Does the location and/or scale of the site have the potential to have a detrimental impact on Welsh Language?	x	SA11	+
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Y Gymraeg - Sylwadau Ychwanegol / Welsh Language - Additional Comments

Cam 2b – Asesiad Manwl Pellach o'r Safle – Parhad / Stage 2b - Further Detailed Site Assessment - continued

Ystyriaeth / Consideration	Ie, Na / Yes, No	Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA	AC / SA
Hyfywedd ac Ymarferoldeb / Viability and deliverability			
C26 A yw'r ymgeisydd wedi darparu digon o dystiolaeth i ddangos bod modd cyflawni'r datblygiad a'i fod yn hyfyw yn ariannol? / Q26 Has the applicant provided sufficient evidence to show the development is deliverable and financially viable?	x		
C27 A yw'r ymgeisydd wedi darparu digon o dystiolaeth i nodi pryd y caiff y safle ei gyflwyno i'w ddatblygu? / Q27 Has the applicant provided sufficient evidence to identify when the site will be brought forward for development?	x		

Sylwadau Ychwanegol / Additional Comments

Mae'r rhan fwyaf o'r safle wedi ei leoli o fewn terfynau datblygu'r CDLI presennol ac yn cael ei ddefnyddio ar hyn o bryd ar gyfer busnes cludo nwyddau. Ceir cais cynllunio ar hyn o bryd i ddatblygu'r safle, ynghyd â thir y tu allan i'r terfynau datblygu nad ydyw wedi'i bennu eto. Ystyrir bod y safle yn gyfle datblygu rhesymol ym Mhencader i adeiladwyr tai ar raddfa fach a chanolig. Gofynnir am wybodaeth ychwanegol yn ôl yr angen wrth i'r CDLI fynd tuag at archwiliad./

The majority of the site is located within the development limits of the current LDP and is currently used for a haulage business. There is currently a planning application in to develop the site, along with land outside the development limits which has not yet been determined. The site is considered to be a reasonable development opportunity within Pencader for small to medium scale housebuilders. Additional information will be sought as necessary as the LDP goes towards examination.

**Cynllun Datblygu Lleol Diwygiedig Sir Gar / Carmarthenshire Revised Local Development Plan
Crynodeb Gwerthuso Cynaliadwyedd / Sustainability Appraisal Summary**

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number:	CA0362 / SR/124/002	Cyfeirnod y Safle / Site Reference:	SeC14/h1
Cyfeiriad y Safle / Site Address:	Garej Blossom / Blossom Garage	Arwynebedd y Safle / Site Area:	0.605
Defnydd Presennol / Existing Use:	Business cludio / Haulage business	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential

	AC / SA
AC1 - Datblygu Cynaliadwy / SA1 - Sustainable Development	+
AC2 - Bioamrywiaeth / SA2 - Biodiversity	+
AC3 - Ansawdd Aer / SA3 - Air Quality	+
AC4 - Ffactorau hinsoddol / SA4 - Climatic Factors	+
AC5 - Dŵr / SA5 - Water	+
AC6 - Asedau Materol / SA6 - Material Assets	+
AC - Pridd / SA7 - Soil	+
AC8 - Treftadaeth Ddiwyllianol ac Amgylchedd Hanesyddol	+
AC9 - Tirwedd / SA9 - Landscape	+
AC10 - Poblogaeth / SA10 - Population	+
AC11 - Y Gymraeg / SA11 - The Welsh Language	+
AC12 - Iechyd a Llesiant / SA12 - Health and Well-being	+
AC13 - Addysg a Sgiliau / SA13 - Education and Skills	+
AC14 - Yr Economi / SA14 - Economy	+
AC15 Gwead Cymdeithas / SA15 Social Fabric	+

Sustainability Criteria

- + Mae'r safle arfaethedig yn cydymffurfio ag amcan yr Arfarniad Cynaliadwyedd / Proposed site complies with SA objective

- +/- Mae'r safle arfaethedig yn cydymffurfio â rhai elfennau o amcan yr Arfarniad Cynaliadwyedd er ei fod yn rhwystro eraill. Ystyried mesurau lliniaru ar gyfer effeithiau negyddol / Proposed site complies with some elements of the SA objective whilst hindering other. Consider mitigation for

- Mae'r safle arfaethedig yn gwrthdaro ag amcan yr Arfarniad Cynaliadwyedd. Mae'n bosibl nad yw'r safle'n addas i'w ddatblygu. Ystyried mesurau lliniaru sylweddol / Proposed site is in conflict with SA objective. Site may be inappropriate for

Sylwebaeth Gwerthuso Cynaliadwyedd / Sustainability Appraisal Commentary

Mae'r safle hwn yn perfformio'n dda iawn yn erbyn y Fframwaith AC.

This site performs very well against the SA Framework

Gadewir y dudalen hon yn wag yn fwriadol

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Cynllun Datblygu Lleol Diwygiedig Sir Gar / Carmarthenshire Revised Local Development Plan

Manylion y Safle / Site Details			
Rhif y Safle Ymgeisio / Candidate Site Number:	CA0531 / SR/124/005	Cyfeirnod y Safle / Site Reference	SeC14/h2
Cyfeiriad y Safle / Site Address:	Tir ger Maescader / Land adj Maescader	Ardal Safle / Site Area:	0.755
Defnydd Presennol / Existing Use:	Rhandir / Allotment	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential
Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History			
A yw'r safle yn Ddyraniad CDLI presennol? / Is the site an existing LDP Allocation?		✓	
Hanes Cynllunio Perthnasol / Relevant Planning History			

Cam 1 - Aseiad Cychwynnol / Stage 1 – Initial Assessment			
Ystyriaeth / Consideration	Ie, Na / Yes, No	Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA Objectives	AC / SA
1. A yw'r safle'n gydnaws â lleoliad twf yn y dyfodol a gyflwynir yn y Strategaeth a Ffeirir? / Is the site compatible against the location of future growth presented in the Preferred Strategy?	✓	SA1	+

Sylwadau ychwanegol / Additional Comments

Os yw'r safle yn cyd-fynd â'r dadansoddiad uchod, yna mae'n symud ymlaen i Gam 2a yr Aseiad Safle / If the site accords with the analysis above, then it moves on to Stage 2a of the Site Assessment

Cam 2a - Aseiad Manwl Cychwynnol o'r Safle / Stage 2a – Initial Detailed Site Assessment			
Ystyriaeth / Consideration	Ie, Na / Yes, No	Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA Objectives	AC / SA
C2. A oes lle ar y safle am 5 neu ragor o anheddau? / Q2. Can the site accommodate 5 or more dwellings?	✓		
C3. A yw'r safle o fewn anheddiad Haen 1-3 neu'n uniongyrchol gysylltiedig ag ef yn y Strategaeth a Ffeirir? / Q3. Is the site within or directly related to a Tier 1 - 3 settlement in the Preferred Strategy?	✓		
C4. A yw'r safle wedi'i leoli mewn parth lle ceir perygl o lifogydd fel y'i nodir ar Fapiau Cyngor Datblygu TAN 15? / Q4. Is the site located within a flood risk zone as identified in the TAN 15 Development Advice Maps?	x	SA4, SA5	+
C5. A yw'r safle wedi'i leoli o fewn neu'n union wrth ymyl unrhyw safleoedd sydd wedi'u dynodi am bwysigrwydd i gadwraeth natur? / Q5. Is the site located within or immediately adjacent to any sites designated for importance to nature conservation?	x	SA2	+
C6. A yw'r safle wedi'i leoli o fewn neu'n union wrth ymyl unrhyw Henebion Cofrestredig? / Q6. Is the site located within or immediately adjacent to any Scheduled Monuments?	x	SA8	+

Sylwadau Ychwanegol / Additional Comments

Os yw'r safle yn cydymffurfio â'r dadansoddiad uchod, wedyn bydd yn symud ymlaen i Gam 2b yr Aseiad Safle / If the site accords with the analysis above, then it moves on to Stage 2b of the Site Assessment

Cam 2b – Aseiad Manwl Pellach o'r Safle / Stage 2b - Further Detailed Site Assessment			
Ystyriaeth / Consideration	Ie, Na / Yes, No	Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA Objectives	AC / SA
Cyffredinol / General			
C7. A fyddai datblygu'r safle'n mynd yn groes i egwyddorion cynllunio cyffredinol? / Q7. Would development of the site be contrary to general planning principles?	x		

C8. A fyddai datblygu'r safle'n cael effaith niweidiol ar gymeriad ac amgylchiadau'r anheddiad neu ei nodweddion? / Q8. Would the development of the site have a detrimental impact on the character and setting of the settlement or its features?	x	SA8 SA9	+
C9. A fydd y cynnig yn cynnwys aildddefnyddio tir a/neu adeiladau addas a ddatblygwyd yn flaenorol? / Q9. Will the proposal involve the re-use of suitable previously developed land and/or buildings?	x	SA9, SA7	-

Cyffredinol - Sylwadau Ychwanegol / General – Additional Comments

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Hygyrchedd / Accessibility

C10. A yw'r safle'n hygyrch o'r briffordd gyhoeddus bresennol? Q10 Is the site accessible from the existing public highway?	✓		
C11 A oes gan y safle bwynt mynediad sydd â gwelededd digonol? / Q11 Does the site have an available access point with adequate visibility?	✓		
C12 A oes unrhyw faterion sylweddol ar y briffordd wedi'u nodi ar sail tystiolaeth mewn perthynas â'r safle? / Q12 Have any significant and evidenced highway issues been identified relating to the site?	x	SA3	+
C13 A oes gan y safle fynediad addas i drafnidiaeth gyhoeddus a/neu lwybr teithio llesol? / Q13 Does the site have suitable access to public transport and/or active travel route?	✓	SA3, SA4, SA6, SA12, SA13, SA15	+
C14 A oes gan y safle fynediad i lecynnau gwyrdd/hamdden/cyfleusterau hamdden sydd o fewn pellter rhesymol? / Q14 Does the site have access to green space/ leisure/ recreational facilities that are within a reasonable distance?	✓	SA12, SA15	+
C15 A yw'r safle o fewn pellter rhesymol i'r canlynol: / Q15 Is the site within reasonable distance			
(a) Darpariaeth cyflogaeth / Employment provision	✓	SA6, SA10, SA14, SA15	+
(b) Darpariaeth fanwerthu / Retail provision	✓		+
(c) Gwasanaethau a chyfleusterau eraill / Other services and facilities	✓		+
C16 A yw'r safle o fewn pellter rhesymol i gyfleusterau addysg? / Q16 Is the site within a reasonable distance to education facilities?	✓	SA13	+

Hygyrchedd – Sylwadau Ychwanegol / Accessibility - Additional Comments

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Cam 2b – Asesiad Manwl Pellach o'r Safle – Parhad / Stage 2b – Further Detailed Site Assessment – Continued

Ystyriaethau Amgylcheddol / Environmental Considerations

C17 A yw'r safle wedi'i leoli o fewn neu wrth ymyl parth clustogi mwynau? / Q17 Is the site located within or adjacent to a mineral buffer zone?	x	SA6	+
C18 A yw'r safle o fewn neu'n union wrth ymyl ardal rheoli ansawdd aer? / Q18 Is the site within or immediately adjacent to an AQMA?	x	SA3	+
C19 A yw'r safle yn cynnwys pridd carbon uchel e.e. mawn? / Q19 Does the site contain high carbon soil e.g. peat?	x	SA7	+
C20 A yw'r safle'n cynnwys tir amaethyddol o ansawdd uchel? / Q20 Does the site contain high quality agricultural land?	x	SA7	+

C21 A oes unrhyw bryderon sylweddol wedi'u nodi yn yr Asesiad Strategol o Ganlyniadau Llifogydd - Cam 1 a allai effeithio ar gyflawni'r safle? / Q21 Are there any significant concerns set out in the SFCA - Stage 1 which could impact on the delivery of the site?	x	SA4, SA5	+
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Ystyriaethau Amgylcheddol - Sylwadau Ychwanegol / Environmental Considerations - Additional Comments

Categori Asesiad Strategol o Ganlyniadau Llifogydd - Melyn (risg ganolig) / SFCA category - Yellow (medium risk)

Seilwaith a Chyfleustodau / Infrastructure and Utilities

C22 A oes cysylltiad dŵr ar gael ar y safle? / Q22 Does the site have an available water connection?	✓	SA5	+
C23 A oes gan y safle gysylltiad carthffosiaeth addas? / Q23 Does the site have a suitable sewerage connection?	✓	SA5	+
C24 A oes gan y safle gysylltiadau â gofynion seilwaith eraill? / Q24 Does the site have connections to other infrastructure requirements?	✓		

Seilwaith a Chyfleustodau - Sylwadau Ychwanegol / Infrastructure and Utilities - Additional Comments

Y Gymraeg / Welsh Language

C25 A oes gan leoliad a / neu raddfa'r safle'r potensial i gael effaith niweidiol ar yr Iaith Gymraeg? Q25 Does the location and/or scale of the site have the potential to have a detrimental impact on Welsh Language?	x	SA11	+
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Y Gymraeg - Sylwadau Ychwanegol / Welsh Language - Additional Comments

Cam 2b – Asesiad Manwl Pellach o'r Safle – Parhad / Stage 2b - Further Detailed Site Assessment - continued

Ystyriaeth / Consideration	Ie, Na / Yes, No	Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA	AC / SA
Hyfywedd ac Ymarferoldeb / Viability and deliverability			
C26 A yw'r ymgeisydd wedi darparu digon o dystiolaeth i ddangos bod modd cyflawni'r datblygiad a'i fod yn hyfyw yn ariannol? / Q26 Has the applicant provided sufficient evidence to show the development is deliverable and financially viable?	x		
C27 A yw'r ymgeisydd wedi darparu digon o dystiolaeth i nodi pryd y caiff y safle ei gyflwyno i'w ddatblygu? / Q27 Has the applicant provided sufficient evidence to identify when the site will be brought forward for development?	x		

Sylwadau Ychwanegol / Additional Comments

Mae'r safle yn cynnwys safle a ddyrannwyd eisoes, ac mae'r asiant wedi datgan bod cymdeithas tai wedi dangos diddordeb mewn datblygu'r safle. Ystyrir bod y safle yn gyfle datblygu rhesymol ym Mhencader i adeiladwyr tai ar raddfa fach a chanolig. Cyflwynwyd y safle fel safle ymgeisio ac mae'r asiant wedi darparu tystiolaeth sy'n dangos ei hyfywedd. Gofynnir am wybodaeth ychwanegol yn ôl yr angen wrth i'r CDLI fynd tuag at archwiliad./

The site consists of an existing allocated site, the agent has stated that there has been interest shown in developing the site by a housing association. The site is considered to be a reasonable development opportunity within Pencader for small to medium scale housebuilders. The site was submitted as a candidate site and the agent has provided evidence showing its viability. Additional information will be sought as necessary as the LDP goes towards examination.

**Cynllun Datblygu Lleol Diwygiedig Sir Gar / Carmarthenshire Revised Local Development Plan
Crynodeb Gwerthuso Cynaliadwyedd / Sustainability Appraisal Summary**

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number:	CA0531 / SR/124/005	Cyfeirnod y Safle / Site Reference:	SeC14/h2
Cyfeiriad y Safle / Site Address:	Tir ger Maescader/ Land adj Maescader	Arwynebedd y Safle / Site Area:	0.755
Defnydd Presennol / Existing Use:	Rhandir / Allotment	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential

	AC / SA
AC1 - Datblygu Cynaliadwy / SA1 - Sustainable Development	+
AC2 - Bioamrywiaeth / SA2 - Biodiversity	+
AC3 - Ansawdd Aer / SA3 - Air Quality	+
AC4 - Ffactorau hinsoddol / SA4 - Climatic Factors	+
AC5 - Dŵr / SA5 - Water	+
AC6 - Asedau Materol / SA6 - Material Assets	+
AC - Pridd / SA7 - Soil	+/-
AC8 - Treftadaeth Ddiwyllianol ac Amgylchedd Hanesyddol	+
AC9 - Tirwedd / SA9 - Landscape	+/-
AC10 - Poblogaeth / SA10 - Population	+
AC11 - Y Gymraeg / SA11 - The Welsh Language	+
AC12 - Iechyd a Llesiant / SA12 - Health and Well-being	+
AC13 - Addysg a Sgiliau / SA13 - Education and Skills	+
AC14 - Yr Economi / SA14 - Economy	+
AC15 Gwead Cymdeithas / SA15 Social Fabric	+

Sustainability Criteria

- + Mae'r safle arfaethedig yn cydymffurfio ag amcan yr Arfarniad Cynaliadwyedd / Proposed site complies with SA objective
- +/- Mae'r safle arfaethedig yn cydymffurfio â rhai elfennau o amcan yr Arfarniad Cynaliadwyedd er ei fod yn rhwystro eraill. Ystyried mesurau lliniaru ar gyfer effeithiau negyddol / Proposed site complies with some elements of the SA objective whilst hindering other. Consider mitigation for
- Mae'r safle arfaethedig yn gwrthdaro ag amcan yr Arfarniad Cynaliadwyedd. Mae'n bosibl nad yw'r safle'n addas i'w ddatblygu. Ystyried mesurau lliniaru sylweddol / Proposed site is in conflict with SA objective. Site may be inappropriate for

Sylwebaeth Gwerthuso Cynaliadwyedd / Sustainability Appraisal Commentary

Nid yw'r safle hwn yn defnyddio tir a ddatblygwyd o'r blaen, ond fel arall mae'n perfformio'n dda yn erbyn y fframwaith cynaliadwyedd.

This site does not utilise previously developed land, however it otherwise performs well against the sustainability framework.

Gadewir y dudalen hon yn wag yn fwriadol

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Cynllun Datblygu Lleol Diwygiedig Sir Gar / Carmarthenshire Revised Local Development Plan

Manylion y Safle / Site Details			
Rhif y Safle Ymgeisio / Candidate Site Number:	CA0162 SR/124/001	Cyfeirnod y Safle / Site Reference	SeC14/h3
Cyfeiriad y Safle / Site Address:	Glanawmor	Ardal Safle / Site Area:	1.507
Defnydd Presennol / Existing Use:	Tir Amaethyddol / Agricultural	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential
Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History			
A yw'r safle yn Ddyraniad CDLI presennol? / Is the site an existing LDP Allocation?		x	
Hanes Cynllunio Perthnasol / Relevant Planning History			

Cam 1 - Aseiad Cychwynnol / Stage 1 – Initial Assessment			
Ystyriaeth / Consideration	Ie, Na / Yes, No	Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA Objectives	AC / SA
1. A yw'r safle'n gydnaws â lleoliad twf yn y dyfodol a gyflwynir yn y Strategaeth a Ffeifir? / Is the site compatible against the location of future growth presented in the Preferred Strategy?	✓	SA1	+

Sylwadau ychwanegol / Additional Comments

Os yw'r safle yn cyd-fynd â'r dadansoddiad uchod, yna mae'n symud ymlaen i Gam 2a yr Aseiad Safle / If the site accords with the analysis above, then it moves on to Stage 2a of the Site Assessment

Cam 2a - Aseiad Manwl Cychwynnol o'r Safle / Stage 2a – Initial Detailed Site Assessment			
Ystyriaeth / Consideration	Ie, Na / Yes, No	Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA Objectives	AC / SA
C2. A oes lle ar y safle am 5 neu ragor o anheddau? / Q2. Can the site accommodate 5 or more dwellings?	✓		
C3. A yw'r safle o fewn anheddiad Haen 1-3 neu'n uniongyrchol gysylltiedig ag ef yn y Strategaeth a Ffeifir? / Q3. Is the site within or directly related to a Tier 1 - 3 settlement in the Preferred Strategy?	✓		
C4. A yw'r safle wedi'i leoli mewn parth lle ceir perygl o lifogydd fel y'i nodir ar Fapiau Cyngor Datblygu TAN 15? / Q4. Is the site located within a flood risk zone as identified in the TAN 15 Development Advice Maps?	x	SA4, SA5	+
C5. A yw'r safle wedi'i leoli o fewn neu'n union wrth ymyl unrhyw safleoedd sydd wedi'u dynodi am bwysigrwydd i gadwraeth natur? / Q5. Is the site located within or immediately adjacent to any sites designated for importance to nature conservation?	x	SA2	+
C6. A yw'r safle wedi'i leoli o fewn neu'n union wrth ymyl unrhyw Henebion Cofrestredig? / Q6. Is the site located within or immediately adjacent to any Scheduled Monuments?	x	SA8	+

Sylwadau Ychwanegol / Additional Comments

Os yw'r safle yn cydymffurfio â'r dadansoddiad uchod, wedyn bydd yn symud ymlaen i Gam 2b yr Aseiad Safle / If the site accords with the analysis above, then it moves on to Stage 2b of the Site Assessment

Cam 2b – Aseiad Manwl Pellach o'r Safle / Stage 2b - Further Detailed Site Assessment			
Ystyriaeth / Consideration	Ie, Na / Yes, No	Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA Objectives	AC / SA
Cyffredinol / General			
C7. A fyddai datblygu'r safle'n mynd yn groes i egwyddorion cynllunio cyffredinol? / Q7. Would development of the site be contrary to general planning principles?	x		

C8. A fyddai datblygu'r safle'n cael effaith niweidiol ar gymeriad ac amgylchiadau'r anheddiad neu ei nodweddion? / Q8. Would the development of the site have a detrimental impact on the character and setting of the settlement or its features?	x	SA8 SA9	+
C9. A fydd y cynnig yn cynnwys aildddefnyddio tir a/neu adeiladau addas a ddatblygwyd yn flaenorol? / Q9. Will the proposal involve the re-use of suitable previously developed land and/or buildings?	x	SA9, SA7	-

Cyffredinol - Sylwadau Ychwanegol / General – Additional Comments

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Hygyrchedd / Accessibility

C10. A yw'r safle'n hygyrch o'r briffordd gyhoeddus bresennol? Q10 Is the site accessible from the existing public highway?	✓		
C11 A oes gan y safle bwynt mynediad sydd â gwelededd digonol? / Q11 Does the site have an available access point with adequate visibility?	✓		
C12 A oes unrhyw faterion sylweddol ar y briffordd wedi'u nodi ar sail tystiolaeth mewn perthynas â'r safle? / Q12 Have any significant and evidenced highway issues been identified relating to the site?	x	SA3	+
C13 A oes gan y safle fynediad addas i drafnidiaeth gyhoeddus a/neu lwybr teithio llesol? / Q13 Does the site have suitable access to public transport and/or active travel route?	✓	SA3, SA4, SA6, SA12, SA13, SA15	+
C14 A oes gan y safle fynediad i lecynnau gwyrdd/hamdden/cyfleusterau hamdden sydd o fewn pellter rhesymol? / Q14 Does the site have access to green space/ leisure/ recreational facilities that are within a reasonable distance?	✓	SA12, SA15	+
C15 A yw'r safle o fewn pellter rhesymol i'r canlynol: / Q15 Is the site within reasonable distance			
(a) Darpariaeth cyflogaeth / Employment provision	✓	SA6, SA10, SA14, SA15	+
(b) Darpariaeth fanwerthu / Retail provision	✓		+
(c) Gwasanaethau a chyfleusterau eraill / Other services and facilities	✓		+
C16 A yw'r safle o fewn pellter rhesymol i gyfleusterau addysg? / Q16 Is the site within a reasonable distance to education facilities?	✓	SA13	+

Hygyrchedd – Sylwadau Ychwanegol / Accessibility - Additional Comments

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Cam 2b – Asesiad Manwl Pellach o'r Safle – Parhad / Stage 2b – Further Detailed Site Assessment – Continued

Ystyriaethau Amgylcheddol / Environmental Considerations

C17 A yw'r safle wedi'i leoli o fewn neu wrth ymyl parth clustogi mwynau? / Q17 Is the site located within or adjacent to a mineral buffer zone?	x	SA6	+
C18 A yw'r safle o fewn neu'n union wrth ymyl ardal rheoli ansawdd aer? / Q18 Is the site within or immediately adjacent to an AQMA?	x	SA3	+
C19 A yw'r safle yn cynnwys pridd carbon uchel e.e. mawn? / Q19 Does the site contain high carbon soil e.g. peat?	x	SA7	+
C20 A yw'r safle'n cynnwys tir amaethyddol o ansawdd uchel? / Q20 Does the site contain high quality agricultural land?	x	SA7	+

C21 A oes unrhyw bryderon sylweddol wedi'u nodi yn yr Asesiad Strategol o Ganlyniadau Llifogydd - Cam 1 a allai effeithio ar gyflawni'r safle? / Q21 Are there any significant concerns set out in the SFCA - Stage 1 which could impact on the delivery of the site?	x	SA4, SA5	+
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Ystyriaethau Amgylcheddol - Sylwadau Ychwanegol / Environmental Considerations - Additional Comments

Categori Asesiad Strategol o Ganlyniadau Llifogydd - Melyn (risg ganolig)/
SFCA category - Yellow (medium risk)

Seilwaith a Chyfleustodau / Infrastructure and Utilities

C22 A oes cysylltiad dŵr ar gael ar y safle? / Q22 Does the site have an available water connection?	✓	SA5	+
C23 A oes gan y safle gysylltiad carthffosiaeth addas? / Q23 Does the site have a suitable sewerage connection?	✓	SA5	+
C24 A oes gan y safle gysylltiadau â gofynion seilwaith eraill? / Q24 Does the site have connections to other infrastructure requirements?	✓		

Seilwaith a Chyfleustodau - Sylwadau Ychwanegol / Infrastructure and Utilities - Additional Comments

Y Gymraeg / Welsh Language

C25 A oes gan leoliad a / neu raddfa'r safle'r potensial i gael effaith niweidiol ar yr Iaith Gymraeg? Q25 Does the location and/or scale of the site have the potential to have a detrimental impact on Welsh Language?	x	SA11	+
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Y Gymraeg - Sylwadau Ychwanegol / Welsh Language - Additional Comments

Cam 2b – Asesiad Manwl Pellach o'r Safle – Parhad / Stage 2b - Further Detailed Site Assessment - continued

Ystyriaeth /Consideration	Ie, Na / Yes, No	Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA	AC / SA
Hyfywedd ac Ymarferoldeb / Viability and deliverability			
C26 A yw'r ymgeisydd wedi darparu digon o dystiolaeth i ddangos bod modd cyflawni'r datblygiad a'i fod yn hyfyw yn ariannol? / Q26 Has the applicant provided sufficient evidence to show the development is deliverable and financially viable?	x		
C27 A yw'r ymgeisydd wedi darparu digon o dystiolaeth i nodi pryd y caiff y safle ei gyflwyno i'w ddatblygu? / Q27 Has the applicant provided sufficient evidence to identify when the site will be brought forward for development?	x		

Sylwadau Ychwanegol / Additional Comments

Ystyrir bod y safle yn addas at ddefnydd preswyl ac y byddai'n gyfle datblygu rhesymol ym Mhencader i adeiladwyr tai ar raddfa fach a chanolig. Cyflwynwyd y safle fel safle ymgeisio ac fel y cyfryw, mae'r asiant wedi darparu tystiolaeth sy'n dangos ei hyfywedd. Gofynnir am wybodaeth ychwanegol yn ôl yr angen wrth i'r CDLI fynd tuag at archwiliad./

It is considered that the site is appropriate for residential use and would be a reasonable development opportunity within Pencader for small to medium scale housebuilders. The site was submitted as a candidate site and as such, the agent has provided evidence showing its viability. Additional information will be sought as necessary as the LDP goes towards examination.

**Cynllun Datblygu Lleol Diwygiedig Sir Gar / Carmarthenshire Revised Local Development Plan
Crynodeb Gwerthuso Cynaliadwyedd / Sustainability Appraisal Summary**

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number:	CA0162 SR/124/001	Cyfeirnod y Safle / Site Reference:	SeC14/h3
Cyfeiriad y Safle / Site Address:	Glanawmor	Arwynebedd y Safle / Site Area:	1.507
Defnydd Presennol / Existing Use:	Tir Amaethyddol / Agricultural	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential

	AC / SA
AC1 - Datblygu Cynaliadwy / SA1 - Sustainable Development	+
AC2 - Bioamrywiaeth / SA2 - Biodiversity	+
AC3 - Ansawdd Aer / SA3 - Air Quality	+
AC4 - Ffactorau hinsoddol / SA4 - Climatic Factors	+
AC5 - Dŵr / SA5 - Water	+
AC6 - Asedau Materol / SA6 - Material Assets	+
AC - Pridd / SA7 - Soil	+/-
AC8 - Treftadaeth Ddiwyllianol ac Amgylchedd Hanesyddol	+
AC9 - Tirwedd / SA9 - Landscape	+/-
AC10 - Poblogaeth / SA10 - Population	+
AC11 - Y Gymraeg / SA11 - The Welsh Language	+
AC12 - Iechyd a Llesiant / SA12 - Health and Well-being	+
AC13 - Addysg a Sgiliau / SA13 - Education and Skills	+
AC14 - Yr Economi / SA14 - Economy	+
AC15 Gwead Cymdeithas / SA15 Social Fabric	+

Sustainability Criteria

- + Mae'r safle arfaethedig yn cydymffurfio ag amcan yr Arfarniad Cynaliadwyedd / Proposed site complies with SA objective
- +/- Mae'r safle arfaethedig yn cydymffurfio â rhai elfennau o amcan yr Arfarniad Cynaliadwyedd er ei fod yn rhwystro eraill. Ystyried mesurau lliniaru ar gyfer effeithiau negyddol / Proposed site complies with some elements of the SA objective whilst hindering other. Consider mitigation for
- Mae'r safle arfaethedig yn gwrthdaro ag amcan yr Arfarniad Cynaliadwyedd. Mae'n bosibl nad yw'r safle'n addas i'w ddatblygu. Ystyried mesurau lliniaru sylweddol / Proposed site is in conflict with SA objective. Site may be inappropriate for

Sylwebaeth Gwerthuso Cynaliadwyedd / Sustainability Appraisal Commentary

Nid yw'r safle hwn yn defnyddio tir a ddatblygwyd o'r blaen, ond fel arall mae'n perfformio'n dda yn erbyn y fframwaith cynaliadwyedd.
This site does not utilise previously developed land, however it otherwise performs well against the sustainability framework.

Gadewir y dudalen hon yn wag yn fwriadol

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Cynllun Datblygu Lleol Diwygiedig Sir Gar / Carmarthenshire Revised Local Development Plan

Manylion y Safle / Site Details			
Rhif y Safle Ymgeisio / Candidate Site Number:	N/A	Cyfeirnod y Safle / Site Reference	SeC14/h4
Cyfeiriad y Safle / Site Address:	Bro'r Hen Wr	Ardal Safle / Site Area:	0.271
Defnydd Presennol / Existing Use:	Tir Gwag / Vacant	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential
Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History			
A yw'r safle yn Ddyraniad CDLI presennol? / Is the site an existing LDP Allocation?		✓	
Hanes Cynllunio Perthnasol / Relevant Planning History		W/31852, W/20165	

Cam 1 - Aseiad Cychwynnol / Stage 1 – Initial Assessment			
Ystyriaeth / Consideration	Ie, Na / Yes, No	Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA Objectives	AC / SA
1. A yw'r safle'n gydnaws â lleoliad twf yn y dyfodol a gyflwynir yn y Strategaeth a Ffeifrir? / Is the site compatible against the location of future growth presented in the Preferred Strategy?	✓	SA1	+

Sylwadau ychwanegol / Additional Comments

Os yw'r safle yn cyd-fynd â'r dadansoddiad uchod, yna mae'n symud ymlaen i Gam 2a yr Aseiad Safle / If the site accords with the analysis above, then it moves on to Stage 2a of the Site Assessment

Cam 2a - Aseiad Manwl Cychwynnol o'r Safle / Stage 2a – Initial Detailed Site Assessment			
Ystyriaeth / Consideration	Ie, Na / Yes, No	Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA Objectives	AC / SA
C2. A oes lle ar y safle am 5 neu ragor o anheddau? / Q2. Can the site accommodate 5 or more dwellings?	✓		
C3. A yw'r safle o fewn anheddiad Haen 1-3 neu'n uniongyrchol gysylltiedig ag ef yn y Strategaeth a Ffeifrir? / Q3. Is the site within or directly related to a Tier 1 - 3 settlement in the Preferred Strategy?	✓		
C4. A yw'r safle wedi'i leoli mewn parth lle ceir perygl o lifogydd fel y'i nodir ar Fapiau Cyngor Datblygu TAN 15? / Q4. Is the site located within a flood risk zone as identified in the TAN 15 Development Advice Maps?	x	SA4, SA5	+
C5. A yw'r safle wedi'i leoli o fewn neu'n union wrth ymyl unrhyw safleoedd sydd wedi'u dynodi am bwysigrwydd i gadwraeth natur? / Q5. Is the site located within or immediately adjacent to any sites designated for importance to nature conservation?	x	SA2	+
C6. A yw'r safle wedi'i leoli o fewn neu'n union wrth ymyl unrhyw Henebion Cofrestredig? / Q6. Is the site located within or immediately adjacent to any Scheduled Monuments?	x	SA8	+

Sylwadau Ychwanegol / Additional Comments

Os yw'r safle yn cydymffurfio â'r dadansoddiad uchod, wedyn bydd yn symud ymlaen i Gam 2b yr Aseiad Safle / If the site accords with the analysis above, then it moves on to Stage 2b of the Site Assessment

Cam 2b – Aseiad Manwl Pellach o'r Safle / Stage 2b - Further Detailed Site Assessment			
Ystyriaeth / Consideration	Ie, Na / Yes, No	Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA Objectives	AC / SA
Cyffredinol / General			
C7. A fyddai datblygu'r safle'n mynd yn groes i egwyddorion cynllunio cyffredinol? / Q7. Would development of the site be contrary to general planning principles?	x		

C8. A fyddai datblygu'r safle'n cael effaith niweidiol ar gymeriad ac amgylchiadau'r anheddiad neu ei nodweddion? / Q8. Would the development of the site have a detrimental impact on the character and setting of the settlement or its features?	x	SA8 SA9	+
C9. A fydd y cynnig yn cynnwys aildddefnyddio tir a/neu adeiladau addas a ddatblygwyd yn flaenorol? / Q9. Will the proposal involve the re-use of suitable previously developed land and/or buildings?	x	SA9, SA7	-

Cyffredinol - Sylwadau Ychwanegol / General – Additional Comments

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Hygyrchedd / Accessibility

C10. A yw'r safle'n hygyrch o'r briffordd gyhoeddus bresennol? Q10 Is the site accessible from the existing public highway?	✓		
C11 A oes gan y safle bwynt mynediad sydd â gwelededd digonol? / Q11 Does the site have an available access point with adequate visibility?	✓		
C12 A oes unrhyw faterion sylweddol ar y briffordd wedi'u nodi ar sail tystiolaeth mewn perthynas â'r safle? / Q12 Have any significant and evidenced highway issues been identified relating to the site?	x	SA3	+
C13 A oes gan y safle fynediad addas i drafnidiaeth gyhoeddus a/neu lwybr teithio llesol? / Q13 Does the site have suitable access to public transport and/or active travel route?	✓	SA3, SA4, SA6, SA12, SA13, SA15	+
C14 A oes gan y safle fynediad i lecynnau gwyrdd/hamdden/cyfleusterau hamdden sydd o fewn pellter rhesymol? / Q14 Does the site have access to green space/ leisure/ recreational facilities that are within a reasonable distance?	✓	SA12, SA15	+
C15 A yw'r safle o fewn pellter rhesymol i'r canlynol: / Q15 Is the site within reasonable distance			
(a) Darpariaeth cyflogaeth / Employment provision	✓	SA6, SA10, SA14, SA15	+
(b) Darpariaeth fanwerthu / Retail provision	✓		+
(c) Gwasanaethau a chyfleusterau eraill / Other services and facilities	✓		+
C16 A yw'r safle o fewn pellter rhesymol i gyfleusterau addysg? / Q16 Is the site within a reasonable distance to education facilities?	✓	SA13	+

Hygyrchedd – Sylwadau Ychwanegol / Accessibility - Additional Comments

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Cam 2b – Asesiad Manwl Pellach o'r Safle – Parhad / Stage 2b – Further Detailed Site Assessment – Continued

Ystyriaethau Amgylcheddol / Environmental Considerations

C17 A yw'r safle wedi'i leoli o fewn neu wrth ymyl parth clustogi mwynau? / Q17 Is the site located within or adjacent to a mineral buffer zone?	x	SA6	+
C18 A yw'r safle o fewn neu'n union wrth ymyl ardal rheoli ansawdd aer? / Q18 Is the site within or immediately adjacent to an AQMA?	x	SA3	+
C19 A yw'r safle yn cynnwys pridd carbon uchel e.e. mawn? / Q19 Does the site contain high carbon soil e.g. peat?	x	SA7	+
C20 A yw'r safle'n cynnwys tir amaethyddol o ansawdd uchel? / Q20 Does the site contain high quality agricultural land?	x	SA7	+

C21 A oes unrhyw bryderon sylweddol wedi'u nodi yn yr Asesiad Strategol o Ganlyniadau Llifogydd - Cam 1 a allai effeithio ar gyflawni'r safle? / Q21 Are there any significant concerns set out in the SFCA - Stage 1 which could impact on the delivery of the site?	x	SA4, SA5	+
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Ystyriaethau Amgylcheddol - Sylwadau Ychwanegol / Environmental Considerations - Additional Comments

Categori Asesiad Strategol o Ganlyniadau Llifogydd - Melyn (risg ganolig)/
SFCA category - Yellow (medium risk)

Seilwaith a Chyfleustodau / Infrastructure and Utilities

C22 A oes cysylltiad dŵr ar gael ar y safle? / Q22 Does the site have an available water connection?	✓	SA5	+
C23 A oes gan y safle gysylltiad carthffosiaeth addas? / Q23 Does the site have a suitable sewerage connection?	✓	SA5	+
C24 A oes gan y safle gysylltiadau â gofynion seilwaith eraill? / Q24 Does the site have connections to other infrastructure requirements?	✓		

Seilwaith a Chyfleustodau - Sylwadau Ychwanegol / Infrastructure and Utilities - Additional Comments

Y Gymraeg / Welsh Language

C25 A oes gan leoliad a / neu raddfa'r safle'r potensial i gael effaith niweidiol ar yr Iaith Gymraeg? Q25 Does the location and/or scale of the site have the potential to have a detrimental impact on Welsh Language?	x	SA11	+
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Y Gymraeg - Sylwadau Ychwanegol / Welsh Language - Additional Comments

Cam 2b – Asesiad Manwl Pellach o'r Safle – Parhad / Stage 2b - Further Detailed Site Assessment - continued

	le, Na / Yes, No	Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA	AC / SA
Hyfywedd ac Ymarferoldeb / Viability and deliverability			
C26 A yw'r ymgeisydd wedi darparu digon o dystiolaeth i ddangos bod modd cyflawni'r datblygiad a'i fod yn hyfyw yn ariannol? / Q26 Has the applicant provided sufficient evidence to show the development is deliverable and financially viable?	x		
C27 A yw'r ymgeisydd wedi darparu digon o dystiolaeth i nodi pryd y caiff y safle ei gyflwyno i'w ddatblygu? / Q27 Has the applicant provided sufficient evidence to identify when the site will be brought forward for development?	x		

Sylwadau Ychwanegol / Additional Comments

Y safle hwn yw ail gam y datblygiad ym Mro'r Hen Wr. Mae yna gais cynllunio cyfredol i ymestyn yr amser ar gyfer cyflwyno materion a gadwyd yn ôl ar y safle. Mae'r ffordd fynediad wedi'i chwblhau ar y safle ac ystyrir y dylai'r safle barhau i fod yn ddyraniad./

This site is the second phase of the development at Bro'r Hen Wr. There is a current planning application to extend the time for submission of reserved matters on the site. The access road has been completed on the site and it is considered that the site should remain as an allocation.

**Cynllun Datblygu Lleol Diwygiedig Sir Gar / Carmarthenshire Revised Local Development Plan
Crynodeb Gwerthuso Cynaliadwyedd / Sustainability Appraisal Summary**

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number:	N/A	Cyfeirnod y Safle / Site Reference:	SeC14/h4
Cyfeiriad y Safle / Site Address:	Bro'r Hen Wr	Arwynebedd y Safle / Site Area:	0.271
Defnydd Presennol / Existing Use:	Tir Gwag / Vacant	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential

	AC / SA
AC1 - Datblygu Cynaliadwy / SA1 - Sustainable Development	+
AC2 - Bioamrywiaeth / SA2 - Biodiversity	+
AC3 - Ansawdd Aer / SA3 - Air Quality	+
AC4 - Ffactorau hinsoddol / SA4 - Climatic Factors	+
AC5 - Dŵr / SA5 - Water	+
AC6 - Asedau Materol / SA6 - Material Assets	+
AC - Pridd / SA7 - Soil	+/-
AC8 - Treftadaeth Ddiwyllianol ac Amgylchedd Hanesyddol	+
AC9 - Tirwedd / SA9 - Landscape	+/-
AC10 - Poblogaeth / SA10 - Population	+
AC11 - Y Gymraeg / SA11 - The Welsh Language	+
AC12 - Iechyd a Llesiant / SA12 - Health and Well-being	+
AC13 - Addysg a Sgiliau / SA13 - Education and Skills	+
AC14 - Yr Economi / SA14 - Economy	+
AC15 Gwead Cymdeithas / SA15 Social Fabric	+

Sustainability Criteria

- + Mae'r safle arfaethedig yn cydymffurfio ag amcan yr Arfarniad Cynaliadwyedd / Proposed site complies with SA objective
- +/- Mae'r safle arfaethedig yn cydymffurfio â rhai elfennau o amcan yr Arfarniad Cynaliadwyedd er ei fod yn rhwystro eraill. Ystyried mesurau lliniaru ar gyfer effeithiau negyddol / Proposed site complies with some elements of the SA objective whilst hindering other. Consider mitigation for
- Mae'r safle arfaethedig yn gwrthdaro ag amcan yr Arfarniad Cynaliadwyedd. Mae'n bosibl nad yw'r safle'n addas i'w ddatblygu. Ystyried mesurau lliniaru sylweddol / Proposed site is in conflict with SA objective. Site may be inappropriate for

Sylwebaeth Gwerthuso Cynaliadwyedd / Sustainability Appraisal Commentary

Nid yw'r safle hwn yn defnyddio tir a ddatblygwyd o'r blaen, ond fel arall mae'n perfformio'n dda yn erbyn y fframwaith cynaliadwyedd.
This site does not utilise previously developed land, however it otherwise performs well against the sustainability framework.

SuV31

Dre-fach, Felindre/

Drefach, Felindre

Cynllun Datblygu Lleol Diwygiedig Sir Gar / Carmarthenshire Revised Local Development Plan

Manylion y Safle / Site Details			
Rhif y Safle Ymgeisio / Candidate Site Number:	CA0724 / SR/050/002	Cyfeirnod y Safle / Site Reference	SuV31/h1
Cyfeiriad y Safle / Site Address:	Parc Puw	Ardal Safle / Site Area:	0.735
Defnydd Presennol / Existing Use:	Tir Gwag & amaethyddol/ Vacant & agricultural	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential
Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History			
A yw'r safle yn Ddyraniad CDLI presennol? / Is the site an existing LDP Allocation?		✓	
Hanes Cynllunio Perthnasol / Relevant Planning History			

Cam 1 - Aseiad Cychwynnol / Stage 1 – Initial Assessment			
Ystyriaeth / Consideration	Ie, Na / Yes, No	Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA Objectives	AC / SA
1. A yw'r safle'n gydnaws â lleoliad twf yn y dyfodol a gyflwynir yn y Strategaeth a Ffeirir? / Is the site compatible against the location of future growth presented in the Preferred Strategy?	✓	SA1	+

Sylwadau ychwanegol / Additional Comments
Mae rhan o'r safle yn ddyraniad tai presennol./ Part of the site is an existing housing allocation.

Os yw'r safle yn cyd-fynd â'r dadansoddiad uchod, yna mae'n symud ymlaen i Gam 2a yr Aseiad Safle / If the site accords with the analysis above, then it moves on to Stage 2a of the Site Assessment

Cam 2a - Aseiad Manwl Cychwynnol o'r Safle / Stage 2a – Initial Detailed Site Assessment			
Ystyriaeth / Consideration	Ie, Na / Yes, No	Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA Objectives	AC / SA
C2. A oes lle ar y safle am 5 neu ragor o anheddau? / Q2. Can the site accommodate 5 or more dwellings?	✓		
C3. A yw'r safle o fewn anheddiad Haen 1-3 neu'n uniongyrchol gysylltiedig ag ef yn y Strategaeth a Ffeirir? / Q3. Is the site within or directly related to a Tier 1 - 3 settlement in the Preferred Strategy?	✓		
C4. A yw'r safle wedi'i leoli mewn parth lle ceir perygl o lifogydd fel y'i nodir ar Fapiau Cyngor Datblygu TAN 15? / Q4. Is the site located within a flood risk zone as identified in the TAN 15 Development Advice Maps?	x	SA4, SA5	+
C5. A yw'r safle wedi'i leoli o fewn neu'n union wrth ymyl unrhyw safleoedd sydd wedi'u dynodi am bwysigrwydd i gadwraeth natur? / Q5. Is the site located within or immediately adjacent to any sites designated for importance to nature conservation?	x	SA2	+
C6. A yw'r safle wedi'i leoli o fewn neu'n union wrth ymyl unrhyw Henebion Cofrestredig? / Q6. Is the site located within or immediately adjacent to any Scheduled Monuments?	x	SA8	+

Sylwadau Ychwanegol / Additional Comments

Os yw'r safle yn cydymffurfio â'r dadansoddiad uchod, wedyn bydd yn symud ymlaen i Gam 2b yr Aseiad Safle / If the site accords with the analysis above, then it moves on to Stage 2b of the Site Assessment

Cam 2b – Aseiad Manwl Pellach o'r Safle / Stage 2b - Further Detailed Site Assessment			
Ystyriaeth / Consideration	Ie, Na / Yes, No	Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA Objectives	AC / SA
Cyffredinol / General			
C7. A fyddai datblygu'r safle'n mynd yn groes i egwyddorion cynllunio cyffredinol? / Q7. Would development of the site be contrary to general planning principles?	x		

C8. A fyddai datblygu'r safle'n cael effaith niweidiol ar gymeriad ac amgylchiadau'r anheddiad neu ei nodweddion? / Q8. Would the development of the site have a detrimental impact on the character and setting of the settlement or its features?	x	SA8 SA9	+
C9. A fydd y cynnig yn cynnwys aildddefnyddio tir a/neu adeiladau addas a ddatblygwyd yn flaenorol? / Q9. Will the proposal involve the re-use of suitable previously developed land and/or buildings?	x	SA9, SA7	-

Cyffredinol - Sylwadau Ychwanegol / General – Additional Comments

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Hygyrchedd / Accessibility

C10. A yw'r safle'n hygyrch o'r briffordd gyhoeddus bresennol? Q10 Is the site accessible from the existing public highway?	✓		
C11 A oes gan y safle bwynt mynediad sydd â gwelededd digonol? / Q11 Does the site have an available access point with adequate visibility?	✓		
C12 A oes unrhyw faterion sylweddol ar y briffordd wedi'u nodi ar sail tystiolaeth mewn perthynas â'r safle? / Q12 Have any significant and evidenced highway issues been identified relating to the site?	x	SA3	+
C13 A oes gan y safle fynediad addas i drafnidiaeth gyhoeddus a/neu lwybr teithio llesol? / Q13 Does the site have suitable access to public transport and/or active travel route?	✓	SA3, SA4, SA6, SA12, SA13, SA15	+
C14 A oes gan y safle fynediad i lecynnau gwyrdd/hamdden/cyfleusterau hamdden sydd o fewn pellter rhesymol? / Q14 Does the site have access to green space/ leisure/ recreational facilities that are within a reasonable distance?	✓	SA12, SA15	+
C15 A yw'r safle o fewn pellter rhesymol i'r canlynol: / Q15 Is the site within reasonable distance			
(a) Darpariaeth cyflogaeth / Employment provision	✓	SA6, SA10, SA14, SA15	+
(b) Darpariaeth fanwerthu / Retail provision	✓		+
(c) Gwasanaethau a chyfleusterau eraill / Other services and facilities	✓		+
C16 A yw'r safle o fewn pellter rhesymol i gyfleusterau addysg? / Q16 Is the site within a reasonable distance to education facilities?	✓	SA13	+

Hygyrchedd – Sylwadau Ychwanegol / Accessibility - Additional Comments

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Cam 2b – Asesiad Manwl Pellach o'r Safle – Parhad / Stage 2b – Further Detailed Site Assessment – Continued

Ystyriaethau Amgylcheddol / Environmental Considerations

C17 A yw'r safle wedi'i leoli o fewn neu wrth ymyl parth clustogi mwynau? / Q17 Is the site located within or adjacent to a mineral buffer zone?	x	SA6	+
C18 A yw'r safle o fewn neu'n union wrth ymyl ardal rheoli ansawdd aer? / Q18 Is the site within or immediately adjacent to an AQMA?	x	SA3	+
C19 A yw'r safle yn cynnwys pridd carbon uchel e.e. mawn? / Q19 Does the site contain high carbon soil e.g. peat?	x	SA7	+
C20 A yw'r safle'n cynnwys tir amaethyddol o ansawdd uchel? / Q20 Does the site contain high quality agricultural land?	x	SA7	+

C21 A oes unrhyw bryderon sylweddol wedi'u nodi yn yr Asesiad Strategol o Ganlyniadau Llifogydd - Cam 1 a allai effeithio ar gyflawni'r safle? / Q21 Are there any significant concerns set out in the SFCA - Stage 1 which could impact on the delivery of the site?	x	SA4, SA5	+
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Ystyriaethau Amgylcheddol - Sylwadau Ychwanegol / Environmental Considerations - Additional Comments

Categori Asesiad Strategol o Ganlyniadau Llifogydd - Gwyrdd (risg isel) / SFCA category - Green (low risk)

Seilwaith a Chyfleustodau / Infrastructure and Utilities

C22 A oes cysylltiad dŵr ar gael ar y safle? / Q22 Does the site have an available water connection?	✓	SA5	+
C23 A oes gan y safle gysylltiad carthffosiaeth addas? / Q23 Does the site have a suitable sewerage connection?	✓	SA5	+
C24 A oes gan y safle gysylltiadau â gofynion seilwaith eraill? / Q24 Does the site have connections to other infrastructure requirements?	✓		

Seilwaith a Chyfleustodau - Sylwadau Ychwanegol / Infrastructure and Utilities - Additional Comments

Capasiti cyfyngedig sydd gan y gwaith trin dŵr gwastraff ar gyfer datblygu o fewn yr anheddiad. Bydd angen ystyried unrhyw ddatblygiad o dan Gynllun Rheoli Asedau Dŵr Cymru./ Limited capacity exists in the Waste Water Treatment Works for development within the settlement. Any development will need to be considered under the Dwr Cymru Welsh Water AMP.

Y Gymraeg / Welsh Language

C25 A oes gan leoliad a / neu raddfa'r safle'r potensial i gael effaith niweidiol ar yr Iaith Gymraeg? Q25 Does the location and/or scale of the site have the potential to have a detrimental impact on Welsh Language?	x	SA11	+
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Y Gymraeg - Sylwadau Ychwanegol / Welsh Language - Additional Comments

Cam 2b – Asesiad Manwl Pellach o'r Safle – Parhad / Stage 2b - Further Detailed Site Assessment - continued

Ystyriaeth / Consideration	Ie, Na / Yes, No	Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA	AC / SA
Hyfywedd ac Ymarferoldeb / Viability and deliverability			
C26 A yw'r ymgeisydd wedi darparu digon o dystiolaeth i ddangos bod modd cyflawni'r datblygiad a'i fod yn hyfyw yn ariannol? / Q26 Has the applicant provided sufficient evidence to show the development is deliverable and financially viable?	x		
C27 A yw'r ymgeisydd wedi darparu digon o dystiolaeth i nodi pryd y caiff y safle ei gyflwyno i'w ddatblygu? / Q27 Has the applicant provided sufficient evidence to identify when the site will be brought forward for development?	x		

Sylwadau Ychwanegol / Additional Comments

Mae'r safle yn gae amaethyddol, y caiff rhan ohono ei ddyrannu yn y CDLI presennol ar gyfer tai. Mae safle ymgeisio wedi'i gyflwyno ar gyfer estyniad i'r safle a fyddai'n creu datblygiad mwy hyfyw. Ystyrir bod y safle yn gyfle datblygu rhesymol yn Dre-fach Felindre i adeiladwyr tai ar raddfa fach a chanolig. Gofynnir am wybodaeth ychwanegol yn ôl yr angen wrth i'r CDLI fynd tuag at archwiliad.

The site consists of an agricultural field, part of which is allocated in the current LDP for housing. A candidate site has been submitted for an extension to the site which would create a more viable development. The site is considered to be a reasonable development opportunity within Drefach Felindre for small to medium scale housebuilders. Additional information will be sought as necessary as the LDP goes towards examination.

**Cynllun Datblygu Lleol Diwygiedig Sir Gar / Carmarthenshire Revised Local Development Plan
Crynodeb Gwerthuso Cynaliadwyedd / Sustainability Appraisal Summary**

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number:	CA0724 / SR/050/002	Cyfeirnod y Safle / Site Reference:	SuV31/h1
Cyfeiriad y Safle / Site Address:	Parc Puw	Arwynebedd y Safle / Site Area:	0.735
Defnydd Presennol / Existing Use:	Tir Gwag & amaethyddol/ Vacant & agricultural	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential

	AC / SA
AC1 - Datblygu Cynaliadwy / SA1 - Sustainable Development	+
AC2 - Bioamrywiaeth / SA2 - Biodiversity	+
AC3 - Ansawdd Aer / SA3 - Air Quality	+
AC4 - Ffactorau hinsoddol / SA4 - Climatic Factors	+
AC5 - Dŵr / SA5 - Water	+
AC6 - Asedau Materol / SA6 - Material Assets	+
AC - Pridd / SA7 - Soil	+/-
AC8 - Treftadaeth Ddiwyllianol ac Amgylchedd Hanesyddol	+
AC9 - Tirwedd / SA9 - Landscape	+/-
AC10 - Poblogaeth / SA10 - Population	+
AC11 - Y Gymraeg / SA11 - The Welsh Language	+
AC12 - Iechyd a Llesiant / SA12 - Health and Well-being	+
AC13 - Addysg a Sgiliau / SA13 - Education and Skills	+
AC14 - Yr Economi / SA14 - Economy	+
AC15 Gwead Cymdeithas / SA15 Social Fabric	+

Sustainability Criteria

- + Mae'r safle arfaethedig yn cydymffurfio ag amcan yr Arfarniad Cynaliadwyedd / Proposed site complies with SA objective
- +/- Mae'r safle arfaethedig yn cydymffurfio â rhai elfennau o amcan yr Arfarniad Cynaliadwyedd er ei fod yn rhwystro eraill. Ystyried mesurau lliniaru ar gyfer effeithiau negyddol / Proposed site complies with some elements of the SA objective whilst hindering other. Consider mitigation for
- Mae'r safle arfaethedig yn gwrthdaro ag amcan yr Arfarniad Cynaliadwyedd. Mae'n bosibl nad yw'r safle'n addas i'w ddatblygu. Ystyried mesurau lliniaru sylweddol / Proposed site is in conflict with SA objective. Site may be inappropriate for

Sylwebaeth Gwerthuso Cynaliadwyedd / Sustainability Appraisal Commentary

Nid yw'r safle hwn yn defnyddio tir a ddatblygwyd o'r blaen, ond fel arall mae'n perfformio'n dda yn erbyn y fframwaith cynaliadwyedd.

This site does not utilise previously developed land, however it otherwise performs well against the sustainability framework.

Gadewir y dudalen hon yn wag yn fwriadol

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Cynllun Datblygu Lleol Diwygiedig Sir Gar / Carmarthenshire Revised Local Development Plan

Manylion y Safle / Site Details			
Rhif y Safle Ymgeisio / Candidate Site Number:	N/A	Cyfeirnod y Safle / Site Reference	SuV31/h2
Cyfeiriad y Safle / Site Address:	Parc Meirios	Ardal Safle / Site Area:	0.376
Defnydd Presennol / Existing Use:	Tir Gwag / Vacant	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential
Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History			
A yw'r safle yn Ddyraniad CDLI presennol? / Is the site an existing LDP Allocation?		✓	
Hanes Cynllunio Perthnasol / Relevant Planning History			

Cam 1 - Aseiad Cychwynnol / Stage 1 – Initial Assessment			
Ystyriaeth / Consideration	Ie, Na / Yes, No	Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA Objectives	AC / SA
1. A yw'r safle'n gydnaws â lleoliad twf yn y dyfodol a gyflwynir yn y Strategaeth a Ffeirir? / Is the site compatible against the location of future growth presented in the Preferred Strategy?	✓	SA1	+

Sylwadau ychwanegol / Additional Comments

Os yw'r safle yn cyd-fynd â'r dadansoddiad uchod, yna mae'n symud ymlaen i Gam 2a yr Aseiad Safle / If the site accords with the analysis above, then it moves on to Stage 2a of the Site Assessment

Cam 2a - Aseiad Manwl Cychwynnol o'r Safle / Stage 2a – Initial Detailed Site Assessment			
Ystyriaeth / Consideration	Ie, Na / Yes, No	Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA Objectives	AC / SA
C2. A oes lle ar y safle am 5 neu ragor o anheddau? / Q2. Can the site accommodate 5 or more dwellings?	✓		
C3. A yw'r safle o fewn anheddiad Haen 1-3 neu'n uniongyrchol gysylltiedig ag ef yn y Strategaeth a Ffeirir? / Q3. Is the site within or directly related to a Tier 1 - 3 settlement in the Preferred Strategy?	✓		
C4. A yw'r safle wedi'i leoli mewn parth lle ceir perygl o lifogydd fel y'i nodir ar Fapiau Cyngor Datblygu TAN 15? / Q4. Is the site located within a flood risk zone as identified in the TAN 15 Development Advice Maps?	x	SA4, SA5	+
C5. A yw'r safle wedi'i leoli o fewn neu'n union wrth ymyl unrhyw safleoedd sydd wedi'u dynodi am bwysigrwydd i gadwraeth natur? / Q5. Is the site located within or immediately adjacent to any sites designated for importance to nature conservation?	x	SA2	+
C6. A yw'r safle wedi'i leoli o fewn neu'n union wrth ymyl unrhyw Henebion Cofrestredig? / Q6. Is the site located within or immediately adjacent to any Scheduled Monuments?	x	SA8	+

Sylwadau Ychwanegol / Additional Comments

Os yw'r safle yn cydymffurfio â'r dadansoddiad uchod, wedyn bydd yn symud ymlaen i Gam 2b yr Aseiad Safle / If the site accords with the analysis above, then it moves on to Stage 2b of the Site Assessment

Cam 2b – Aseiad Manwl Pellach o'r Safle / Stage 2b - Further Detailed Site Assessment			
Ystyriaeth / Consideration	Ie, Na / Yes, No	Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA Objectives	AC / SA
Cyffredinol / General			
C7. A fyddai datblygu'r safle'n mynd yn groes i egwyddorion cynllunio cyffredinol? / Q7. Would development of the site be contrary to general planning principles?	x		

C8. A fyddai datblygu'r safle'n cael effaith niweidiol ar gymeriad ac amgylchiadau'r anheddiad neu ei nodweddion? / Q8. Would the development of the site have a detrimental impact on the character and setting of the settlement or its features?	x	SA8 SA9	+
C9. A fydd y cynnig yn cynnwys aildddefnyddio tir a/neu adeiladau addas a ddatblygwyd yn flaenorol? / Q9. Will the proposal involve the re-use of suitable previously developed land and/or buildings?	x	SA9, SA7	-

Cyffredinol - Sylwadau Ychwanegol / General – Additional Comments

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Hygyrchedd / Accessibility

C10. A yw'r safle'n hygyrch o'r briffordd gyhoeddus bresennol? Q10 Is the site accessible from the existing public highway?	✓		
C11 A oes gan y safle bwynt mynediad sydd â gwelededd digonol? / Q11 Does the site have an available access point with adequate visibility?	✓		
C12 A oes unrhyw faterion sylweddol ar y briffordd wedi'u nodi ar sail tystiolaeth mewn perthynas â'r safle? / Q12 Have any significant and evidenced highway issues been identified relating to the site?	x	SA3	+
C13 A oes gan y safle fynediad addas i drafnidiaeth gyhoeddus a/neu lwybr teithio llesol? / Q13 Does the site have suitable access to public transport and/or active travel route?	✓	SA3, SA4, SA6, SA12, SA13, SA15	+
C14 A oes gan y safle fynediad i lecynnau gwyrdd/hamdden/cyfleusterau hamdden sydd o fewn pellter rhesymol? / Q14 Does the site have access to green space/ leisure/ recreational facilities that are within a reasonable distance?	✓	SA12, SA15	+
C15 A yw'r safle o fewn pellter rhesymol i'r canlynol: / Q15 Is the site within reasonable distance			
(a) Darpariaeth cyflogaeth / Employment provision	✓	SA6, SA10, SA14, SA15	+
(b) Darpariaeth fanwerthu / Retail provision	✓		+
(c) Gwasanaethau a chyfleusterau eraill / Other services and facilities	✓		+
C16 A yw'r safle o fewn pellter rhesymol i gyfleusterau addysg? / Q16 Is the site within a reasonable distance to education facilities?	✓	SA13	+

Hygyrchedd – Sylwadau Ychwanegol / Accessibility - Additional Comments

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Cam 2b – Asesiad Manwl Pellach o'r Safle – Parhad / Stage 2b – Further Detailed Site Assessment – Continued

Ystyriaethau Amgylcheddol / Environmental Considerations

C17 A yw'r safle wedi'i leoli o fewn neu wrth ymyl parth clustogi mwynau? / Q17 Is the site located within or adjacent to a mineral buffer zone?	x	SA6	+
C18 A yw'r safle o fewn neu'n union wrth ymyl ardal rheoli ansawdd aer? / Q18 Is the site within or immediately adjacent to an AQMA?	x	SA3	+
C19 A yw'r safle yn cynnwys pridd carbon uchel e.e. mawn? / Q19 Does the site contain high carbon soil e.g. peat?	x	SA7	+
C20 A yw'r safle'n cynnwys tir amaethyddol o ansawdd uchel? / Q20 Does the site contain high quality agricultural land?	x	SA7	+

C21 A oes unrhyw bryderon sylweddol wedi'u nodi yn yr Asesiad Strategol o Ganlyniadau Llifogydd - Cam 1 a allai effeithio ar gyflawni'r safle? / Q21 Are there any significant concerns set out in the SFCA - Stage 1 which could impact on the delivery of the site?	x	SA4, SA5	+
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Ystyriaethau Amgylcheddol - Sylwadau Ychwanegol / Environmental Considerations - Additional Comments

Categori Asesiad Strategol o Ganlyniadau Llifogydd - Gwyrdd (risg isel) / SFCA category - Green (low risk)

Seilwaith a Chyfleustodau / Infrastructure and Utilities

C22 A oes cysylltiad dŵr ar gael ar y safle? / Q22 Does the site have an available water connection?	✓	SA5	+
C23 A oes gan y safle gysylltiad carthffosiaeth addas? / Q23 Does the site have a suitable sewerage connection?	✓	SA5	+
C24 A oes gan y safle gysylltiadau â gofynion seilwaith eraill? / Q24 Does the site have connections to other infrastructure requirements?	✓		

Seilwaith a Chyfleustodau - Sylwadau Ychwanegol / Infrastructure and Utilities - Additional Comments

Capasiti cyfyngedig sydd gan y gwaith trin dŵr gwastraff ar gyfer datblygu o fewn yr anheddiad. Bydd angen ystyried unrhyw ddatblygiad o dan Gynllun Rheoli Asedau Dŵr Cymru. / Limited capacity exists in the Waste Water Treatment Works for development within the settlement. Any development will need to be considered under the Dwr Cymru Welsh Water AMP.

Y Gymraeg / Welsh Language

C25 A oes gan leoliad a / neu raddfa'r safle'r potensial i gael effaith niweidiol ar yr Iaith Gymraeg? Q25 Does the location and/or scale of the site have the potential to have a detrimental impact on Welsh Language?	x	SA11	+
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Y Gymraeg - Sylwadau Ychwanegol / Welsh Language - Additional Comments

Cam 2b – Asesiad Manwl Pellach o'r Safle – Parhad / Stage 2b - Further Detailed Site Assessment - continued

Ystyriaeth / Consideration	Ie, Na / Yes, No	Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA	AC / SA
Hyfywedd ac Ymarferoldeb / Viability and deliverability			
C26 A yw'r ymgeisydd wedi darparu digon o dystiolaeth i ddangos bod modd cyflawni'r datblygiad a'i fod yn hyfyw yn ariannol? / Q26 Has the applicant provided sufficient evidence to show the development is deliverable and financially viable?	x		
C27 A yw'r ymgeisydd wedi darparu digon o dystiolaeth i nodi pryd y caiff y safle ei gyflwyno i'w ddatblygu? / Q27 Has the applicant provided sufficient evidence to identify when the site will be brought forward for development?	x		

Sylwadau Ychwanegol / Additional Comments

Mae'r safle'n cynnwys darn o dir sy'n weddill o ddatblygu cynllun cymdeithas tai ac mae wedi'i amgylchynu ar bob ochr gan ddatblygiad preswyl. Ystyrir bod y safle yn gyfle datblygu rhesymol yn Dre-fach Felindre i adeiladwyr tai ar raddfa fach a chanolig. Gofynnir am wybodaeth ychwanegol yn ôl yr angen wrth i'r CDLI fynd tuag at archwiliad./

The site consists of a remaining parcel of land from the development of a housing association scheme and is surrounded on all sides by residential development. The site is considered to be a reasonable development opportunity within Drefach Felindre for small to medium scale housebuilders. Additional information will be sought as necessary as the LDP goes towards examination.

**Cynllun Datblygu Lleol Diwygiedig Sir Gar / Carmarthenshire Revised Local Development Plan
Crynodeb Gwerthuso Cynaliadwyedd / Sustainability Appraisal Summary**

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number:	N/A	Cyfeirnod y Safle / Site Reference:	SuV31/h2
Cyfeiriad y Safle / Site Address:	Parc Meirios	Arwynebedd y Safle / Site Area:	0.376
Defnydd Presennol / Existing Use:	Tir Gwag / Vacant	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential

	AC / SA
AC1 - Datblygu Cynaliadwy / SA1 - Sustainable Development	+
AC2 - Bioamrywiaeth / SA2 - Biodiversity	+
AC3 - Ansawdd Aer / SA3 - Air Quality	+
AC4 - Ffactorau hinsoddol / SA4 - Climatic Factors	+
AC5 - Dŵr / SA5 - Water	+
AC6 - Asedau Materol / SA6 - Material Assets	+
AC - Pridd / SA7 - Soil	+/-
AC8 - Treftadaeth Ddiwyllianol ac Amgylchedd Hanesyddol	+
AC9 - Tirwedd / SA9 - Landscape	+/-
AC10 - Poblogaeth / SA10 - Population	+
AC11 - Y Gymraeg / SA11 - The Welsh Language	+
AC12 - Iechyd a Llesiant / SA12 - Health and Well-being	+
AC13 - Addysg a Sgiliau / SA13 - Education and Skills	+
AC14 - Yr Economi / SA14 - Economy	+
AC15 Gwead Cymdeithas / SA15 Social Fabric	+

Sustainability Criteria

- +** Mae'r safle arfaethedig yn cydymffurfio ag amcan yr Arfarniad Cynaliadwyedd / Proposed site complies with SA objective
- +/-** Mae'r safle arfaethedig yn cydymffurfio â rhai elfennau o amcan yr Arfarniad Cynaliadwyedd er ei fod yn rhwystro eraill. Ystyried mesurau lliniaru ar gyfer effeithiau negyddol / Proposed site complies with some elements of the SA objective whilst hindering other. Consider mitigation for
- Mae'r safle arfaethedig yn gwrthdaro ag amcan yr Arfarniad Cynaliadwyedd. Mae'n bosibl nad yw'r safle'n addas i'w ddatblygu. Ystyried mesurau lliniaru sylweddol / Proposed site is in conflict with SA objective. Site may be inappropriate for

Sylwebaeth Gwerthuso Cynaliadwyedd / Sustainability Appraisal Commentary

Nid yw'r safle hwn yn defnyddio tir a ddatblygwyd o'r blaen, ond fel arall mae'n perfformio'n dda yn erbyn y fframwaith cynaliadwyedd.

This site does not utilise previously developed land, however it otherwise performs well against the sustainability framework.

SuV32

Waungilwen

Cynllun Datblygu Lleol Diwygiedig Sir Gar / Carmarthenshire Revised Local Development Plan

Manylion y Safle / Site Details			
Rhif y Safle Ymgeisio / Candidate Site Number:	N/A	Cyfeirnod y Safle / Site Reference	SuV32/h1
Cyfeiriad y Safle / Site Address:	Gyferbyn â Springfield/ Opposite Springfield	Ardal Safle / Site Area:	0.702
Defnydd Presennol / Existing Use:	Tir gwag / Vacant	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential
Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History			
A yw'r safle yn Ddyraniad CDLI presennol? / Is the site an existing LDP Allocation?	✓		
Hanes Cynllunio Perthnasol / Relevant Planning History	W/34664		

Cam 1 - Aseiad Cychwynnol / Stage 1 – Initial Assessment			
Ystyriaeth / Consideration	Ie, Na / Yes, No	Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA Objectives	AC / SA
1. A yw'r safle'n gydnaws â lleoliad twf yn y dyfodol a gyflwynir yn y Strategaeth a Ffeirir? / Is the site compatible against the location of future growth presented in the Preferred Strategy?	✓	SA1	+

Sylwadau ychwanegol / Additional Comments

Os yw'r safle yn cyd-fynd â'r dadansoddiad uchod, yna mae'n symud ymlaen i Gam 2a yr Aseiad Safle / If the site accords with the analysis above, then it moves on to Stage 2a of the Site Assessment

Cam 2a - Aseiad Manwl Cychwynnol o'r Safle / Stage 2a – Initial Detailed Site Assessment			
Ystyriaeth / Consideration	Ie, Na / Yes, No	Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA Objectives	AC / SA
C2. A oes lle ar y safle am 5 neu ragor o anheddau? / Q2. Can the site accommodate 5 or more dwellings?	✓		
C3. A yw'r safle o fewn anheddiad Haen 1-3 neu'n uniongyrchol gysylltiedig ag ef yn y Strategaeth a Ffeirir? / Q3. Is the site within or directly related to a Tier 1 - 3 settlement in the Preferred Strategy?	✓		
C4. A yw'r safle wedi'i leoli mewn parth lle ceir perygl o lifogydd fel y'i nodir ar Fapiau Cyngor Datblygu TAN 15? / Q4. Is the site located within a flood risk zone as identified in the TAN 15 Development Advice Maps?	x	SA4, SA5	+
C5. A yw'r safle wedi'i leoli o fewn neu'n union wrth ymyl unrhyw safleoedd sydd wedi'u dynodi am bwysigrwydd i gadwraeth natur? / Q5. Is the site located within or immediately adjacent to any sites designated for importance to nature conservation?	x	SA2	+
C6. A yw'r safle wedi'i leoli o fewn neu'n union wrth ymyl unrhyw Henebion Cofrestredig? / Q6. Is the site located within or immediately adjacent to any Scheduled Monuments?	x	SA8	+

Sylwadau Ychwanegol / Additional Comments

Os yw'r safle yn cydymffurfio â'r dadansoddiad uchod, wedyn bydd yn symud ymlaen i Gam 2b yr Aseiad Safle / If the site accords with the analysis above, then it moves on to Stage 2b of the Site Assessment

Cam 2b – Aseiad Manwl Pellach o'r Safle / Stage 2b - Further Detailed Site Assessment			
Ystyriaeth / Consideration	Ie, Na / Yes, No	Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA Objectives	AC / SA
Cyffredinol / General			
C7. A fyddai datblygu'r safle'n mynd yn groes i egwyddorion cynllunio cyffredinol? / Q7. Would development of the site be contrary to general planning principles?	x		

C8. A fyddai datblygu'r safle'n cael effaith niweidiol ar gymeriad ac amgylchiadau'r anheddiad neu ei nodweddion? / Q8. Would the development of the site have a detrimental impact on the character and setting of the settlement or its features?	x	SA8 SA9	+
C9. A fydd y cynnig yn cynnwys aildddefnyddio tir a/neu adeiladau addas a ddatblygwyd yn flaenorol? / Q9. Will the proposal involve the re-use of suitable previously developed land and/or buildings?	x	SA9, SA7	-

Cyffredinol - Sylwadau Ychwanegol / General – Additional Comments

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Hygyrchedd / Accessibility

C10. A yw'r safle'n hygyrch o'r briffordd gyhoeddus bresennol? Q10 Is the site accessible from the existing public highway?	✓		
C11 A oes gan y safle bwynt mynediad sydd â gwelededd digonol? / Q11 Does the site have an available access point with adequate visibility?	✓		
C12 A oes unrhyw faterion sylweddol ar y briffordd wedi'u nodi ar sail tystiolaeth mewn perthynas â'r safle? / Q12 Have any significant and evidenced highway issues been identified relating to the site?	x	SA3	+
C13 A oes gan y safle fynediad addas i drafnidiaeth gyhoeddus a/neu lwybr teithio llesol? / Q13 Does the site have suitable access to public transport and/or active travel route?	✓	SA3, SA4, SA6, SA12, SA13, SA15	+
C14 A oes gan y safle fynediad i lecynnau gwyrdd/hamdden/cyfleusterau hamdden sydd o fewn pellter rhesymol? / Q14 Does the site have access to green space/ leisure/ recreational facilities that are within a reasonable distance?	x	SA12, SA15	-
C15 A yw'r safle o fewn pellter rhesymol i'r canlynol: / Q15 Is the site within reasonable distance			
(a) Darpariaeth cyflogaeth / Employment provision	✓	SA6, SA10, SA14, SA15	+
(b) Darpariaeth fanwerthu / Retail provision	✓		+
(c) Gwasanaethau a chyfleusterau eraill / Other services and facilities	✓		+
C16 A yw'r safle o fewn pellter rhesymol i gyfleusterau addysg? / Q16 Is the site within a reasonable distance to education facilities?	✓	SA13	+

Hygyrchedd – Sylwadau Ychwanegol / Accessibility - Additional Comments

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Cam 2b – Asesiad Manwl Pellach o'r Safle – Parhad / Stage 2b – Further Detailed Site Assessment – Continued

Ystyriaethau Amgylcheddol / Environmental Considerations

C17 A yw'r safle wedi'i leoli o fewn neu wrth ymyl parth clustogi mwynau? / Q17 Is the site located within or adjacent to a mineral buffer zone?	x	SA6	+
C18 A yw'r safle o fewn neu'n union wrth ymyl ardal rheoli ansawdd aer? / Q18 Is the site within or immediately adjacent to an AQMA?	x	SA3	+
C19 A yw'r safle yn cynnwys pridd carbon uchel e.e. mawn? / Q19 Does the site contain high carbon soil e.g. peat?	x	SA7	+
C20 A yw'r safle'n cynnwys tir amaethyddol o ansawdd uchel? / Q20 Does the site contain high quality agricultural land?	x	SA7	+

C21 A oes unrhyw bryderon sylweddol wedi'u nodi yn yr Asesiad Strategol o Ganlyniadau Llifogydd - Cam 1 a allai effeithio ar gyflawni'r safle? / Q21 Are there any significant concerns set out in the SFCA - Stage 1 which could impact on the delivery of the site?	x	SA4, SA5	+
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Ystyriaethau Amgylcheddol - Sylwadau Ychwanegol / Environmental Considerations - Additional Comments

Categori Asesiad Strategol o Ganlyniadau Llifogydd - Gwyrdd (risg isel) /
SFCA category - Green (low risk)

Seilwaith a Chyfleustodau / Infrastructure and Utilities

C22 A oes cysylltiad dŵr ar gael ar y safle? / Q22 Does the site have an available water connection?	✓	SA5	+
C23 A oes gan y safle gysylltiad carthffosiaeth addas? / Q23 Does the site have a suitable sewerage connection?	✓	SA5	+
C24 A oes gan y safle gysylltiadau â gofynion seilwaith eraill? / Q24 Does the site have connections to other infrastructure requirements?	✓		

Seilwaith a Chyfleustodau - Sylwadau Ychwanegol / Infrastructure and Utilities - Additional Comments

Y Gymraeg / Welsh Language

C25 A oes gan leoliad a / neu raddfa'r safle'r potensial i gael effaith niweidiol ar yr Iaith Gymraeg? Q25 Does the location and/or scale of the site have the potential to have a detrimental impact on Welsh Language?	x	SA11	+
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Y Gymraeg - Sylwadau Ychwanegol / Welsh Language - Additional Comments

Cam 2b – Asesiad Manwl Pellach o'r Safle – Parhad / Stage 2b - Further Detailed Site Assessment - continued

Ystyriaeth /Consideration	Ie, Na / Yes, No	Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA	AC / SA
Hyfywedd ac Ymarferoldeb / Viability and deliverability			
C26 A yw'r ymgeisydd wedi darparu digon o dystiolaeth i ddangos bod modd cyflawni'r datblygiad a'i fod yn hyfyw yn ariannol? / Q26 Has the applicant provided sufficient evidence to show the development is deliverable and financially viable?	x		
C27 A yw'r ymgeisydd wedi darparu digon o dystiolaeth i nodi pryd y caiff y safle ei gyflwyno i'w ddatblygu? / Q27 Has the applicant provided sufficient evidence to identify when the site will be brought forward for development?	x		

Sylwadau Ychwanegol / Additional Comments

Mae materion a gadwyd yn ôl wedi'u caniatáu ar y safle yn ddiweddar. Ystyrir bod y safle yn gyfle datblygu rhesymol yn Waungilwen i adeiladwyr tai ar raddfa fach a chanolog. Gofynnir am wybodaeth ychwanegol yn ôl yr angen wrth i'r CDLI fynd tuag at archwiliad.

Reserved Matters has recently been granted on the site. The site is considered to be a reasonable development opportunity within Waungilwen for small to medium scale housebuilders. Additional information will be sought as necessary as the LDP goes towards examination.

**Cynllun Datblygu Lleol Diwygiedig Sir Gar / Carmarthenshire Revised Local Development Plan
Crynodeb Gwerthuso Cynaliadwyedd / Sustainability Appraisal Summary**

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number:	N/A	Cyfeirnod y Safle / Site Reference:	SuV32/h1
Cyfeiriad y Safle / Site Address:	Gyferbyn â Springfield/ Opposite Springfield	Arwynebedd y Safle / Site Area:	0.702
Defnydd Presennol / Existing Use:	Tir gwag / Vacant	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential

	AC / SA
AC1 - Datblygu Cynaliadwy / SA1 - Sustainable Development	+
AC2 - Bioamrywiaeth / SA2 - Biodiversity	+
AC3 - Ansawdd Aer / SA3 - Air Quality	+
AC4 - Ffactorau hinsoddol / SA4 - Climatic Factors	+
AC5 - Dŵr / SA5 - Water	+
AC6 - Asedau Materol / SA6 - Material Assets	+
AC - Pridd / SA7 - Soil	+/-
AC8 - Treftadaeth Ddiwyllianol ac Amgylchedd Hanesyddol	+
AC9 - Tirwedd / SA9 - Landscape	+/-
AC10 - Poblogaeth / SA10 - Population	+
AC11 - Y Gymraeg / SA11 - The Welsh Language	+
AC12 - Iechyd a Llesiant / SA12 - Health and Well-being	+/-
AC13 - Addysg a Sgiliau / SA13 - Education and Skills	+
AC14 - Yr Economi / SA14 - Economy	+
AC15 Gwead Cymdeithas / SA15 Social Fabric	+/-

Sustainability Criteria

- + Mae'r safle arfaethedig yn cydymffurfio ag amcan yr Arfarniad Cynaliadwyedd / Proposed site complies with SA objective
- +/- Mae'r safle arfaethedig yn cydymffurfio â rhai elfennau o amcan yr Arfarniad Cynaliadwyedd er ei fod yn rhwystro eraill. Ystyried mesurau lliniaru ar gyfer effeithiau negyddol / Proposed site complies with some elements of the SA objective whilst hindering other. Consider mitigation for
- Mae'r safle arfaethedig yn gwrthdaro ag amcan yr Arfarniad Cynaliadwyedd. Mae'n bosibl nad yw'r safle'n addas i'w ddatblygu. Ystyried mesurau lliniaru sylweddol / Proposed site is in conflict with SA objective. Site may be inappropriate for

Sylwebaeth Gwerthuso Cynaliadwyedd / Sustainability Appraisal Commentary

Nid yw'r safle hwn o fewn pellter cerdded rhesymol i ddarpariaeth man agored ac nid yw'n defnyddio tir a ddatblygwyd o'r blaen. Mae fel arall yn perfformio'n gadarnhaol yn erbyn y Fframwaith AC. Fydd rhaid i unrhyw gais cynllunio ar y safle nodi a oes digon o ddarpariaeth man agored yn yr ardal a sicrhau ei bod yn unol â'r polisi Mannau Agored.

This site is not within a reasonable walking distance to an open space provision and does not utilise previously developed land. It otherwise performs positively against the SA Framework. Any proposed application on the site would need to identify if there is sufficient open space provision in the area and ensure accordance with the Open Space policy.

SuV33

Llangelier

Cynllun Datblygu Lleol Diwygiedig Sir Gar / Carmarthenshire Revised Local Development Plan

Manylion y Safle / Site Details			
Rhif y Safle Ymgeisio / Candidate Site Number:	CA0859 / SR/093/001	Cyfeirnod y Safle / Site Reference	SuV33/h1
Cyfeiriad y Safle / Site Address:	Tir gyferbyn â Brogeler / Land opposite Brogeler	Ardal Safle / Site Area:	0.403
Defnydd Presennol / Existing Use:	Tir amaethyddol / Agricultural	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential
Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History			
A yw'r safle yn Ddyraniad CDLI presennol? / Is the site an existing LDP Allocation?			x
Hanes Cynllunio Perthnasol / Relevant Planning History			

Cam 1 - Aseiad Cychwynnol / Stage 1 – Initial Assessment			
Ystyriaeth / Consideration	Ie, Na / Yes, No	Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA Objectives	AC / SA
1. A yw'r safle'n gydnaws â lleoliad twf yn y dyfodol a gyflwynir yn y Strategaeth a Ffeifrir? / Is the site compatible against the location of future growth presented in the Preferred Strategy?	✓	SA1	+

Sylwadau ychwanegol / Additional Comments

Os yw'r safle yn cyd-fynd â'r dadansoddiad uchod, yna mae'n symud ymlaen i Gam 2a yr Aseiad Safle / If the site accords with the analysis above, then it moves on to Stage 2a of the Site Assessment

Cam 2a - Aseiad Manwl Cychwynnol o'r Safle / Stage 2a – Initial Detailed Site Assessment			
Ystyriaeth / Consideration	Ie, Na / Yes, No	Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA Objectives	AC / SA
C2. A oes lle ar y safle am 5 neu ragor o anheddau? / Q2. Can the site accommodate 5 or more dwellings?	✓		
C3. A yw'r safle o fewn anheddiad Haen 1-3 neu'n uniongyrchol gysylltiedig ag ef yn y Strategaeth a Ffeifrir? / Q3. Is the site within or directly related to a Tier 1 - 3 settlement in the Preferred Strategy?	✓		
C4. A yw'r safle wedi'i leoli mewn parth lle ceir perygl o lifogydd fel y'i nodir ar Fapiau Cyngor Datblygu TAN 15? / Q4. Is the site located within a flood risk zone as identified in the TAN 15 Development Advice Maps?	x	SA4, SA5	+
C5. A yw'r safle wedi'i leoli o fewn neu'n union wrth ymyl unrhyw safleoedd sydd wedi'u dynodi am bwysigrwydd i gadwraeth natur? / Q5. Is the site located within or immediately adjacent to any sites designated for importance to nature conservation?	x	SA2	+
C6. A yw'r safle wedi'i leoli o fewn neu'n union wrth ymyl unrhyw Henebion Cofrestredig? / Q6. Is the site located within or immediately adjacent to any Scheduled Monuments?	x	SA8	+

Sylwadau Ychwanegol / Additional Comments

Os yw'r safle yn cydymffurfio â'r dadansoddiad uchod, wedyn bydd yn symud ymlaen i Gam 2b yr Aseiad Safle / If the site accords with the analysis above, then it moves on to Stage 2b of the Site Assessment

Cam 2b – Aseiad Manwl Pellach o'r Safle / Stage 2b - Further Detailed Site Assessment			
Ystyriaeth / Consideration	Ie, Na / Yes, No	Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA Objectives	AC / SA
Cyffredinol / General			
C7. A fyddai datblygu'r safle'n mynd yn groes i egwyddorion cynllunio cyffredinol? / Q7. Would development of the site be contrary to general planning principles?	x		

C8. A fyddai datblygu'r safle'n cael effaith niweidiol ar gymeriad ac amgylchiadau'r anheddiad neu ei nodweddion? / Q8. Would the development of the site have a detrimental impact on the character and setting of the settlement or its features?	x	SA8 SA9	+
C9. A fydd y cynnig yn cynnwys aildddefnyddio tir a/neu adeiladau addas a ddatblygwyd yn flaenorol? / Q9. Will the proposal involve the re-use of suitable previously developed land and/or buildings?	x	SA9, SA7	-

Cyffredinol - Sylwadau Ychwanegol / General – Additional Comments

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Hygyrchedd / Accessibility

C10. A yw'r safle'n hygyrch o'r briffordd gyhoeddus bresennol? Q10 Is the site accessible from the existing public highway?	✓		
C11 A oes gan y safle bwynt mynediad sydd â gwelededd digonol? / Q11 Does the site have an available access point with adequate visibility?	✓		
C12 A oes unrhyw faterion sylweddol ar y briffordd wedi'u nodi ar sail tystiolaeth mewn perthynas â'r safle? / Q12 Have any significant and evidenced highway issues been identified relating to the site?	x	SA3	+
C13 A oes gan y safle fynediad addas i drafnidiaeth gyhoeddus a/neu lwybr teithio llesol? / Q13 Does the site have suitable access to public transport and/or active travel route?	✓	SA3, SA4, SA6, SA12, SA13, SA15	+
C14 A oes gan y safle fynediad i lecynnau gwyrdd/hamdden/cyfleusterau hamdden sydd o fewn pellter rhesymol? / Q14 Does the site have access to green space/ leisure/ recreational facilities that are within a reasonable distance?	x	SA12, SA15	-
C15 A yw'r safle o fewn pellter rhesymol i'r canlynol: / Q15 Is the site within reasonable distance			
(a) Darpariaeth cyflogaeth / Employment provision	✓	SA6, SA10, SA14, SA15	+
(b) Darpariaeth fanwerthu / Retail provision	✓		+
(c) Gwasanaethau a chyfleusterau eraill / Other services and facilities	✓		+
C16 A yw'r safle o fewn pellter rhesymol i gyfleusterau addysg? / Q16 Is the site within a reasonable distance to education facilities?	✓	SA13	+

Hygyrchedd – Sylwadau Ychwanegol / Accessibility - Additional Comments

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Cam 2b – Asesiad Manwl Pellach o'r Safle – Parhad / Stage 2b – Further Detailed Site Assessment – Continued

Ystyriaethau Amgylcheddol / Environmental Considerations

C17 A yw'r safle wedi'i leoli o fewn neu wrth ymyl parth clustogi mwynau? / Q17 Is the site located within or adjacent to a mineral buffer zone?	x	SA6	+
C18 A yw'r safle o fewn neu'n union wrth ymyl ardal rheoli ansawdd aer? / Q18 Is the site within or immediately adjacent to an AQMA?	x	SA3	+
C19 A yw'r safle yn cynnwys pridd carbon uchel e.e. mawn? / Q19 Does the site contain high carbon soil e.g. peat?	x	SA7	+
C20 A yw'r safle'n cynnwys tir amaethyddol o ansawdd uchel? / Q20 Does the site contain high quality agricultural land?	x	SA7	+

C21 A oes unrhyw bryderon sylweddol wedi'u nodi yn yr Asesiad Strategol o Ganlyniadau Llifogydd - Cam 1 a allai effeithio ar gyflawni'r safle? / Q21 Are there any significant concerns set out in the SFCA - Stage 1 which could impact on the delivery of the site?	x	SA4, SA5	+
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Ystyriaethau Amgylcheddol - Sylwadau Ychwanegol / Environmental Considerations - Additional Comments

Categori Asesiad Strategol o Ganlyniadau Llifogydd - Gwyrdd (risg isel) / SFCA category - Green (low risk)

Seilwaith a Chyfleustodau / Infrastructure and Utilities

C22 A oes cysylltiad dŵr ar gael ar y safle? / Q22 Does the site have an available water connection?	✓	SA5	+
C23 A oes gan y safle gysylltiad carthffosiaeth addas? / Q23 Does the site have a suitable sewerage connection?	✓	SA5	+
C24 A oes gan y safle gysylltiadau â gofynion seilwaith eraill? / Q24 Does the site have connections to other infrastructure requirements?	✓		

Seilwaith a Chyfleustodau - Sylwadau Ychwanegol / Infrastructure and Utilities - Additional Comments

Capasiti cyfyngedig sydd gan y gwaith trin dŵr gwastraff ar gyfer datblygu o fewn yr anheddiad. Bydd angen ystyried unrhyw ddatblygiad o dan Gynllun Rheoli Asedau Dŵr Cymru./ Limited capacity exists in the Waste Water Treatment Works for development within the settlement. Any development will need to be considered under the Dwr Cymru Welsh Water AMP.

Y Gymraeg / Welsh Language

C25 A oes gan leoliad a / neu raddfa'r safle'r potensial i gael effaith niweidiol ar yr Iaith Gymraeg? Q25 Does the location and/or scale of the site have the potential to have a detrimental impact on Welsh Language?	x	SA11	+
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Y Gymraeg - Sylwadau Ychwanegol / Welsh Language - Additional Comments

Cam 2b – Asesiad Manwl Pellach o'r Safle – Parhad / Stage 2b - Further Detailed Site Assessment - continued

Ystyriaeth / Consideration	Ie, Na / Yes, No	Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA	AC / SA
Hyfywedd ac Ymarferoldeb / Viability and deliverability			
C26 A yw'r ymgeisydd wedi darparu digon o dystiolaeth i ddangos bod modd cyflawni'r datblygiad a'i fod yn hyfyw yn ariannol? / Q26 Has the applicant provided sufficient evidence to show the development is deliverable and financially viable?	x		
C27 A yw'r ymgeisydd wedi darparu digon o dystiolaeth i nodi pryd y caiff y safle ei gyflwyno i'w ddatblygu? / Q27 Has the applicant provided sufficient evidence to identify when the site will be brought forward for development?	x		

Sylwadau Ychwanegol / Additional Comments

Ystyrir bod y safle yn addas at ddefnydd preswyl ac y byddai'n gyfle datblygu rhesymol yn Llangeler i adeiladwyr tai ar raddfa fach a chanolig. Cyflwynwyd y safle fel safle ymgeisio ac fel y cyfryw, mae'r asiant wedi darparu tystiolaeth sy'n dangos ei hyfywedd. Gofynnir am wybodaeth ychwanegol yn ôl yr angen wrth i'r CDLI fynd tuag at archwiliad./

It is considered that the site is appropriate for residential use and would be a reasonable development opportunity within Llangeler for small to medium scale housebuilders. The site was submitted as a candidate site and as such, the agent has provided evidence showing its viability. Additional information will be sought as necessary as the LDP goes towards examination.

**Cynllun Datblygu Lleol Diwygiedig Sir Gar / Carmarthenshire Revised Local Development Plan
Crynodeb Gwerthuso Cynaliadwyedd / Sustainability Appraisal Summary**

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number:	CA0859 / SR/093/001	Cyfeirnod y Safle / Site Reference:	SuV33/h1
Cyfeiriad y Safle / Site Address:	Tir gyferbyn â Brogeler/ Land opposite Brogeler	Arwynebedd y Safle / Site Area:	0.403
Defnydd Presennol / Existing Use:	Tir amaethyddol / Agricultural	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential

	AC / SA
AC1 - Datblygu Cynaliadwy / SA1 - Sustainable Development	+
AC2 - Bioamrywiaeth / SA2 - Biodiversity	+
AC3 - Ansawdd Aer / SA3 - Air Quality	+
AC4 - Ffactorau hinsoddol / SA4 - Climatic Factors	+
AC5 - Dŵr / SA5 - Water	+
AC6 - Asedau Materol / SA6 - Material Assets	+
AC - Pridd / SA7 - Soil	+/-
AC8 - Treftadaeth Ddiwyllianol ac Amgylchedd Hanesyddol	+
AC9 - Tirwedd / SA9 - Landscape	+/-
AC10 - Poblogaeth / SA10 - Population	+
AC11 - Y Gymraeg / SA11 - The Welsh Language	+
AC12 - Iechyd a Llesiant / SA12 - Health and Well-being	+/-
AC13 - Addysg a Sgiliau / SA13 - Education and Skills	+
AC14 - Yr Economi / SA14 - Economy	+
AC15 Gwead Cymdeithas / SA15 Social Fabric	+/-

Sustainability Criteria

- + Mae'r safle arfaethedig yn cydymffurfio ag amcan yr Arfarniad Cynaliadwyedd / Proposed site complies with SA objective
- +/- Mae'r safle arfaethedig yn cydymffurfio â rhai elfennau o amcan yr Arfarniad Cynaliadwyedd er ei fod yn rhwystro eraill. Ystyried mesurau lliniaru ar gyfer effeithiau negyddol / Proposed site complies with some elements of the SA objective whilst hindering other. Consider mitigation for
- Mae'r safle arfaethedig yn gwrthdaro ag amcan yr Arfarniad Cynaliadwyedd. Mae'n bosibl nad yw'r safle'n addas i'w ddatblygu. Ystyried mesurau lliniaru sylweddol / Proposed site is in conflict with SA objective. Site may be inappropriate for

Sylwebaeth Gwerthuso Cynaliadwyedd / Sustainability Appraisal Commentary

Nid yw'r safle hwn o fewn pellter cerdded rhesymol i ddarpariaeth man agored ac nid yw'n defnyddio tir a ddatblygwyd o'r blaen. Mae fel arall yn perfformio'n gadarnhaol yn erbyn y Fframwaith AC. Fydd rhaid i unrhyw gais cynllunio ar y safle nodi a oes digon o ddarpariaeth man agored yn yr ardal a sicrhau ei bod yn unol â'r polisi Mannau Agored.

This site is not within a reasonable walking distance to an open space provision and does not utilise previously developed land. It otherwise performs positively against the SA Framework. Any proposed application on the site would need to identify if there is sufficient open space provision in the area and ensure accordance with the Open Space policy.

SuV34

Pentre-cwrt /

Pentrecwrt

Cynllun Datblygu Lleol Diwygiedig Sir Gar / Carmarthenshire Revised Local Development Plan

Manylion y Safle / Site Details			
Rhif y Safle Ymgeisio / Candidate Site Number:	N/A	Cyfeirnod y Safle / Site Reference	SuV34/h1
Cyfeiriad y Safle / Site Address:	Land adj Brynywawr	Ardal Safle / Site Area:	0.773
Defnydd Presennol / Existing Use:	Tir amaethyddol / Agricultural	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential
Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History			
A yw'r safle yn Ddyraniad CDLI presennol? / Is the site an existing LDP Allocation?		✓	
Hanes Cynllunio Perthnasol / Relevant Planning History			

Cam 1 - Aseiad Cychwynnol / Stage 1 – Initial Assessment			
Ystyriaeth / Consideration	Ie, Na / Yes, No	Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA Objectives	AC / SA
1. A yw'r safle'n gydnaws â lleoliad twf yn y dyfodol a gyflwynir yn y Strategaeth a Ffefrir? / Is the site compatible against the location of future growth presented in the Preferred Strategy?	✓	SA1	+

Additional Comments

Os yw'r safle yn cyd-fynd â'r dadansoddiad uchod, yna mae'n symud ymlaen i Gam 2a yr Aseiad Safle / If the site accords with the analysis above, then it moves on to Stage 2a of the Site Assessment

Cam 2a - Aseiad Manwl Cychwynnol o'r Safle / Stage 2a – Initial Detailed Site Assessment			
Ystyriaeth / Consideration	Ie, Na / Yes, No	Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA Objectives	AC / SA
C2. A oes lle ar y safle am 5 neu ragor o anheddau? / Q2. Can the site accommodate 5 or more dwellings?	✓		
C3. A yw'r safle o fewn anheddiad Haen 1-3 neu'n uniongyrchol gysylltiedig ag ef yn y Strategaeth a Ffefrir? / Q3. Is the site within or directly related to a Tier 1 - 3 settlement in the Preferred Strategy?	✓		
C4. A yw'r safle wedi'i leoli mewn parth lle ceir perygl o lifogydd fel y'i nodir ar Fapiau Cyngor Datblygu TAN 15? / Q4. Is the site located within a flood risk zone as identified in the TAN 15 Development Advice Maps?	x	SA4, SA5	+
C5. A yw'r safle wedi'i leoli o fewn neu'n union wrth ymyl unrhyw safleoedd sydd wedi'u dynodi am bwysigrwydd i gadwraeth natur? / Q5. Is the site located within or immediately adjacent to any sites designated for importance to nature conservation?	x	SA2	+
C6. A yw'r safle wedi'i leoli o fewn neu'n union wrth ymyl unrhyw Henebion Cofrestredig? / Q6. Is the site located within or immediately adjacent to any Scheduled Monuments?	x	SA8	+

Sylwadau Ychwanegol / Additional Comments

Os yw'r safle yn cydymffurfio â'r dadansoddiad uchod, wedyn bydd yn symud ymlaen i Gam 2b yr Aseiad Safle / If the site accords with the analysis above, then it moves on to Stage 2b of the Site Assessment

Stage 2b - Further Detailed Site Assessment			
Ystyriaeth / Consideration	Ie, Na / Yes, No	Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA Objectives	AC / SA
Cyffredinol / General			
C7. A fyddai datblygu'r safle'n mynd yn groes i egwyddorion cynllunio cyffredinol? / Q7. Would development of the site be contrary to general planning principles?	x		

C8. A fyddai datblygu'r safle'n cael effaith niweidiol ar gymeriad ac amgylchiadau'r anheddiad neu ei nodweddion? / Q8. Would the development of the site have a detrimental impact on the character and setting of the settlement or its features?	x	SA8 SA9	+
C9. A fydd y cynnig yn cynnwys aildddefnyddio tir a/neu adeiladau addas a ddatblygwyd yn flaenorol? / Q9. Will the proposal involve the re-use of suitable previously developed land and/or buildings?	x	SA9, SA7	-

Cyffredinol - Sylwadau Ychwanegol / General – Additional Comments

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Hygyrchedd / Accessibility

C10. A yw'r safle'n hygyrch o'r briffordd gyhoeddus bresennol? Q10 Is the site accessible from the existing public highway?	✓		
C11 A oes gan y safle bwynt mynediad sydd â gwelededd digonol? / Q11 Does the site have an available access point with adequate visibility?	✓		
C12 A oes unrhyw faterion sylweddol ar y briffordd wedi'u nodi ar sail tystiolaeth mewn perthynas â'r safle? / Q12 Have any significant and evidenced highway issues been identified relating to the site?	x	SA3	+
C13 A oes gan y safle fynediad addas i drafnidiaeth gyhoeddus a/neu lwybr teithio llesol? / Q13 Does the site have suitable access to public transport and/or active travel route?	✓	SA3, SA4, SA6, SA12, SA13, SA15	+
C14 A oes gan y safle fynediad i lecynnau gwyrdd/hamdden/cyfleusterau hamdden sydd o fewn pellter rhesymol? / Q14 Does the site have access to green space/ leisure/ recreational facilities that are within a reasonable distance?	✓	SA12, SA15	+
C15 A yw'r safle o fewn pellter rhesymol i'r canlynol: / Q15 Is the site within reasonable distance			
(a) Darpariaeth cyflogaeth / Employment provision	✓	SA6, SA10, SA14, SA15	+
(b) Darpariaeth fanwerthu / Retail provision	✓		+
(c) Gwasanaethau a chyfleusterau eraill / Other services and facilities	✓		+
C16 A yw'r safle o fewn pellter rhesymol i gyfleusterau addysg? / Q16 Is the site within a reasonable distance to education facilities?	✓	SA13	+

Accessibility - Additional Comments

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Cam 2b – Asesiad Manwl Pellach o'r Safle – Parhad / Stage 2b – Further Detailed Site Assessment – Continued

Ystyriaethau Amgylcheddol / Accessibility – Additional Comments

C17 A yw'r safle wedi'i leoli o fewn neu wrth ymyl parth clustogi mwynau? / Q17 Is the site located within or adjacent to a mineral buffer zone?	x	SA6	+
C18 A yw'r safle o fewn neu'n union wrth ymyl ardal rheoli ansawdd aer? / Q18 Is the site within or immediately adjacent to an AQMA?	x	SA3	+
C19 A yw'r safle yn cynnwys pridd carbon uchel e.e. mawn? / Q19 Does the site contain high carbon soil e.g. peat?	x	SA7	+
C20 A yw'r safle'n cynnwys tir amaethyddol o ansawdd uchel? / Q20 Does the site contain high quality agricultural land?	x	SA7	+

C21 A oes unrhyw bryderon sylweddol wedi'u nodi yn yr Asesiad Strategol o Ganlyniadau Llifogydd - Cam 1 a allai effeithio ar gyflawni'r safle? / Q21 Are there any significant concerns set out in the SFCA - Stage 1 which could impact on the delivery of the site?	x	SA4, SA5	+
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Ystyriaethau Amgylcheddol - Sylwadau Ychwanegol / Environmental Considerations - Additional Comments

Categori Asesiad Strategol o Ganlyniadau Llifogydd - Gwyrdd (risg isel) / SFCA category - Green (low risk)

Seilwaith a Chyfleustodau / Infrastructure and Utilities

C22 A oes cysylltiad dŵr ar gael ar y safle? / Q22 Does the site have an available water connection?	✓	SA5	+
C23 A oes gan y safle gysylltiad carthffosiaeth addas? / Q23 Does the site have a suitable sewerage connection?	✓	SA5	+
C24 A oes gan y safle gysylltiadau â gofynion seilwaith eraill? / Q24 Does the site have connections to other infrastructure requirements?	✓		

Seilwaith a Chyfleustodau - Sylwadau Ychwanegol / Infrastructure and Utilities - Additional Comments

Capasiti cyfyngedig sydd gan y gwaith trin dŵr gwastraff ar gyfer datblygu o fewn yr anheddiad. Bydd angen ystyried unrhyw ddatblygiad o dan Gynllun Rheoli Asedau Dŵr Cymru./ Limited capacity exists in the Waste Water Treatment Works for development within the settlement. Any development will need to be considered under the Dwr Cymru Welsh Water AMP.

Y Gymraeg / Welsh Language

C25 A oes gan leoliad a / neu raddfa'r safle'r potensial i gael effaith niweidiol ar yr Iaith Gymraeg? Q25 Does the location and/or scale of the site have the potential to have a detrimental impact on Welsh Language?	x	SA11	+
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Welsh Language - Additional Comments

Stage 2b - Further Detailed Site Assessment - continued

Consideration	Ie, Na / Yes, No	Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA	AC / SA
Viability and deliverability			
C26 A yw'r ymgeisydd wedi darparu digon o dystiolaeth i ddangos bod modd cyflawni'r datblygiad a'i fod yn hyfyw yn ariannol? / Q26 Has the applicant provided sufficient evidence to show the development is deliverable and financially viable?	x		
C27 A yw'r ymgeisydd wedi darparu digon o dystiolaeth i nodi pryd y caiff y safle ei gyflwyno i'w ddatblygu? / Q27 Has the applicant provided sufficient evidence to identify when the site will be brought forward for development?	x		

Additional Comments

Ystyrir bod y safle yn addas at ddefnydd preswyl ac y byddai'n gyfle datblygu rhesymol ym Mhentre-cwrt i adeiladwyr tai ar raddfa fach a chanolig. Gofynnir am wybodaeth ychwanegol yn ôl yr angen wrth i'r CDLI fynd tuag at archwiliad./ It is considered that the site is appropriate for residential use and would be a reasonable development opportunity within Pentrecwrt for small to medium scale housebuilders. Additional information will be sought as necessary as the LDP goes towards examination.

**Cynllun Datblygu Lleol Diwygiedig Sir Gar / Carmarthenshire Revised Local Development Plan
Crynodeb Gwerthuso Cynaliadwyedd / Sustainability Appraisal Summary**

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number:	N/A	Cyfeirnod y Safle / Site Reference:	SuV34/h1
Cyfeiriad y Safle / Site Address:	Land adj Brynywawr	Arwynebedd y Safle / Site Area:	0.773
Defnydd Presennol / Existing Use:	Tir amaethyddol / Agricultural	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential

	AC / SA
AC1 - Datblygu Cynaliadwy / SA1 - Sustainable Development	+
AC2 - Bioamrywiaeth / SA2 - Biodiversity	+
AC3 - Ansawdd Aer / SA3 - Air Quality	+
AC4 - Ffactorau hinsoddol / SA4 - Climatic Factors	+
AC5 - Dŵr / SA5 - Water	+
AC6 - Asedau Materol / SA6 - Material Assets	+
AC - Pridd / SA7 - Soil	+/-
AC8 - Treftadaeth Ddiwyllianol ac Amgylchedd Hanesyddol	+
AC9 - Tirwedd / SA9 - Landscape	+/-
AC10 - Poblogaeth / SA10 - Population	+
AC11 - Y Gymraeg / SA11 - The Welsh Language	+
AC12 - Iechyd a Llesiant / SA12 - Health and Well-being	+
AC13 - Addysg a Sgiliau / SA13 - Education and Skills	+
AC14 - Yr Economi / SA14 - Economy	+
AC15 Gwead Cymdeithas / SA15 Social Fabric	+

Sustainability Criteria

- + Mae'r safle arfaethedig yn cydymffurfio ag amcan yr Arfarniad Cynaliadwyedd / Proposed site complies with SA objective
- +/- Mae'r safle arfaethedig yn cydymffurfio â rhai elfennau o amcan yr Arfarniad Cynaliadwyedd er ei fod yn rhwystro eraill. Ystyried mesurau lliniaru ar gyfer effeithiau negyddol / Proposed site complies with some elements of the SA objective whilst hindering other. Consider mitigation for
- Mae'r safle arfaethedig yn gwrthdaro ag amcan yr Arfarniad Cynaliadwyedd. Mae'n bosibl nad yw'r safle'n addas i'w ddatblygu. Ystyried mesurau lliniaru sylweddol / Proposed site is in conflict with SA objective. Site may be inappropriate for

Sylwebaeth Gwerthuso Cynaliadwyedd / Sustainability Appraisal Commentary

Nid yw'r safle hwn yn defnyddio tir a ddatblygwyd o'r blaen, ond fel arall mae'n perfformio'n dda yn erbyn y fframwaith cynaliadwyedd.

This site does not utilise previously developed land, however it otherwise performs well against the sustainability framework.

SuV35

Saron, Rhos

Cynllun Datblygu Lleol Diwygiedig Sir Gar / Carmarthenshire Revised Local Development Plan

Manylion y Safle / Site Details			
Rhif y Safle Ymgeisio / Candidate Site Number:	CA0494 / SR/148/003	Cyfeirnod y Safle / Site Reference	SuV34/h1
Cyfeiriad y Safle / Site Address:	Tir ger Arwynfa/ Land adj Arwynfa	Ardal Safle / Site Area:	2.488
Defnydd Presennol / Existing Use:	Tir amaethyddol / Agricultural	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential
Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History			
A yw'r safle yn Ddyraniad CDLI presennol? / Is the site an existing LDP Allocation?	✓		
Hanes Cynllunio Perthnasol / Relevant Planning History			

Cam 1 - Aseiad Cychwynnol / Stage 1 – Initial Assessment			
Ystyriaeth / Consideration	Ie, Na / Yes, No	Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA Objectives	AC / SA
1. A yw'r safle'n gydnaws â lleoliad twf yn y dyfodol a gyflwynir yn y Strategaeth a Ffeirir? / Is the site compatible against the location of future growth presented in the Preferred Strategy?	✓	SA1	+

Sylwadau ychwanegol / Additional Comments

Os yw'r safle yn cyd-fynd â'r dadansoddiad uchod, yna mae'n symud ymlaen i Gam 2a yr Aseiad Safle / If the site accords with the analysis above, then it moves on to Stage 2a of the Site Assessment

Cam 2a - Aseiad Manwl Cychwynnol o'r Safle / Stage 2a – Initial Detailed Site Assessment			
Ystyriaeth / Consideration	Ie, Na / Yes, No	Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA Objectives	AC / SA
C2. A oes lle ar y safle am 5 neu ragor o anheddau? / Q2. Can the site accommodate 5 or more dwellings?	✓		
C3. A yw'r safle o fewn anheddiad Haen 1-3 neu'n uniongyrchol gysylltiedig ag ef yn y Strategaeth a Ffeirir? / Q3. Is the site within or directly related to a Tier 1 - 3 settlement in the Preferred Strategy?	✓		
C4. A yw'r safle wedi'i leoli mewn parth lle ceir perygl o lifogydd fel y'i nodir ar Fapiau Cyngor Datblygu TAN 15? / Q4. Is the site located within a flood risk zone as identified in the TAN 15 Development Advice Maps?	x	SA4, SA5	+
C5. A yw'r safle wedi'i leoli o fewn neu'n union wrth ymyl unrhyw safleoedd sydd wedi'u dynodi am bwysigrwydd i gadwraeth natur? / Q5. Is the site located within or immediately adjacent to any sites designated for importance to nature conservation?	x	SA2	+
C6. A yw'r safle wedi'i leoli o fewn neu'n union wrth ymyl unrhyw Henebion Cofrestredig? / Q6. Is the site located within or immediately adjacent to any Scheduled Monuments?	x	SA8	+

Sylwadau Ychwanegol / Additional Comments

Os yw'r safle yn cydymffurfio â'r dadansoddiad uchod, wedyn bydd yn symud ymlaen i Gam 2b yr Aseiad Safle / If the site accords with the analysis above, then it moves on to Stage 2b of the Site Assessment

Cam 2b – Aseiad Manwl Pellach o'r Safle / Stage 2b - Further Detailed Site Assessment			
Ystyriaeth / Consideration	Ie, Na / Yes, No	Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA Objectives	AC / SA
Cyffredinol / General			
C7. A fyddai datblygu'r safle'n mynd yn groes i egwyddorion cynllunio cyffredinol? / Q7. Would development of the site be contrary to general planning principles?	x		

C8. A fyddai datblygu'r safle'n cael effaith niweidiol ar gymeriad ac amgylchiadau'r anheddiad neu ei nodweddion? / Q8. Would the development of the site have a detrimental impact on the character and setting of the settlement or its features?	x	SA8 SA9	+
C9. A fydd y cynnig yn cynnwys aildddefnyddio tir a/neu adeiladau addas a ddatblygwyd yn flaenorol? / Q9. Will the proposal involve the re-use of suitable previously developed land and/or buildings?	x	SA9, SA7	-

Cyffredinol - Sylwadau Ychwanegol / General – Additional Comments

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Hygyrchedd / Accessibility

C10. A yw'r safle'n hygyrch o'r briffordd gyhoeddus bresennol? Q10 Is the site accessible from the existing public highway?	✓		
C11 A oes gan y safle bwynt mynediad sydd â gwelededd digonol? / Q11 Does the site have an available access point with adequate visibility?	✓		
C12 A oes unrhyw faterion sylweddol ar y briffordd wedi'u nodi ar sail tystiolaeth mewn perthynas â'r safle? / Q12 Have any significant and evidenced highway issues been identified relating to the site?	x	SA3	+
C13 A oes gan y safle fynediad addas i drafnidiaeth gyhoeddus a/neu lwybr teithio llesol? / Q13 Does the site have suitable access to public transport and/or active travel route?	✓	SA3, SA4, SA6, SA12, SA13, SA15	+
C14 A oes gan y safle fynediad i lecynnau gwyrdd/hamdden/cyfleusterau hamdden sydd o fewn pellter rhesymol? / Q14 Does the site have access to green space/ leisure/ recreational facilities that are within a reasonable distance?	x	SA12, SA15	-
C15 A yw'r safle o fewn pellter rhesymol i'r canlynol: / Q15 Is the site within reasonable distance			
(a) Darpariaeth cyflogaeth / Employment provision	✓	SA6, SA10, SA14, SA15	+
(b) Darpariaeth fanwerthu / Retail provision	✓		+
(c) Gwasanaethau a chyfleusterau eraill / Other services and facilities	✓		+
C16 A yw'r safle o fewn pellter rhesymol i gyfleusterau addysg? / Q16 Is the site within a reasonable distance to education facilities?	✓	SA13	+

Hygyrchedd – Sylwadau Ychwanegol / Accessibility - Additional Comments

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Cam 2b – Asesiad Manwl Pellach o'r Safle – Parhad / Stage 2b – Further Detailed Site Assessment – Continued

Ystyriaethau Amgylcheddol / Environmental Considerations

C17 A yw'r safle wedi'i leoli o fewn neu wrth ymyl parth clustogi mwynau? / Q17 Is the site located within or adjacent to a mineral buffer zone?	x	SA6	+
C18 A yw'r safle o fewn neu'n union wrth ymyl ardal rheoli ansawdd aer? / Q18 Is the site within or immediately adjacent to an AQMA?	x	SA3	+
C19 A yw'r safle yn cynnwys pridd carbon uchel e.e. mawn? / Q19 Does the site contain high carbon soil e.g. peat?	x	SA7	+
C20 A yw'r safle'n cynnwys tir amaethyddol o ansawdd uchel? / Q20 Does the site contain high quality agricultural land?	x	SA7	+

C21 A oes unrhyw bryderon sylweddol wedi'u nodi yn yr Asesiad Strategol o Ganlyniadau Llifogydd - Cam 1 a allai effeithio ar gyflawni'r safle? / Q21 Are there any significant concerns set out in the SFCA - Stage 1 which could impact on the delivery of the site?	x	SA4, SA5	+
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Ystyriaethau Amgylcheddol - Sylwadau Ychwanegol / Environmental Considerations - Additional Comments

Categori Asesiad Strategol o Ganlyniadau Llifogydd - Gwyrdd (risg isel) / SFCA category - Green (low risk)

Seilwaith a Chyfleustodau / Infrastructure and Utilities

C22 A oes cysylltiad dŵr ar gael ar y safle? / Q22 Does the site have an available water connection?	✓	SA5	+
C23 A oes gan y safle gysylltiad carthffosiaeth addas? / Q23 Does the site have a suitable sewerage connection?	✓	SA5	+
C24 A oes gan y safle gysylltiadau â gofynion seilwaith eraill? / Q24 Does the site have connections to other infrastructure requirements?	✓		

Seilwaith a Chyfleustodau - Sylwadau Ychwanegol / Infrastructure and Utilities - Additional Comments

Capasiti cyfyngedig sydd gan y gwaith trin dŵr gwastraff ar gyfer datblygu o fewn yr anheddiad. Bydd angen ystyried unrhyw ddatblygiad o dan Gynllun Rheoli Asedau Dŵr Cymru./ Limited capacity exists in the Waste Water Treatment Works for development within the settlement. Any development will need to be considered under the Dwr Cymru Welsh Water AMP.

Y Gymraeg / Welsh Language

C25 A oes gan leoliad a / neu raddfa'r safle'r potensial i gael effaith niweidiol ar yr Iaith Gymraeg? Q25 Does the location and/or scale of the site have the potential to have a detrimental impact on Welsh Language?	x	SA11	+
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Y Gymraeg - Sylwadau Ychwanegol / Welsh Language - Additional Comments

Cam 2b – Asesiad Manwl Pellach o'r Safle – Parhad / Stage 2b - Further Detailed Site Assessment - continued

Ystyriaeth /Consideration	Ie, Na / Yes, No	Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA	AC / SA
Hyfywedd ac Ymarferoldeb / Viability and deliverability			
C26 A yw'r ymgeisydd wedi darparu digon o dystiolaeth i ddangos bod modd cyflawni'r datblygiad a'i fod yn hyfyw yn ariannol? / Q26 Has the applicant provided sufficient evidence to show the development is deliverable and financially viable?	x		
C27 A yw'r ymgeisydd wedi darparu digon o dystiolaeth i nodi pryd y caiff y safle ei gyflwyno i'w ddatblygu? / Q27 Has the applicant provided sufficient evidence to identify when the site will be brought forward for development?	x		

Sylwadau Ychwanegol / Additional Comments

Ystyrir bod y safle yn addas at ddefnydd preswyl ac y byddai'n gyfle datblygu rhesymol yn Saron i adeiladwyr tai ar raddfa fach a chanolig. Gofynnir am wybodaeth ychwanegol yn ôl yr angen wrth i'r CDLI fynd tuag at archwiliad./

It is considered that the site is appropriate for residential use and would be a reasonable development opportunity within Saron for small to medium scale housebuilders. Additional information will be sought as necessary as the LDP goes towards examination.

**Cynllun Datblygu Lleol Diwygiedig Sir Gar / Carmarthenshire Revised Local Development Plan
Crynodeb Gwerthuso Cynaliadwyedd / Sustainability Appraisal Summary**

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number:	CA0494 / SR/148/003	Cyfeirnod y Safle / Site Reference:	SuV34/h1
Cyfeiriad y Safle / Site Address:	Tir ger Arwynfa/ Land adj Arwynfa	Arwynebedd y Safle / Site Area:	2.488
Defnydd Presennol / Existing Use:	Tir amaethyddol / Agricultural	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential

	AC / SA
AC1 - Datblygu Cynaliadwy / SA1 - Sustainable Development	+
AC2 - Bioamrywiaeth / SA2 - Biodiversity	+
AC3 - Ansawdd Aer / SA3 - Air Quality	+
AC4 - Ffactorau hinsoddol / SA4 - Climatic Factors	+
AC5 - Dŵr / SA5 - Water	+
AC6 - Asedau Materol / SA6 - Material Assets	+
AC - Pridd / SA7 - Soil	+/-
AC8 - Treftadaeth Ddiwyllianol ac Amgylchedd Hanesyddol	+
AC9 - Tirwedd / SA9 - Landscape	+/-
AC10 - Poblogaeth / SA10 - Population	+
AC11 - Y Gymraeg / SA11 - The Welsh Language	+
AC12 - Iechyd a Llesiant / SA12 - Health and Well-being	+/-
AC13 - Addysg a Sgiliau / SA13 - Education and Skills	+
AC14 - Yr Economi / SA14 - Economy	+
AC15 Gwead Cymdeithas / SA15 Social Fabric	+/-

Sustainability Criteria

- + Mae'r safle arfaethedig yn cydymffurfio ag amcan yr Arfarniad Cynaliadwyedd / Proposed site complies with SA objective
- +/- Mae'r safle arfaethedig yn cydymffurfio â rhai elfennau o amcan yr Arfarniad Cynaliadwyedd er ei fod yn rhwystro eraill. Ystyried mesurau lliniaru ar gyfer effeithiau negyddol / Proposed site complies with some elements of the SA objective whilst hindering other. Consider mitigation for
- Mae'r safle arfaethedig yn gwrthdaro ag amcan yr Arfarniad Cynaliadwyedd. Mae'n bosibl nad yw'r safle'n addas i'w ddatblygu. Ystyried mesurau lliniaru sylweddol / Proposed site is in conflict with SA objective. Site may be inappropriate for

Sylwebaeth Gwerthuso Cynaliadwyedd / Sustainability Appraisal Commentary

Nid yw'r safle hwn o fewn pellter cerdded rhesymol i ddarpariaeth man agored ac nid yw'n defnyddio tir a ddatblygwyd o'r blaen. Mae fel arall yn perfformio'n gadarnhaol yn erbyn y Fframwaith AC. Fydd rhaid i unrhyw gais cynllunio ar y safle nodi a oes digon o ddarpariaeth man agored yn yr ardal a sicrhau ei bod yn unol â'r polisi Mannau Agored.

This site is not within a reasonable walking distance to an open space provision and does not utilise previously developed land. It otherwise performs positively against the SA Framework. Any proposed application on the site would need to identify if there is sufficient open space provision in the area and ensure accordance with the Open Space policy.

SuV36

Llanllwni

Cynllun Datblygu Lleol Diwygiedig Sir Gar / Carmarthenshire Revised Local Development Plan

Manylion y Safle / Site Details			
Rhif y Safle Ymgeisio / Candidate Site Number:	CA0244 / SR/099/001	Cyfeirnod y Safle / Site Reference	SuV36/h1
Cyfeiriad y Safle / Site Address:	Cae Pensarn Helen	Ardal Safle / Site Area:	0.348
Defnydd Presennol / Existing Use:	Tir amaethyddol / Agricultural	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential
Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History			
A yw'r safle yn Ddyraniad CDLI presennol? / Is the site an existing LDP Allocation?		x	
Hanes Cynllunio Perthnasol / Relevant Planning History			

Cam 1 - Aseiad Cychwynnol / Stage 1 – Initial Assessment			
Ystyriaeth / Consideration	Ie, Na / Yes, No	Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA Objectives	AC / SA
1. A yw'r safle'n gydnaws â lleoliad twf yn y dyfodol a gyflwynir yn y Strategaeth a Ffeifrir? / Is the site compatible against the location of future growth presented in the Preferred Strategy?	✓	SA1	+

Sylwadau ychwanegol / Additional Comments

Os yw'r safle yn cyd-fynd â'r dadansoddiad uchod, yna mae'n symud ymlaen i Gam 2a yr Aseiad Safle / If the site accords with the analysis above, then it moves on to Stage 2a of the Site Assessment

Cam 2a - Aseiad Manwl Cychwynnol o'r Safle / Stage 2a – Initial Detailed Site Assessment			
Ystyriaeth / Consideration	Ie, Na / Yes, No	Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA Objectives	AC / SA
C2. A oes lle ar y safle am 5 neu ragor o anheddau? / Q2. Can the site accommodate 5 or more dwellings?	✓		
C3. A yw'r safle o fewn anheddiad Haen 1-3 neu'n uniongyrchol gysylltiedig ag ef yn y Strategaeth a Ffeifrir? / Q3. Is the site within or directly related to a Tier 1 - 3 settlement in the Preferred Strategy?	✓		
C4. A yw'r safle wedi'i leoli mewn parth lle ceir perygl o lifogydd fel y'i nodir ar Fapiau Cyngor Datblygu TAN 15? / Q4. Is the site located within a flood risk zone as identified in the TAN 15 Development Advice Maps?	x	SA4, SA5	+
C5. A yw'r safle wedi'i leoli o fewn neu'n union wrth ymyl unrhyw safleoedd sydd wedi'u dynodi am bwysigrwydd i gadwraeth natur? / Q5. Is the site located within or immediately adjacent to any sites designated for importance to nature conservation?	x	SA2	+
C6. A yw'r safle wedi'i leoli o fewn neu'n union wrth ymyl unrhyw Henebion Cofrestredig? / Q6. Is the site located within or immediately adjacent to any Scheduled Monuments?	x	SA8	+

Sylwadau Ychwanegol / Additional Comments

Os yw'r safle yn cydymffurfio â'r dadansoddiad uchod, wedyn bydd yn symud ymlaen i Gam 2b yr Aseiad Safle / If the site accords with the analysis above, then it moves on to Stage 2b of the Site Assessment

Cam 2b – Aseiad Manwl Pellach o'r Safle / Stage 2b - Further Detailed Site Assessment			
Ystyriaeth / Consideration	Ie, Na / Yes, No	Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA Objectives	AC / SA
Cyffredinol / General			
C7. A fyddai datblygu'r safle'n mynd yn groes i egwyddorion cynllunio cyffredinol? / Q7. Would development of the site be contrary to general planning principles?	x		

C8. A fyddai datblygu'r safle'n cael effaith niweidiol ar gymeriad ac amgylchiadau'r anheddiad neu ei nodweddion? / Q8. Would the development of the site have a detrimental impact on the character and setting of the settlement or its features?	x	SA8 SA9	+
C9. A fydd y cynnig yn cynnwys aildddefnyddio tir a/neu adeiladau addas a ddatblygwyd yn flaenorol? / Q9. Will the proposal involve the re-use of suitable previously developed land and/or buildings?	x	SA9, SA7	-

Cyffredinol - Sylwadau Ychwanegol / General – Additional Comments

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Hygyrchedd / Accessibility

C10. A yw'r safle'n hygyrch o'r briffordd gyhoeddus bresennol? Q10 Is the site accessible from the existing public highway?	✓		
C11 A oes gan y safle bwynt mynediad sydd â gwelededd digonol? / Q11 Does the site have an available access point with adequate visibility?	✓		
C12 A oes unrhyw faterion sylweddol ar y briffordd wedi'u nodi ar sail tystiolaeth mewn perthynas â'r safle? / Q12 Have any significant and evidenced highway issues been identified relating to the site?	x	SA3	+
C13 A oes gan y safle fynediad addas i drafnidiaeth gyhoeddus a/neu lwybr teithio llesol? / Q13 Does the site have suitable access to public transport and/or active travel route?	✓	SA3, SA4, SA6, SA12, SA13, SA15	+
C14 A oes gan y safle fynediad i lecynnau gwyrdd/hamdden/cyfleusterau hamdden sydd o fewn pellter rhesymol? / Q14 Does the site have access to green space/ leisure/ recreational facilities that are within a reasonable distance?	x	SA12, SA15	-
C15 A yw'r safle o fewn pellter rhesymol i'r canlynol: / Q15 Is the site within reasonable distance			
(a) Darpariaeth cyflogaeth / Employment provision	✓	SA6, SA10, SA14, SA15	+
(b) Darpariaeth fanwerthu / Retail provision	✓		+
(c) Gwasanaethau a chyfleusterau eraill / Other services and facilities	✓		+
C16 A yw'r safle o fewn pellter rhesymol i gyfleusterau addysg? / Q16 Is the site within a reasonable distance to education facilities?	✓	SA13	+

Hygyrchedd – Sylwadau Ychwanegol / Accessibility - Additional Comments

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Cam 2b – Asesiad Manwl Pellach o'r Safle – Parhad / Stage 2b – Further Detailed Site Assessment – Continued

Ystyriaethau Amgylcheddol / Environmental Considerations

C17 A yw'r safle wedi'i leoli o fewn neu wrth ymyl parth clustogi mwynau? / Q17 Is the site located within or adjacent to a mineral buffer zone?	x	SA6	+
C18 A yw'r safle o fewn neu'n union wrth ymyl ardal rheoli ansawdd aer? / Q18 Is the site within or immediately adjacent to an AQMA?	x	SA3	+
C19 A yw'r safle yn cynnwys pridd carbon uchel e.e. mawn? / Q19 Does the site contain high carbon soil e.g. peat?	x	SA7	+
C20 A yw'r safle'n cynnwys tir amaethyddol o ansawdd uchel? / Q20 Does the site contain high quality agricultural land?	x	SA7	+

C21 A oes unrhyw bryderon sylweddol wedi'u nodi yn yr Asesiad Strategol o Ganlyniadau Llifogydd - Cam 1 a allai effeithio ar gyflawni'r safle? / Q21 Are there any significant concerns set out in the SFCA - Stage 1 which could impact on the delivery of the site?	x	SA4, SA5	+
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Ystyriaethau Amgylcheddol - Sylwadau Ychwanegol / Environmental Considerations - Additional Comments

Categori Asesiad Strategol o Ganlyniadau Llifogydd - Gwyrdd (risg isel) / SFCA category - Green (low risk)

Seilwaith a Chyfleustodau / Infrastructure and Utilities

C22 A oes cysylltiad dŵr ar gael ar y safle? / Q22 Does the site have an available water connection?	✓	SA5	+
C23 A oes gan y safle gysylltiad carthffosiaeth addas? / Q23 Does the site have a suitable sewerage connection?	✓	SA5	+
C24 A oes gan y safle gysylltiadau â gofynion seilwaith eraill? / Q24 Does the site have connections to other infrastructure requirements?	✓		

Seilwaith a Chyfleustodau - Sylwadau Ychwanegol / Infrastructure and Utilities - Additional Comments

Rhagwelir y byddai angen defnyddio cynllun trin pecyn sengl ar gyfer y datblygiad./ It is anticipated that the use of a single package treatment plan would be required for the development.

Y Gymraeg / Welsh Language

C25 A oes gan leoliad a / neu raddfa'r safle'r potensial i gael effaith niweidiol ar yr Iaith Gymraeg? Q25 Does the location and/or scale of the site have the potential to have a detrimental impact on Welsh Language?	x	SA11	+
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Y Gymraeg - Sylwadau Ychwanegol / Welsh Language - Additional Comments

Cam 2b – Asesiad Manwl Pellach o'r Safle – Parhad / Stage 2b - Further Detailed Site Assessment - continued

Ystyriaeth / Consideration	Ie, Na / Yes, No	Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA	AC / SA
Hyfywedd ac Ymarferoldeb / Viability and deliverability			
C26 A yw'r ymgeisydd wedi darparu digon o dystiolaeth i ddangos bod modd cyflawni'r datblygiad a'i fod yn hyfyw yn ariannol? / Q26 Has the applicant provided sufficient evidence to show the development is deliverable and financially viable?	x		
C27 A yw'r ymgeisydd wedi darparu digon o dystiolaeth i nodi pryd y caiff y safle ei gyflwyno i'w ddatblygu? / Q27 Has the applicant provided sufficient evidence to identify when the site will be brought forward for development?	x		

Sylwadau Ychwanegol / Additional Comments

Ystyrir bod y safle yn addas at ddefnydd preswyl ac y byddai'n gyfle datblygu rhesymol yn Llanllwni i adeiladwyr tai ar raddfa fach a chanolig. Cyflwynwyd y safle fel safle ymgeisio ac fel y cyfryw, mae'r asiant wedi darparu tystiolaeth sy'n dangos ei hyfywedd. Gofynnir am wybodaeth ychwanegol yn ôl yr angen wrth i'r CDLI fynd tuag at archwiliad./

It is considered that the site is appropriate for residential use and would be a reasonable development opportunity within Llanllwni for small to medium scale housebuilders. The site was submitted as a candidate site and as such, the agent has provided evidence showing its viability . Additional information will be sought as necessary as the LDP goes towards examination.

**Cynllun Datblygu Lleol Diwygiedig Sir Gar / Carmarthenshire Revised Local Development Plan
Crynodeb Gwerthuso Cynaliadwyedd / Sustainability Appraisal Summary**

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number:	CA0244 / SR/099/001	Cyfeirnod y Safle / Site Reference:	SuV36/h1
Cyfeiriad y Safle / Site Address:	Cae Pensarn Helen	Arwynebedd y Safle / Site Area:	0.348
Defnydd Presennol / Existing Use:	Tir amaethyddol / Agricultural	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential

	AC / SA
AC1 - Datblygu Cynaliadwy / SA1 - Sustainable Development	+
AC2 - Bioamrywiaeth / SA2 - Biodiversity	+
AC3 - Ansawdd Aer / SA3 - Air Quality	+
AC4 - Ffactorau hinsoddol / SA4 - Climatic Factors	+
AC5 - Dŵr / SA5 - Water	+
AC6 - Asedau Materol / SA6 - Material Assets	+
AC - Pridd / SA7 - Soil	+/-
AC8 - Treftadaeth Ddiwyllianol ac Amgylchedd Hanesyddol	+
AC9 - Tirwedd / SA9 - Landscape	+/-
AC10 - Poblogaeth / SA10 - Population	+
AC11 - Y Gymraeg / SA11 - The Welsh Language	+
AC12 - Iechyd a Llesiant / SA12 - Health and Well-being	+/-
AC13 - Addysg a Sgiliau / SA13 - Education and Skills	+
AC14 - Yr Economi / SA14 - Economy	+
AC15 Gwead Cymdeithas / SA15 Social Fabric	+/-

Sustainability Criteria

- + Mae'r safle arfaethedig yn cydymffurfio ag amcan yr Arfarniad Cynaliadwyedd / Proposed site complies with SA objective
- +/- Mae'r safle arfaethedig yn cydymffurfio â rhai elfennau o amcan yr Arfarniad Cynaliadwyedd er ei fod yn rhwystro eraill. Ystyried mesurau lliniaru ar gyfer effeithiau negyddol / Proposed site complies with some elements of the SA objective whilst hindering other. Consider mitigation for
- Mae'r safle arfaethedig yn gwrthdaro ag amcan yr Arfarniad Cynaliadwyedd. Mae'n bosibl nad yw'r safle'n addas i'w ddatblygu. Ystyried mesurau lliniaru sylweddol / Proposed site is in conflict with SA objective. Site may be inappropriate for

Sylwebaeth Gwerthuso Cynaliadwyedd / Sustainability Appraisal Commentary

Nid yw'r safle hwn o fewn pellter cerdded rhesymol i ddarpariaeth man agored ac nid yw'n defnyddio tir a ddatblygwyd o'r blaen. Mae fel arall yn perfformio'n gadarnhaol yn erbyn y Fframwaith AC. Fydd rhaid i unrhyw gais cynllunio ar y safle nodi a oes digon o ddarpariaeth man agored yn yr ardal a sicrhau ei bod yn unol â'r polisi Mannau Agored.

This site is not within a reasonable walking distance to an open space provision and does not utilise previously developed land. It otherwise performs positively against the SA Framework. Any proposed application on the site would need to identify if there is sufficient open space provision in the area and ensure accordance with the Open Space policy.

Gadewir y dudalen hon yn wag yn fwriadol

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Cynllun Datblygu Lleol Diwygiedig Sir Gar / Carmarthenshire Revised Local Development Plan

Manylion y Safle / Site Details			
Rhif y Safle Ymgeisio / Candidate Site Number:	CA0265 / SR/099/002	Cyfeirnod y Safle / Site Reference	SuV36/h2
Cyfeiriad y Safle / Site Address:	Tir ym Mryndulais/ Land at Bryndulais	Ardal Safle / Site Area:	0.704
Defnydd Presennol / Existing Use:	Tir amaethyddol / Agricultural	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential
Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History			
A yw'r safle yn Ddyraniad CDLI presennol? / Is the site an existing LDP Allocation?			x
Hanes Cynllunio Perthnasol / Relevant Planning History			

Cam 1 - Aseiad Cychwynnol / Stage 1 – Initial Assessment			
Ystyriaeth / Consideration	Ie, Na / Yes, No	Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA Objectives	AC / SA
1. A yw'r safle'n gydnaws â lleoliad twf yn y dyfodol a gyflwynir yn y Strategaeth a Ffeifrir? / Is the site compatible against the location of future growth presented in the Preferred Strategy?	✓	SA1	+

Sylwadau ychwanegol / Additional Comments

Os yw'r safle yn cyd-fynd â'r dadansoddiad uchod, yna mae'n symud ymlaen i Gam 2a yr Aseiad Safle / If the site accords with the analysis above, then it moves on to Stage 2a of the Site Assessment

Cam 2a - Aseiad Manwl Cychwynnol o'r Safle / Stage 2a – Initial Detailed Site Assessment			
Ystyriaeth / Consideration	Ie, Na / Yes, No	Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA Objectives	AC / SA
C2. A oes lle ar y safle am 5 neu ragor o anheddau? / Q2. Can the site accommodate 5 or more dwellings?	✓		
C3. A yw'r safle o fewn anheddiad Haen 1-3 neu'n uniongyrchol gysylltiedig ag ef yn y Strategaeth a Ffeifrir? / Q3. Is the site within or directly related to a Tier 1 - 3 settlement in the Preferred Strategy?	✓		
C4. A yw'r safle wedi'i leoli mewn parth lle ceir perygl o lifogydd fel y'i nodir ar Fapiau Cyngor Datblygu TAN 15? / Q4. Is the site located within a flood risk zone as identified in the TAN 15 Development Advice Maps?	x	SA4, SA5	+
C5. A yw'r safle wedi'i leoli o fewn neu'n union wrth ymyl unrhyw safleoedd sydd wedi'u dynodi am bwysigrwydd i gadwraeth natur? / Q5. Is the site located within or immediately adjacent to any sites designated for importance to nature conservation?	x	SA2	+
C6. A yw'r safle wedi'i leoli o fewn neu'n union wrth ymyl unrhyw Henebion Cofrestredig? / Q6. Is the site located within or immediately adjacent to any Scheduled Monuments?	x	SA8	+

Sylwadau Ychwanegol / Additional Comments

Os yw'r safle yn cydymffurfio â'r dadansoddiad uchod, wedyn bydd yn symud ymlaen i Gam 2b yr Aseiad Safle / If the site accords with the analysis above, then it moves on to Stage 2b of the Site Assessment

Cam 2b – Aseiad Manwl Pellach o'r Safle / Stage 2b - Further Detailed Site Assessment			
Ystyriaeth / Consideration	Ie, Na / Yes, No	Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA Objectives	AC / SA
Cyffredinol / General			
C7. A fyddai datblygu'r safle'n mynd yn groes i egwyddorion cynllunio cyffredinol? / Q7. Would development of the site be contrary to general planning principles?	x		

C8. A fyddai datblygu'r safle'n cael effaith niweidiol ar gymeriad ac amgylchiadau'r anheddiad neu ei nodweddion? / Q8. Would the development of the site have a detrimental impact on the character and setting of the settlement or its features?	x	SA8 SA9	+
C9. A fydd y cynnig yn cynnwys aildddefnyddio tir a/neu adeiladau addas a ddatblygwyd yn flaenorol? / Q9. Will the proposal involve the re-use of suitable previously developed land and/or buildings?	x	SA9, SA7	-

Cyffredinol - Sylwadau Ychwanegol / General – Additional Comments

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Hygyrchedd / Accessibility

C10. A yw'r safle'n hygyrch o'r briffordd gyhoeddus bresennol? Q10 Is the site accessible from the existing public highway?	✓		
C11 A oes gan y safle bwynt mynediad sydd â gwelededd digonol? / Q11 Does the site have an available access point with adequate visibility?	✓		
C12 A oes unrhyw faterion sylweddol ar y briffordd wedi'u nodi ar sail tystiolaeth mewn perthynas â'r safle? / Q12 Have any significant and evidenced highway issues been identified relating to the site?	x	SA3	+
C13 A oes gan y safle fynediad addas i drafnidiaeth gyhoeddus a/neu lwybr teithio llesol? / Q13 Does the site have suitable access to public transport and/or active travel route?	✓	SA3, SA4, SA6, SA12, SA13, SA15	+
C14 A oes gan y safle fynediad i lecynnau gwyrdd/hamdden/cyfleusterau hamdden sydd o fewn pellter rhesymol? / Q14 Does the site have access to green space/ leisure/ recreational facilities that are within a reasonable distance?	✓	SA12, SA15	+
C15 A yw'r safle o fewn pellter rhesymol i'r canlynol: / Q15 Is the site within reasonable distance			
(a) Darpariaeth cyflogaeth / Employment provision	✓	SA6, SA10, SA14, SA15	+
(b) Darpariaeth fanwerthu / Retail provision	✓		+
(c) Gwasanaethau a chyfleusterau eraill / Other services and facilities	✓		+
C16 A yw'r safle o fewn pellter rhesymol i gyfleusterau addysg? / Q16 Is the site within a reasonable distance to education facilities?	✓	SA13	+

Hygyrchedd – Sylwadau Ychwanegol / Accessibility - Additional Comments

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Cam 2b – Asesiad Manwl Pellach o'r Safle – Parhad / Stage 2b – Further Detailed Site Assessment – Continued

Ystyriaethau Amgylcheddol / Environmental Considerations

C17 A yw'r safle wedi'i leoli o fewn neu wrth ymyl parth clustogi mwynau? / Q17 Is the site located within or adjacent to a mineral buffer zone?	x	SA6	+
C18 A yw'r safle o fewn neu'n union wrth ymyl ardal rheoli ansawdd aer? / Q18 Is the site within or immediately adjacent to an AQMA?	x	SA3	+
C19 A yw'r safle yn cynnwys pridd carbon uchel e.e. mawn? / Q19 Does the site contain high carbon soil e.g. peat?	x	SA7	+
C20 A yw'r safle'n cynnwys tir amaethyddol o ansawdd uchel? / Q20 Does the site contain high quality agricultural land?	x	SA7	+

C21 A oes unrhyw bryderon sylweddol wedi'u nodi yn yr Asesiad Strategol o Ganlyniadau Llifogydd - Cam 1 a allai effeithio ar gyflawni'r safle? / Q21 Are there any significant concerns set out in the SFCA - Stage 1 which could impact on the delivery of the site?	x	SA4, SA5	+
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Ystyriaethau Amgylcheddol - Sylwadau Ychwanegol / Environmental Considerations - Additional Comments

Categori Asesiad Strategol o Ganlyniadau Llifogydd - Gwyrdd (risg isel) / SFCA category - Green (low risk)

Seilwaith a Chyfleustodau / Infrastructure and Utilities

C22 A oes cysylltiad dŵr ar gael ar y safle? / Q22 Does the site have an available water connection?	✓	SA5	+
C23 A oes gan y safle gysylltiad carthffosiaeth addas? / Q23 Does the site have a suitable sewerage connection?	✓	SA5	+
C24 A oes gan y safle gysylltiadau â gofynion seilwaith eraill? / Q24 Does the site have connections to other infrastructure requirements?	✓		

Seilwaith a Chyfleustodau - Sylwadau Ychwanegol / Infrastructure and Utilities - Additional Comments

Rhagwelir y byddai angen defnyddio cynllun trin pecyn sengl ar gyfer y datblygiad./ It is anticipated that the use of a single package treatment plan would be required for the development.

Y Gymraeg / Welsh Language

C25 A oes gan leoliad a / neu raddfa'r safle'r potensial i gael effaith niweidiol ar yr Iaith Gymraeg? Q25 Does the location and/or scale of the site have the potential to have a detrimental impact on Welsh Language?	x	SA11	+
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Y Gymraeg - Sylwadau Ychwanegol / Welsh Language - Additional Comments

Cam 2b – Asesiad Manwl Pellach o'r Safle – Parhad / Stage 2b - Further Detailed Site Assessment - continued

Ystyriaeth / Consideration	Ie, Na / Yes, No	Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA	AC / SA
Hyfywedd ac Ymarferoldeb / Viability and deliverability			
C26 A yw'r ymgeisydd wedi darparu digon o dystiolaeth i ddangos bod modd cyflawni'r datblygiad a'i fod yn hyfyw yn ariannol? / Q26 Has the applicant provided sufficient evidence to show the development is deliverable and financially viable?	x		
C27 A yw'r ymgeisydd wedi darparu digon o dystiolaeth i nodi pryd y caiff y safle ei gyflwyno i'w ddatblygu? / Q27 Has the applicant provided sufficient evidence to identify when the site will be brought forward for development?	x		

Sylwadau Ychwanegol / Additional Comments

Ystyrir bod y safle yn addas at ddefnydd preswyl ac y byddai'n gyfle datblygu rhesymol yn Llanllwni i adeiladwyr tai ar raddfa fach a chanolig. Cyflwynwyd y safle fel safle ymgeisio ac fel y cyfryw, mae'r asiant wedi darparu tystiolaeth sy'n dangos ei hyfywedd. Gofynnir am wybodaeth ychwanegol yn ôl yr angen wrth i'r CDLI fynd tuag at archwiliad./

It is considered that the site is appropriate for residential use and would be a reasonable development opportunity within Llanllwni for small to medium scale housebuilders. The site was submitted as a candidate site and as such, the agent has provided evidence showing its viability . Additional information will be sought as necessary as the LDP goes towards examination.

**Cynllun Datblygu Lleol Diwygiedig Sir Gar / Carmarthenshire Revised Local Development Plan
Crynodeb Gwerthuso Cynaliadwyedd / Sustainability Appraisal Summary**

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number:	CA0265 / SR/099/002	Cyfeirnod y Safle / Site Reference:	SuV36/h2
Cyfeiriad y Safle / Site Address:	Tir ym Mryndulais/ Land at Bryndulais	Arwynebedd y Safle / Site Area:	0.704
Defnydd Presennol / Existing Use:	Tir amaethyddol / Agricultural	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential

	AC / SA
AC1 - Datblygu Cynaliadwy / SA1 - Sustainable Development	+
AC2 - Bioamrywiaeth / SA2 - Biodiversity	+
AC3 - Ansawdd Aer / SA3 - Air Quality	+
AC4 - Ffactorau hinsoddol / SA4 - Climatic Factors	+
AC5 - Dŵr / SA5 - Water	+
AC6 - Asedau Materol / SA6 - Material Assets	+
AC - Pridd / SA7 - Soil	+/-
AC8 - Treftadaeth Ddiwyllianol ac Amgylchedd Hanesyddol	+
AC9 - Tirwedd / SA9 - Landscape	+/-
AC10 - Poblogaeth / SA10 - Population	+
AC11 - Y Gymraeg / SA11 - The Welsh Language	+
AC12 - Iechyd a Llesiant / SA12 - Health and Well-being	+
AC13 - Addysg a Sgiliau / SA13 - Education and Skills	+
AC14 - Yr Economi / SA14 - Economy	+
AC15 Gwead Cymdeithas / SA15 Social Fabric	+

Sustainability Criteria

- + Mae'r safle arfaethedig yn cydymffurfio ag amcan yr Arfarniad Cynaliadwyedd / Proposed site complies with SA objective
- +/- Mae'r safle arfaethedig yn cydymffurfio â rhai elfennau o amcan yr Arfarniad Cynaliadwyedd er ei fod yn rhwystro eraill. Ystyried mesurau lliniaru ar gyfer effeithiau negyddol / Proposed site complies with some elements of the SA objective whilst hindering other. Consider mitigation for
- Mae'r safle arfaethedig yn gwrthdaro ag amcan yr Arfarniad Cynaliadwyedd. Mae'n bosibl nad yw'r safle'n addas i'w ddatblygu. Ystyried mesurau lliniaru sylweddol / Proposed site is in conflict with SA objective. Site may be inappropriate for

Sylwebaeth Gwerthuso Cynaliadwyedd / Sustainability Appraisal Commentary

Nid yw'r safle hwn yn defnyddio tir a ddatblygwyd o'r blaen, ond fel arall mae'n perfformio'n dda yn erbyn y fframwaith cynaliadwyedd.

This site does not utilise previously developed land, however it otherwise performs well against the sustainability framework.

SuV37

Cwm-ann /

Cwmann

Cynllun Datblygu Lleol Diwygiedig Sir Gar / Carmarthenshire Revised Local Development Plan

Manylion y Safle / Site Details			
Rhif y Safle Ymgeisio / Candidate Site Number:	Dim yn berthnasol / N/A	Cyfeirnod y Safle / Site Reference	SuV37/h1
Cyfeiriad y Safle / Site Address:	Y tu ôl i Swyddfa'r Post / R/O Post Office	Ardal Safle / Site Area:	1.006
Defnydd Presennol / Existing Use:	Gwag / Vacant	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential
Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History			
A yw'r safle yn Ddyraniad CDLI presennol? / Is the site an existing LDP Allocation?		✓	
Hanes Cynllunio Perthnasol / Relevant Planning History		W/32329	

Cam 1 - Aseiad Cychwynnol / Stage 1 – Initial Assessment			
Ystyriaeth / Consideration	Ie, Na / Yes, No	Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA Objectives	AC / SA
1. A yw'r safle'n gydnaws â lleoliad twf yn y dyfodol a gyflwynir yn y Strategaeth a Ffeirir? / Is the site compatible against the location of future growth presented in the Preferred Strategy?	✓	SA1	+

Sylwadau ychwanegol / Additional Comments

Os yw'r safle yn cyd-fynd â'r dadansoddiad uchod, yna mae'n symud ymlaen i Gam 2a yr Aseiad Safle / If the site accords with the analysis above, then it moves on to Stage 2a of the Site Assessment

Cam 2a - Aseiad Manwl Cychwynnol o'r Safle / Stage 2a – Initial Detailed Site Assessment			
Ystyriaeth / Consideration	Ie, Na / Yes, No	Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA Objectives	AC / SA
C2. A oes lle ar y safle am 5 neu ragor o anheddau? / Q2. Can the site accommodate 5 or more dwellings?	✓		
C3. A yw'r safle o fewn anheddiad Haen 1-3 neu'n uniongyrchol gysylltiedig ag ef yn y Strategaeth a Ffeirir? / Q3. Is the site within or directly related to a Tier 1 - 3 settlement in the Preferred Strategy?	✓		
C4. A yw'r safle wedi'i leoli mewn parth lle ceir perygl o lifogydd fel y'i nodir ar Fapiau Cyngor Datblygu TAN 15? / Q4. Is the site located within a flood risk zone as identified in the TAN 15 Development Advice Maps?	x	SA4, SA5	+
C5. A yw'r safle wedi'i leoli o fewn neu'n union wrth ymyl unrhyw safleoedd sydd wedi'u dynodi am bwysigrwydd i gadwraeth natur? / Q5. Is the site located within or immediately adjacent to any sites designated for importance to nature conservation?	x	SA2	+
C6. A yw'r safle wedi'i leoli o fewn neu'n union wrth ymyl unrhyw Henebion Cofrestredig? / Q6. Is the site located within or immediately adjacent to any Scheduled Monuments?	x	SA8	+

Sylwadau Ychwanegol / Additional Comments

Os yw'r safle yn cydymffurfio â'r dadansoddiad uchod, wedyn bydd yn symud ymlaen i Gam 2b yr Aseiad Safle / If the site accords with the analysis above, then it moves on to Stage 2b of the Site Assessment

Cam 2b – Aseiad Manwl Pellach o'r Safle / Stage 2b - Further Detailed Site Assessment			
Ystyriaeth / Consideration	Ie, Na / Yes, No	Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA Objectives	AC / SA
Cyffredinol / General			
C7. A fyddai datblygu'r safle'n mynd yn groes i egwyddorion cynllunio cyffredinol? / Q7. Would development of the site be contrary to general planning principles?	x		

C8. A fyddai datblygu'r safle'n cael effaith niweidiol ar gymeriad ac amgylchiadau'r anheddiad neu ei nodweddion? / Q8. Would the development of the site have a detrimental impact on the character and setting of the settlement or its features?	x	SA8 SA9	+
C9. A fydd y cynnig yn cynnwys aildddefnyddio tir a/neu adeiladau addas a ddatblygwyd yn flaenorol? / Q9. Will the proposal involve the re-use of suitable previously developed land and/or buildings?	x	SA9, SA7	-

Cyffredinol - Sylwadau Ychwanegol / General – Additional Comments

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Hygyrchedd / Accessibility

C10. A yw'r safle'n hygyrch o'r briffordd gyhoeddus bresennol? Q10 Is the site accessible from the existing public highway?	✓		
C11 A oes gan y safle bwynt mynediad sydd â gwelededd digonol? / Q11 Does the site have an available access point with adequate visibility?	✓		
C12 A oes unrhyw faterion sylweddol ar y briffordd wedi'u nodi ar sail tystiolaeth mewn perthynas â'r safle? / Q12 Have any significant and evidenced highway issues been identified relating to the site?	x	SA3	+
C13 A oes gan y safle fynediad addas i drafnidiaeth gyhoeddus a/neu lwybr teithio llesol? / Q13 Does the site have suitable access to public transport and/or active travel route?	✓	SA3, SA4, SA6, SA12, SA13, SA15	+
C14 A oes gan y safle fynediad i lecynnau gwyrdd/hamdden/cyfleusterau hamdden sydd o fewn pellter rhesymol? / Q14 Does the site have access to green space/ leisure/ recreational facilities that are within a reasonable distance?	✓	SA12, SA15	+
C15 A yw'r safle o fewn pellter rhesymol i'r canlynol: / Q15 Is the site within reasonable distance			
(a) Darpariaeth cyflogaeth / Employment provision	✓	SA6, SA10, SA14, SA15	+
(b) Darpariaeth fanwerthu / Retail provision	✓		+
(c) Gwasanaethau a chyfleusterau eraill / Other services and facilities	✓		+
C16 A yw'r safle o fewn pellter rhesymol i gyfleusterau addysg? / Q16 Is the site within a reasonable distance to education facilities?	✓	SA13	+

Hygyrchedd – Sylwadau Ychwanegol / Accessibility - Additional Comments

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Cam 2b – Asesiad Manwl Pellach o'r Safle – Parhad / Stage 2b – Further Detailed Site Assessment – Continued

Ystyriaethau Amgylcheddol / Environmental Considerations

C17 A yw'r safle wedi'i leoli o fewn neu wrth ymyl parth clustogi mwynau? / Q17 Is the site located within or adjacent to a mineral buffer zone?	x	SA6	+
C18 A yw'r safle o fewn neu'n union wrth ymyl ardal rheoli ansawdd aer? / Q18 Is the site within or immediately adjacent to an AQMA?	x	SA3	+
C19 A yw'r safle yn cynnwys pridd carbon uchel e.e. mawn? / Q19 Does the site contain high carbon soil e.g. peat?	x	SA7	+
C20 A yw'r safle'n cynnwys tir amaethyddol o ansawdd uchel? / Q20 Does the site contain high quality agricultural land?	x	SA7	+

C21 A oes unrhyw bryderon sylweddol wedi'u nodi yn yr Asesiad Strategol o Ganlyniadau Llifogydd - Cam 1 a allai effeithio ar gyflawni'r safle? / Q21 Are there any significant concerns set out in the SFCA - Stage 1 which could impact on the delivery of the site?	x	SA4, SA5	+
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Ystyriaethau Amgylcheddol - Sylwadau Ychwanegol / Environmental Considerations - Additional Comments

Categori Asesiad Strategol o Ganlyniadau Llifogydd - Melyn (risg ganolig) /
SFCA category - Yellow (medium risk)

Seilwaith a Chyfleustodau / Infrastructure and Utilities

C22 A oes cysylltiad dŵr ar gael ar y safle? / Q22 Does the site have an available water connection?	✓	SA5	+
C23 A oes gan y safle gysylltiad carthffosiaeth addas? / Q23 Does the site have a suitable sewerage connection?	✓	SA5	+
C24 A oes gan y safle gysylltiadau â gofynion seilwaith eraill? / Q24 Does the site have connections to other infrastructure requirements?	✓		

Seilwaith a Chyfleustodau - Sylwadau Ychwanegol / Infrastructure and Utilities - Additional Comments

Y Gymraeg / Welsh Language

C25 A oes gan leoliad a / neu raddfa'r safle'r potensial i gael effaith niweidiol ar yr Iaith Gymraeg? Q25 Does the location and/or scale of the site have the potential to have a detrimental impact on Welsh Language?	x	SA11	+
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Y Gymraeg - Sylwadau Ychwanegol / Welsh Language - Additional Comments

Cam 2b – Asesiad Manwl Pellach o'r Safle – Parhad / Stage 2b - Further Detailed Site Assessment - continued

Ystyriaeth / Consideration	Ie, Na / Yes, No	Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA	AC / SA
Hyfywedd ac Ymarferoldeb / Viability and deliverability			
C26 A yw'r ymgeisydd wedi darparu digon o dystiolaeth i ddangos bod modd cyflawni'r datblygiad a'i fod yn hyfyw yn ariannol? / Q26 Has the applicant provided sufficient evidence to show the development is deliverable and financially viable?	x		
C27 A yw'r ymgeisydd wedi darparu digon o dystiolaeth i nodi pryd y caiff y safle ei gyflwyno i'w ddatblygu? / Q27 Has the applicant provided sufficient evidence to identify when the site will be brought forward for development?	x		

Sylwadau Ychwanegol / Additional Comments

Mae'r safle yn destun cais cynllunio amlinellol presennol sy'n mynd rhagddo. Gofynnir am wybodaeth ychwanegol yn ôl yr angen wrth i'r CDLI fynd tuag at archwiliad. /
The site is subject to a current outline planning application which is progressing. Additional information will be sought as necessary as the LDP goes towards examination.

**Cynllun Datblygu Lleol Diwygiedig Sir Gar / Carmarthenshire Revised Local Development Plan
Crynodeb Gwerthuso Cynaliadwyedd / Sustainability Appraisal Summary**

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number:	Dim yn berthnasol / N/A	Cyfeirnod y Safle / Site Reference:	SuV37/h1
Cyfeiriad y Safle / Site Address:	Y tu ôl i Swyddfa'r Post / R/O Post Office	Arwynebedd y Safle / Site Area:	1.006
Defnydd Presennol / Existing Use:	Gwag / Vacant	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential

	AC / SA
AC1 - Datblygu Cynaliadwy / SA1 - Sustainable Development	+
AC2 - Bioamrywiaeth / SA2 - Biodiversity	+
AC3 - Ansawdd Aer / SA3 - Air Quality	+
AC4 - Ffactorau hinsoddol / SA4 - Climatic Factors	+
AC5 - Dŵr / SA5 - Water	+
AC6 - Asedau Materol / SA6 - Material Assets	+
AC - Pridd / SA7 - Soil	+/-
AC8 - Treftadaeth Ddiwyllianol ac Amgylchedd Hanesyddol	+
AC9 - Tirwedd / SA9 - Landscape	+/-
AC10 - Poblogaeth / SA10 - Population	+
AC11 - Y Gymraeg / SA11 - The Welsh Language	+
AC12 - Iechyd a Llesiant / SA12 - Health and Well-being	+
AC13 - Addysg a Sgiliau / SA13 - Education and Skills	+
AC14 - Yr Economi / SA14 - Economy	+
AC15 Gwead Cymdeithas / SA15 Social Fabric	+

Sustainability Criteria

- + Mae'r safle arfaethedig yn cydymffurfio ag amcan yr Arfarniad Cynaliadwyedd / Proposed site complies with SA objective
- +/- Mae'r safle arfaethedig yn cydymffurfio â rhai elfennau o amcan yr Arfarniad Cynaliadwyedd er ei fod yn rhwystro eraill. Ystyried mesurau lliniaru ar gyfer effeithiau negyddol / Proposed site complies with some elements of the SA objective whilst hindering other. Consider mitigation for
- Mae'r safle arfaethedig yn gwrthdaro ag amcan yr Arfarniad Cynaliadwyedd. Mae'n bosibl nad yw'r safle'n addas i'w ddatblygu. Ystyried mesurau lliniaru sylweddol / Proposed site is in conflict with SA objective. Site may be inappropriate for

Sylwebaeth Gwerthuso Cynaliadwyedd / Sustainability Appraisal Commentary

Nid yw'r safle hwn yn defnyddio tir a ddatblygwyd o'r blaen, ond fel arall mae'n perfformio'n dda yn erbyn y fframwaith cynaliadwyedd.
This site does not utilise previously developed land, however it otherwise performs well against the sustainability framework.

Gadewir y dudalen hon yn wag yn fwriadol

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Cynllun Datblygu Lleol Diwygiedig Sir Gar / Carmarthenshire Revised Local Development Plan

Manylion y Safle / Site Details			
Rhif y Safle Ymgeisio / Candidate Site Number:	CA0663 / SR/034/004	Cyfeirnod y Safle / Site Reference	SuV37/h2
Cyfeiriad y Safle / Site Address:	Tir i'r de o Gae Coedmor / Land south of Cae Coedmor	Ardal Safle / Site Area:	1.0897
Defnydd Presennol / Existing Use:	Tir amaethyddol / agricultural	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential
Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History			
A yw'r safle yn Ddyraniad CDLI presennol? / Is the site an existing LDP Allocation?			x
Hanes Cynllunio Perthnasol / Relevant Planning History			

Cam 1 - Aseiad Cychwynnol / Stage 1 – Initial Assessment			
Ystyriaeth / Consideration	Ie, Na / Yes, No	Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA Objectives	AC / SA
1. A yw'r safle'n gydnaws â lleoliad twf yn y dyfodol a gyflwynir yn y Strategaeth a Ffeifir? / Is the site compatible against the location of future growth presented in the Preferred Strategy?	✓	SA1	+

Sylwadau ychwanegol / Additional Comments

Os yw'r safle yn cyd-fynd â'r dadansoddiad uchod, yna mae'n symud ymlaen i Gam 2a yr Aseiad Safle / If the site accords with the analysis above, then it moves on to Stage 2a of the Site Assessment

Cam 2a - Aseiad Manwl Cychwynnol o'r Safle / Stage 2a – Initial Detailed Site Assessment			
Ystyriaeth / Consideration	Ie, Na / Yes, No	Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA Objectives	AC / SA
C2. A oes lle ar y safle am 5 neu ragor o anheddau? / Q2. Can the site accommodate 5 or more dwellings?	✓		
C3. A yw'r safle o fewn anheddiad Haen 1-3 neu'n uniongyrchol gysylltiedig ag ef yn y Strategaeth a Ffeifir? / Q3. Is the site within or directly related to a Tier 1 - 3 settlement in the Preferred Strategy?	✓		
C4. A yw'r safle wedi'i leoli mewn parth lle ceir perygl o lifogydd fel y'i nodir ar Fapiau Cyngor Datblygu TAN 15? / Q4. Is the site located within a flood risk zone as identified in the TAN 15 Development Advice Maps?	x	SA4, SA5	+
C5. A yw'r safle wedi'i leoli o fewn neu'n union wrth ymyl unrhyw safleoedd sydd wedi'u dynodi am bwysigrwydd i gadwraeth natur? / Q5. Is the site located within or immediately adjacent to any sites designated for importance to nature conservation?	x	SA2	+
C6. A yw'r safle wedi'i leoli o fewn neu'n union wrth ymyl unrhyw Henebion Cofrestredig? / Q6. Is the site located within or immediately adjacent to any Scheduled Monuments?	x	SA8	+

Sylwadau Ychwanegol / Additional Comments

Os yw'r safle yn cydymffurfio â'r dadansoddiad uchod, wedyn bydd yn symud ymlaen i Gam 2b yr Aseiad Safle / If the site accords with the analysis above, then it moves on to Stage 2b of the Site Assessment

Cam 2b – Aseiad Manwl Pellach o'r Safle / Stage 2b - Further Detailed Site Assessment			
Ystyriaeth / Consideration	Ie, Na / Yes, No	Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA Objectives	AC / SA
Cyffredinol / General			
C7. A fyddai datblygu'r safle'n mynd yn groes i egwyddorion cynllunio cyffredinol? / Q7. Would development of the site be contrary to general planning principles?	x		

C8. A fyddai datblygu'r safle'n cael effaith niweidiol ar gymeriad ac amgylchiadau'r anheddiad neu ei nodweddion? / Q8. Would the development of the site have a detrimental impact on the character and setting of the settlement or its features?	x	SA8 SA9	+
C9. A fydd y cynnig yn cynnwys aildddefnyddio tir a/neu adeiladau addas a ddatblygwyd yn flaenorol? / Q9. Will the proposal involve the re-use of suitable previously developed land and/or buildings?	x	SA9, SA7	-

Cyffredinol - Sylwadau Ychwanegol / General – Additional Comments

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Hygyrchedd / Accessibility

C10. A yw'r safle'n hygyrch o'r briffordd gyhoeddus bresennol? Q10 Is the site accessible from the existing public highway?	✓		
C11 A oes gan y safle bwynt mynediad sydd â gwelededd digonol? / Q11 Does the site have an available access point with adequate visibility?	✓		
C12 A oes unrhyw faterion sylweddol ar y briffordd wedi'u nodi ar sail tystiolaeth mewn perthynas â'r safle? / Q12 Have any significant and evidenced highway issues been identified relating to the site?	x	SA3	+
C13 A oes gan y safle fynediad addas i drafnidiaeth gyhoeddus a/neu lwybr teithio llesol? / Q13 Does the site have suitable access to public transport and/or active travel route?	✓	SA3, SA4, SA6, SA12, SA13, SA15	+
C14 A oes gan y safle fynediad i lecynnau gwyrdd/hamdden/cyfleusterau hamdden sydd o fewn pellter rhesymol? / Q14 Does the site have access to green space/ leisure/ recreational facilities that are within a reasonable distance?	✓	SA12, SA15	+
C15 A yw'r safle o fewn pellter rhesymol i'r canlynol: / Q15 Is the site within reasonable distance			
(a) Darpariaeth cyflogaeth / Employment provision	✓	SA6, SA10, SA14, SA15	+
(b) Darpariaeth fanwerthu / Retail provision	✓		+
(c) Gwasanaethau a chyfleusterau eraill / Other services and facilities	✓		+
C16 A yw'r safle o fewn pellter rhesymol i gyfleusterau addysg? / Q16 Is the site within a reasonable distance to education facilities?	✓	SA13	+

Hygyrchedd – Sylwadau Ychwanegol / Accessibility - Additional Comments

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Cam 2b – Asesiad Manwl Pellach o'r Safle – Parhad / Stage 2b – Further Detailed Site Assessment – Continued

Ystyriaethau Amgylcheddol / Environmental Considerations

C17 A yw'r safle wedi'i leoli o fewn neu wrth ymyl parth clustogi mwynau? / Q17 Is the site located within or adjacent to a mineral buffer zone?	x	SA6	+
C18 A yw'r safle o fewn neu'n union wrth ymyl ardal rheoli ansawdd aer? / Q18 Is the site within or immediately adjacent to an AQMA?	x	SA3	+
C19 A yw'r safle yn cynnwys pridd carbon uchel e.e. mawn? / Q19 Does the site contain high carbon soil e.g. peat?	x	SA7	+
C20 A yw'r safle'n cynnwys tir amaethyddol o ansawdd uchel? / Q20 Does the site contain high quality agricultural land?	x	SA7	+

C21 A oes unrhyw bryderon sylweddol wedi'u nodi yn yr Asesiad Strategol o Ganlyniadau Llifogydd - Cam 1 a allai effeithio ar gyflawni'r safle? / Q21 Are there any significant concerns set out in the SFCA - Stage 1 which could impact on the delivery of the site?	x	SA4, SA5	+
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Ystyriaethau Amgylcheddol - Sylwadau Ychwanegol / Environmental Considerations - Additional Comments

Categori Asesiad Strategol o Ganlyniadau Llifogydd - Gwyrdd (risg isel) / SFCA category - Green (low risk)

Seilwaith a Chyfleustodau / Infrastructure and Utilities

C22 A oes cysylltiad dŵr ar gael ar y safle? / Q22 Does the site have an available water connection?	✓	SA5	+
C23 A oes gan y safle gysylltiad carthffosiaeth addas? / Q23 Does the site have a suitable sewerage connection?	✓	SA5	+
C24 A oes gan y safle gysylltiadau â gofynion seilwaith eraill? / Q24 Does the site have connections to other infrastructure requirements?	✓		

Seilwaith a Chyfleustodau - Sylwadau Ychwanegol / Infrastructure and Utilities - Additional Comments

Y Gymraeg / Welsh Language

C25 A oes gan leoliad a / neu raddfa'r safle'r potensial i gael effaith niweidiol ar yr Iaith Gymraeg? Q25 Does the location and/or scale of the site have the potential to have a detrimental impact on Welsh Language?	x	SA11	+
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Y Gymraeg - Sylwadau Ychwanegol / Welsh Language - Additional Comments

Cam 2b – Asesiad Manwl Pellach o'r Safle – Parhad / Stage 2b - Further Detailed Site Assessment - continued

Ystyriaeth / Consideration	Ie, Na / Yes, No	Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA	AC / SA
Hyfywedd ac Ymarferoldeb / Viability and deliverability			
C26 A yw'r ymgeisydd wedi darparu digon o dystiolaeth i ddangos bod modd cyflawni'r datblygiad a'i fod yn hyfyw yn ariannol? / Q26 Has the applicant provided sufficient evidence to show the development is deliverable and financially viable?	x		
C27 A yw'r ymgeisydd wedi darparu digon o dystiolaeth i nodi pryd y caiff y safle ei gyflwyno i'w ddatblygu? / Q27 Has the applicant provided sufficient evidence to identify when the site will be brought forward for development?	x		

Sylwadau Ychwanegol /Additional Comments

Ystyrir bod y safle yn addas at ddefnydd preswyl ac y byddai'n ychwanegiad i'r ystâd bresennol sydd i'r gogledd o'r safle. Ystyrir bod y safle yn gyfle datblygu rhesymol yng Nghwm-ann i adeiladwyr tai ar raddfa fach a chanolig. Cyflwynwyd y safle fel safle ymgeisio ac fel y cyfryw, mae'r asiant wedi darparu tystiolaeth sy'n dangos ei hyfywedd. Gofynnir am wybodaeth ychwanegol yn ôl yr angen wrth i'r CDLI fynd tuag at archwiliad./

It is considered that the site is appropriate for residential use and would be a continuation of the existing estate that is situated to the north of the site. The site is considered to be a reasonable development opportunity within Cwmann for small to medium scale housebuilders. The site was submitted as a candidate site and as such, the agent has provided evidence showing it's viability . Additional information will be sought as necessary as the LDP goes towards examination.

**Cynllun Datblygu Lleol Diwygiedig Sir Gar / Carmarthenshire Revised Local Development Plan
Crynodeb Gwerthuso Cynaliadwyedd / Sustainability Appraisal Summary**

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number:	CA0663 / SR/034/004	Cyfeirnod y Safle / Site Reference:	SuV37/h2
Cyfeiriad y Safle / Site Address:	Tir i'r de o Gae Coedmor / Land south of Cae Coedmor	Arwynebedd y Safle / Site Area:	1.0897
Defnydd Presennol / Existing Use:	Tir amaethyddol / agricultural	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential

	AC / SA
AC1 - Datblygu Cynaliadwy / SA1 - Sustainable Development	+
AC2 - Bioamrywiaeth / SA2 - Biodiversity	+
AC3 - Ansawdd Aer / SA3 - Air Quality	+
AC4 - Ffactorau hinsoddol / SA4 - Climatic Factors	+
AC5 - Dŵr / SA5 - Water	+
AC6 - Asedau Materol / SA6 - Material Assets	+
AC - Pridd / SA7 - Soil	+/-
AC8 - Treftadaeth Ddiwyllianol ac Amgylchedd Hanesyddol	+
AC9 - Tirwedd / SA9 - Landscape	+/-
AC10 - Poblogaeth / SA10 - Population	+
AC11 - Y Gymraeg / SA11 - The Welsh Language	+
AC12 - Iechyd a Llesiant / SA12 - Health and Well-being	+
AC13 - Addysg a Sgiliau / SA13 - Education and Skills	+
AC14 - Yr Economi / SA14 - Economy	+
AC15 Gwead Cymdeithas / SA15 Social Fabric	+

Sustainability Criteria

- + Mae'r safle arfaethedig yn cydymffurfio ag amcan yr Arfarniad Cynaliadwyedd / Proposed site complies with SA objective
- +/- Mae'r safle arfaethedig yn cydymffurfio â rhai elfennau o amcan yr Arfarniad Cynaliadwyedd er ei fod yn rhwystro eraill. Ystyried mesurau lliniaru ar gyfer effeithiau negyddol / Proposed site complies with some elements of the SA objective whilst hindering other. Consider mitigation for
- Mae'r safle arfaethedig yn gwrthdaro ag amcan yr Arfarniad Cynaliadwyedd. Mae'n bosibl nad yw'r safle'n addas i'w ddatblygu. Ystyried mesurau lliniaru sylweddol / Proposed site is in conflict with SA objective. Site may be inappropriate for

Sylwebaeth Gwerthuso Cynaliadwyedd / Sustainability Appraisal Commentary

Nid yw'r safle hwn yn defnyddio tir a ddatblygwyd o'r blaen, ond fel arall mae'n perfformio'n dda yn erbyn y fframwaith cynaliadwyedd.
This site does not utilise previously developed land, however it otherwise performs well against the sustainability framework.

Gadewir y dudalen hon yn wag yn fwriadol

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Cynllun Datblygu Lleol Diwygiedig Sir Gar / Carmarthenshire Revised Local Development Plan

Manylion y Safle / Site Details			
Rhif y Safle Ymgeisio / Candidate Site Number:	CA0028, CA0560 / SR/034/001	Cyfeirnod y Safle / Site Reference	SuV37/h3
Cyfeiriad y Safle / Site Address:	Tir ger Lleinau / Land adjacent to Lleinau	Ardal Safle / Site Area:	0.497
Defnydd Presennol / Existing Use:	Tir amaethyddol / agricultural	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential
Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History			
A yw'r safle yn Ddyraniad CDLI presennol? / Is the site an existing LDP Allocation?			x
Hanes Cynllunio Perthnasol / Relevant Planning History			

Cam 1 - Aseiad Cychwynnol / Stage 1 – Initial Assessment			
Ystyriaeth / Consideration	Ie, Na / Yes, No	Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA Objectives	AC / SA
1. A yw'r safle'n gydnaws â lleoliad twf yn y dyfodol a gyflwynir yn y Strategaeth a Ffeirir? / Is the site compatible against the location of future growth presented in the Preferred Strategy?	✓	SA1	+

Sylwadau ychwanegol / Additional Comments

Os yw'r safle yn cyd-fynd â'r dadansoddiad uchod, yna mae'n symud ymlaen i Gam 2a yr Aseiad Safle / If the site accords with the analysis above, then it moves on to Stage 2a of the Site Assessment

Cam 2a - Aseiad Manwl Cychwynnol o'r Safle / Stage 2a – Initial Detailed Site Assessment			
Ystyriaeth / Consideration	Ie, Na / Yes, No	Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA Objectives	AC / SA
C2. A oes lle ar y safle am 5 neu ragor o anheddau? / Q2. Can the site accommodate 5 or more dwellings?	✓		
C3. A yw'r safle o fewn anheddiad Haen 1-3 neu'n uniongyrchol gysylltiedig ag ef yn y Strategaeth a Ffeirir? / Q3. Is the site within or directly related to a Tier 1 - 3 settlement in the Preferred Strategy?	✓		
C4. A yw'r safle wedi'i leoli mewn parth lle ceir perygl o lifogydd fel y'i nodir ar Fapiau Cyngor Datblygu TAN 15? / Q4. Is the site located within a flood risk zone as identified in the TAN 15 Development Advice Maps?	x	SA4, SA5	+
C5. A yw'r safle wedi'i leoli o fewn neu'n union wrth ymyl unrhyw safleoedd sydd wedi'u dynodi am bwysigrwydd i gadwraeth natur? / Q5. Is the site located within or immediately adjacent to any sites designated for importance to nature conservation?	x	SA2	+
C6. A yw'r safle wedi'i leoli o fewn neu'n union wrth ymyl unrhyw Henebion Cofrestredig? / Q6. Is the site located within or immediately adjacent to any Scheduled Monuments?	x	SA8	+

Sylwadau Ychwanegol / Additional Comments

Os yw'r safle yn cydymffurfio â'r dadansoddiad uchod, wedyn bydd yn symud ymlaen i Gam 2b yr Aseiad Safle / If the site accords with the analysis above, then it moves on to Stage 2b of the Site Assessment

Cam 2b – Aseiad Manwl Pellach o'r Safle / Stage 2b - Further Detailed Site Assessment			
Ystyriaeth / Consideration	Ie, Na / Yes, No	Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA Objectives	AC / SA
Cyffredinol / General			
C7. A fyddai datblygu'r safle'n mynd yn groes i egwyddorion cynllunio cyffredinol? / Q7. Would development of the site be contrary to general planning principles?	x		

C8. A fyddai datblygu'r safle'n cael effaith niweidiol ar gymeriad ac amgylchiadau'r anheddiad neu ei nodweddion? / Q8. Would the development of the site have a detrimental impact on the character and setting of the settlement or its features?	x	SA8 SA9	+
C9. A fydd y cynnig yn cynnwys aildddefnyddio tir a/neu adeiladau addas a ddatblygwyd yn flaenorol? / Q9. Will the proposal involve the re-use of suitable previously developed land and/or buildings?	x	SA9, SA7	-

Cyffredinol - Sylwadau Ychwanegol / General – Additional Comments

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Hygyrchedd / Accessibility

C10. A yw'r safle'n hygyrch o'r briffordd gyhoeddus bresennol? Q10 Is the site accessible from the existing public highway?	✓		
C11 A oes gan y safle bwynt mynediad sydd â gwelededd digonol? / Q11 Does the site have an available access point with adequate visibility?	✓		
C12 A oes unrhyw faterion sylweddol ar y briffordd wedi'u nodi ar sail tystiolaeth mewn perthynas â'r safle? / Q12 Have any significant and evidenced highway issues been identified relating to the site?	x	SA3	+
C13 A oes gan y safle fynediad addas i drafnidiaeth gyhoeddus a/neu lwybr teithio llesol? / Q13 Does the site have suitable access to public transport and/or active travel route?	✓	SA3, SA4, SA6, SA12, SA13, SA15	+
C14 A oes gan y safle fynediad i lecynnau gwyrdd/hamdden/cyfleusterau hamdden sydd o fewn pellter rhesymol? / Q14 Does the site have access to green space/ leisure/ recreational facilities that are within a reasonable distance?	✓	SA12, SA15	+
C15 A yw'r safle o fewn pellter rhesymol i'r canlynol: / Q15 Is the site within reasonable distance			
(a) Darpariaeth cyflogaeth / Employment provision	✓	SA6, SA10, SA14, SA15	+
(b) Darpariaeth fanwerthu / Retail provision	✓		+
(c) Gwasanaethau a chyfleusterau eraill / Other services and facilities	✓		+
C16 A yw'r safle o fewn pellter rhesymol i gyfleusterau addysg? / Q16 Is the site within a reasonable distance to education facilities?	✓	SA13	+

Hygyrchedd – Sylwadau Ychwanegol /Accessibility - Additional Comments

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Cam 2b – Asesiad Manwl Pellach o'r Safle – Parhad / Stage 2b – Further Detailed Site Assessment – Continued

Ystyriaethau Amgylcheddol / Environmental Considerations

C17 A yw'r safle wedi'i leoli o fewn neu wrth ymyl parth clustogi mwynau? / Q17 Is the site located within or adjacent to a mineral buffer zone?	x	SA6	+
C18 A yw'r safle o fewn neu'n union wrth ymyl ardal rheoli ansawdd aer? / Q18 Is the site within or immediately adjacent to an AQMA?	x	SA3	+
C19 A yw'r safle yn cynnwys pridd carbon uchel e.e. mawn? / Q19 Does the site contain high carbon soil e.g. peat?	x	SA7	+
C20 A yw'r safle'n cynnwys tir amaethyddol o ansawdd uchel? / Q20 Does the site contain high quality agricultural land?	x	SA7	+

C21 A oes unrhyw bryderon sylweddol wedi'u nodi yn yr Asesiad Strategol o Ganlyniadau Llifogydd - Cam 1 a allai effeithio ar gyflawni'r safle? / Q21 Are there any significant concerns set out in the SFCA - Stage 1 which could impact on the delivery of the site?	x	SA4, SA5	+
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Ystyriaethau Amgylcheddol - Sylwadau Ychwanegol / Environmental Considerations - Additional Comments

Categori Asesiad Strategol o Ganlyniadau Llifogydd - Gwyrdd (risg isel) /
SFCA category - Green (low risk)

Seilwaith a Chyfleustodau / Infrastructure and Utilities

C22 A oes cysylltiad dŵr ar gael ar y safle? / Q22 Does the site have an available water connection?	✓	SA5	+
C23 A oes gan y safle gysylltiad carthffosiaeth addas? / Q23 Does the site have a suitable sewerage connection?	✓	SA5	+
C24 A oes gan y safle gysylltiadau â gofynion seilwaith eraill? / Q24 Does the site have connections to other infrastructure requirements?	✓		

Seilwaith a Chyfleustodau - Sylwadau Ychwanegol / Infrastructure and Utilities - Additional Comments

Y Gymraeg / Welsh Language

C25 A oes gan leoliad a / neu raddfa'r safle'r potensial i gael effaith niweidiol ar yr Iaith Gymraeg? Q25 Does the location and/or scale of the site have the potential to have a detrimental impact on Welsh Language?	x	SA11	+
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Y Gymraeg - Sylwadau Ychwanegol / Welsh Language - Additional Comments

Cam 2b – Asesiad Manwl Pellach o'r Safle – Parhad / Stage 2b - Further Detailed Site Assessment - continued

Ystyriaeth / Consideration	Ie, Na / Yes, No	Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA	AC / SA
Hyfywedd ac Ymarferoldeb / Viability and deliverability			
C26 A yw'r ymgeisydd wedi darparu digon o dystiolaeth i ddangos bod modd cyflawni'r datblygiad a'i fod yn hyfyw yn ariannol? / Q26 Has the applicant provided sufficient evidence to show the development is deliverable and financially viable?	x		
C27 A yw'r ymgeisydd wedi darparu digon o dystiolaeth i nodi pryd y caiff y safle ei gyflwyno i'w ddatblygu? / Q27 Has the applicant provided sufficient evidence to identify when the site will be brought forward for development?	x		

Sylwadau Ychwanegol / Additional Comments

Ystyrir bod y safle yn addas at ddefnydd preswyl ac y byddai'n ychwanegiad i'r ystâd bresennol sydd i'r gogledd o'r safle. Ystyrir bod y safle yn gyfle datblygu rhesymol yng Nghwm-ann i adeiladwyr tai ar raddfa fach a chanolig. Cyflwynwyd y safle fel safle ymgeisio ac fel y cyfryw, mae'r asiant wedi darparu tystiolaeth sy'n dangos ei hyfywedd. Gofynnir am wybodaeth ychwanegol yn ôl yr angen wrth i'r CDLI fynd tuag at archwiliad./

It is considered that the site is appropriate for residential use and would be a continuation of the existing estate that is situated to the north of the site. The site is considered to be a reasonable development opportunity within Cwmann for small to medium scale housebuilders. The site was submitted as a candidate site and as such, the agent has provided evidence showing it's viability . Additional information will be sought as necessary as the LDP goes towards examination.

**Cynllun Datblygu Lleol Diwygiedig Sir Gar / Carmarthenshire Revised Local Development Plan
Crynodeb Gwerthuso Cynaliadwyedd / Sustainability Appraisal Summary**

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number:	CA0028, CA0560 / SR/034/001	Cyfeirnod y Safle / Site Reference:	SuV37/h3
Cyfeiriad y Safle / Site Address:	Tir ger Lleinau / Land adjacent to Lleinau	Arwynebedd y Safle / Site Area:	0.497
Defnydd Presennol / Existing Use:	Tir amaethyddol / agricultural	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential

	AC / SA
AC1 - Datblygu Cynaliadwy / SA1 - Sustainable Development	+
AC2 - Bioamrywiaeth / SA2 - Biodiversity	+
AC3 - Ansawdd Aer / SA3 - Air Quality	+
AC4 - Ffactorau hinsoddol / SA4 - Climatic Factors	+
AC5 - Dŵr / SA5 - Water	+
AC6 - Asedau Materol / SA6 - Material Assets	+
AC - Pridd / SA7 - Soil	+/-
AC8 - Treftadaeth Ddiwyllianol ac Amgylchedd Hanesyddol	+
AC9 - Tirwedd / SA9 - Landscape	+/-
AC10 - Poblogaeth / SA10 - Population	+
AC11 - Y Gymraeg / SA11 - The Welsh Language	+
AC12 - Iechyd a Llesiant / SA12 - Health and Well-being	+
AC13 - Addysg a Sgiliau / SA13 - Education and Skills	+
AC14 - Yr Economi / SA14 - Economy	+
AC15 Gwead Cymdeithas / SA15 Social Fabric	+

Sustainability Criteria

- + Mae'r safle arfaethedig yn cydymffurfio ag amcan yr Arfarniad Cynaliadwyedd / Proposed site complies with SA objective
- +/- Mae'r safle arfaethedig yn cydymffurfio â rhai elfennau o amcan yr Arfarniad Cynaliadwyedd er ei fod yn rhwystro eraill. Ystyried mesurau lliniaru ar gyfer effeithiau negyddol / Proposed site complies with some elements of the SA objective whilst hindering other. Consider mitigation for
- Mae'r safle arfaethedig yn gwrthdaro ag amcan yr Arfarniad Cynaliadwyedd. Mae'n bosibl nad yw'r safle'n addas i'w ddatblygu. Ystyried mesurau lliniaru sylweddol / Proposed site is in conflict with SA objective. Site may be inappropriate for

Sylwebaeth Gwerthuso Cynaliadwyedd / Sustainability Appraisal Commentary

Nid yw'r safle hwn yn defnyddio tir a ddatblygwyd o'r blaen, ond fel arall mae'n perfformio'n dda yn erbyn y fframwaith cynaliadwyedd.
This site does not utilise previously developed land, however it otherwise performs well against the sustainability framework.

SuV38

Capel Iwan

Cynllun Datblygu Lleol Diwygiedig Sir Gar / Carmarthenshire Revised Local Development Plan

Manylion y Safle / Site Details			
Rhif y Safle Ymgeisio / Candidate Site Number:	CA0692 / SR/019/005	Cyfeirnod y Safle / Site Reference	SuV38/h1
Cyfeiriad y Safle / Site Address:	Maes y Bryn	Ardal Safle / Site Area:	0.645
Defnydd Presennol / Existing Use:	Tir amaethyddol / agricultural	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential
Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History			
A yw'r safle yn Ddyraniad CDLI presennol? / Is the site an existing LDP Allocation?		✓	
Hanes Cynllunio Perthnasol / Relevant Planning History			

Cam 1 - Aseiad Cychwynnol / Stage 1 – Initial Assessment			
Ystyriaeth / Consideration	Ie, Na / Yes, No	Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA Objectives	AC / SA
1. A yw'r safle'n gydnaws â lleoliad twf yn y dyfodol a gyflwynir yn y Strategaeth a Ffeifir? / Is the site compatible against the location of future growth presented in the Preferred Strategy?	✓	SA1	+

Sylwadau ychwanegol / Additional Comments

Os yw'r safle yn cyd-fynd â'r dadansoddiad uchod, yna mae'n symud ymlaen i Gam 2a yr Aseiad Safle / If the site accords with the analysis above, then it moves on to Stage 2a of the Site Assessment

Cam 2a - Aseiad Manwl Cychwynnol o'r Safle / Stage 2a – Initial Detailed Site Assessment			
Ystyriaeth / Consideration	Ie, Na / Yes, No	Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA Objectives	AC / SA
C2. A oes lle ar y safle am 5 neu ragor o anheddau? / Q2. Can the site accommodate 5 or more dwellings?	✓		
C3. A yw'r safle o fewn anheddiad Haen 1-3 neu'n uniongyrchol gysylltiedig ag ef yn y Strategaeth a Ffeifir? / Q3. Is the site within or directly related to a Tier 1 - 3 settlement in the Preferred Strategy?	✓		
C4. A yw'r safle wedi'i leoli mewn parth lle ceir perygl o lifogydd fel y'i nodir ar Fapiau Cyngor Datblygu TAN 15? / Q4. Is the site located within a flood risk zone as identified in the TAN 15 Development Advice Maps?	x	SA4, SA5	+
C5. A yw'r safle wedi'i leoli o fewn neu'n union wrth ymyl unrhyw safleoedd sydd wedi'u dynodi am bwysigrwydd i gadwraeth natur? / Q5. Is the site located within or immediately adjacent to any sites designated for importance to nature conservation?	x	SA2	+
C6. A yw'r safle wedi'i leoli o fewn neu'n union wrth ymyl unrhyw Henebion Cofrestredig? / Q6. Is the site located within or immediately adjacent to any Scheduled Monuments?	x	SA8	+

Sylwadau Ychwanegol / Additional Comments

Os yw'r safle yn cydymffurfio â'r dadansoddiad uchod, wedyn bydd yn symud ymlaen i Gam 2b yr Aseiad Safle / If the site accords with the analysis above, then it moves on to Stage 2b of the Site Assessment

Cam 2b – Aseiad Manwl Pellach o'r Safle / Stage 2b - Further Detailed Site Assessment			
Ystyriaeth / Consideration	Ie, Na / Yes, No	Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA Objectives	AC / SA
Cyffredinol / General			
C7. A fyddai datblygu'r safle'n mynd yn groes i egwyddorion cynllunio cyffredinol? / Q7. Would development of the site be contrary to general planning principles?	x		

C8. A fyddai datblygu'r safle'n cael effaith niweidiol ar gymeriad ac amgylchiadau'r anheddiad neu ei nodweddion? / Q8. Would the development of the site have a detrimental impact on the character and setting of the settlement or its features?	x	SA8 SA9	+
C9. A fydd y cynnig yn cynnwys aildddefnyddio tir a/neu adeiladau addas a ddatblygwyd yn flaenorol? / Q9. Will the proposal involve the re-use of suitable previously developed land and/or buildings?	x	SA9, SA7	-

Cyffredinol - Sylwadau Ychwanegol / General – Additional Comments

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Hygyrchedd / Accessibility

C10. A yw'r safle'n hygyrch o'r briffordd gyhoeddus bresennol? Q10 Is the site accessible from the existing public highway?	✓		
C11 A oes gan y safle bwynt mynediad sydd â gwelededd digonol? / Q11 Does the site have an available access point with adequate visibility?	✓		
C12 A oes unrhyw faterion sylweddol ar y briffordd wedi'u nodi ar sail tystiolaeth mewn perthynas â'r safle? / Q12 Have any significant and evidenced highway issues been identified relating to the site?	x	SA3	+
C13 A oes gan y safle fynediad addas i drafnidiaeth gyhoeddus a/neu lwybr teithio llesol? / Q13 Does the site have suitable access to public transport and/or active travel route?	✓	SA3, SA4, SA6, SA12, SA13, SA15	+
C14 A oes gan y safle fynediad i lecynnau gwyrdd/hamdden/cyfleusterau hamdden sydd o fewn pellter rhesymol? / Q14 Does the site have access to green space/ leisure/ recreational facilities that are within a reasonable distance?	✓	SA12, SA15	+
C15 A yw'r safle o fewn pellter rhesymol i'r canlynol: / Q15 Is the site within reasonable distance			
(a) Darpariaeth cyflogaeth / Employment provision	✓	SA6, SA10, SA14, SA15	+
(b) Darpariaeth fanwerthu / Retail provision	✓		+
(c) Gwasanaethau a chyfleusterau eraill / Other services and facilities	✓		+
C16 A yw'r safle o fewn pellter rhesymol i gyfleusterau addysg? / Q16 Is the site within a reasonable distance to education facilities?	✓	SA13	+

Hygyrchedd – Sylwadau Ychwanegol / Accessibility - Additional Comments

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Cam 2b – Asesiad Manwl Pellach o'r Safle – Parhad / Stage 2b – Further Detailed Site Assessment – Continued

Ystyriaethau Amgylcheddol // Environmental Considerations

C17 A yw'r safle wedi'i leoli o fewn neu wrth ymyl parth clustogi mwynau? / Q17 Is the site located within or adjacent to a mineral buffer zone?	x	SA6	+
C18 A yw'r safle o fewn neu'n union wrth ymyl ardal rheoli ansawdd aer? / Q18 Is the site within or immediately adjacent to an AQMA?	x	SA3	+
C19 A yw'r safle yn cynnwys pridd carbon uchel e.e. mawn? / Q19 Does the site contain high carbon soil e.g. peat?	x	SA7	+
C20 A yw'r safle'n cynnwys tir amaethyddol o ansawdd uchel? / Q20 Does the site contain high quality agricultural land?	x	SA7	+

C21 A oes unrhyw bryderon sylweddol wedi'u nodi yn yr Asesiad Strategol o Ganlyniadau Llifogydd - Cam 1 a allai effeithio ar gyflawni'r safle? / Q21 Are there any significant concerns set out in the SFCA - Stage 1 which could impact on the delivery of the site?	x	SA4, SA5	+
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Ystyriaethau Amgylcheddol - Sylwadau Ychwanegol / Environmental Considerations - Additional Comments

Categori Asesiad Strategol o Ganlyniadau Llifogydd - Gwyrdd (risg isel) / SFCA category - Green (low risk)

Seilwaith a Chyfleustodau / Infrastructure and Utilities

C22 A oes cysylltiad dŵr ar gael ar y safle? / Q22 Does the site have an available water connection?	✓	SA5	+
C23 A oes gan y safle gysylltiad carthffosiaeth addas? / Q23 Does the site have a suitable sewerage connection?	✓	SA5	+
C24 A oes gan y safle gysylltiadau â gofynion seilwaith eraill? / Q24 Does the site have connections to other infrastructure requirements?	✓		

Seilwaith a Chyfleustodau - Sylwadau Ychwanegol / Infrastructure and Utilities - Additional Comments

Mae capasiti cyfyngedig yn y gwaith trin dŵr gwastraff am ddatblygiadau yn yr annedd. Bydd rhaid i'r datblygiad cael ei ystyried o dan AMP Dwr Cymru./ Limited capacity exists in the Waste Water Treatment Works for development within the settlement. Any development will need to be considered under the Dwr Cymru Welsh Water AMP.

Y Gymraeg / Welsh Language

C25 A oes gan leoliad a / neu raddfa'r safle'r potensial i gael effaith niweidiol ar yr Iaith Gymraeg? Q25 Does the location and/or scale of the site have the potential to have a detrimental impact on Welsh Language?	x	SA11	+
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Y Gymraeg - Sylwadau Ychwanegol / Welsh Language - Additional Comments

Cam 2b – Asesiad Manwl Pellach o'r Safle – Parhad / Stage 2b - Further Detailed Site Assessment - continued

Ystyriaeth / Consideration	Ie, Na / Yes, No	Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA	AC / SA
Hyfywedd ac Ymarferoldeb / Viability and deliverability			
C26 A yw'r ymgeisydd wedi darparu digon o dystiolaeth i ddangos bod modd cyflawni'r datblygiad a'i fod yn hyfyw yn ariannol? / Q26 Has the applicant provided sufficient evidence to show the development is deliverable and financially viable?	x		
C27 A yw'r ymgeisydd wedi darparu digon o dystiolaeth i nodi pryd y caiff y safle ei gyflwyno i'w ddatblygu? / Q27 Has the applicant provided sufficient evidence to identify when the site will be brought forward for development?	x		

Sylwadau Ychwanegol / Additional Comments

Ystyrir bod y safle yn addas at ddefnydd preswyl. Ystyrir bod y safle yn gyfle datblygu rhesymol yng Nghapel Iwan i adeiladwyr tai ar raddfa fach a chanolig. Cyflwynwyd y safle fel safle ymgeisio ac fel y cyfryw, mae'r asiant wedi darparu tystiolaeth sy'n dangos ei hyfywedd. Gofynnir am wybodaeth ychwanegol yn ôl yr angen wrth i'r CDLI fynd tuag at archwiliad.

It is considered that the site is appropriate for residential use. The site is considered to be a reasonable development opportunity within Capel Iwan for small to medium scale housebuilders. The site was submitted as a candidate site and as such, the agent has provided evidence showing it's viability . Additional information will be sought as necessary as the LDP goes towards examination.

**Cynllun Datblygu Lleol Diwygiedig Sir Gar / Carmarthenshire Revised Local Development Plan
Crynodeb Gwerthuso Cynaliadwyedd / Sustainability Appraisal Summary**

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number:	CA0692 / SR/019/005	Cyfeirnod y Safle / Site Reference:	SuV38/h1
Cyfeiriad y Safle / Site Address:	Maes y Bryn	Arwynebedd y Safle / Site Area:	0.645
Defnydd Presennol / Existing Use:	Tir amaethyddol / agricultural	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential

	AC / SA
AC1 - Datblygu Cynaliadwy / SA1 - Sustainable Development	+
AC2 - Bioamrywiaeth / SA2 - Biodiversity	+
AC3 - Ansawdd Aer / SA3 - Air Quality	+
AC4 - Ffactorau hinsoddol / SA4 - Climatic Factors	+
AC5 - Dŵr / SA5 - Water	+
AC6 - Asedau Materol / SA6 - Material Assets	+
AC - Pridd / SA7 - Soil	+/-
AC8 - Treftadaeth Ddiwyllianol ac Amgylchedd Hanesyddol	+
AC9 - Tirwedd / SA9 - Landscape	+/-
AC10 - Poblogaeth / SA10 - Population	+
AC11 - Y Gymraeg / SA11 - The Welsh Language	+
AC12 - Iechyd a Llesiant / SA12 - Health and Well-being	+
AC13 - Addysg a Sgiliau / SA13 - Education and Skills	+
AC14 - Yr Economi / SA14 - Economy	+
AC15 Gwead Cymdeithas / SA15 Social Fabric	+

Sustainability Criteria

- + Mae'r safle arfaethedig yn cydymffurfio ag amcan yr Arfarniad Cynaliadwyedd / Proposed site complies with SA objective
- +/- Mae'r safle arfaethedig yn cydymffurfio â rhai elfennau o amcan yr Arfarniad Cynaliadwyedd er ei fod yn rhwystro eraill. Ystyried mesurau lliniaru ar gyfer effeithiau negyddol / Proposed site complies with some elements of the SA objective whilst hindering other. Consider mitigation for
- Mae'r safle arfaethedig yn gwrthdaro ag amcan yr Arfarniad Cynaliadwyedd. Mae'n bosibl nad yw'r safle'n addas i'w ddatblygu. Ystyried mesurau lliniaru sylweddol / Proposed site is in conflict with SA objective. Site may be inappropriate for

Sylwebaeth Gwerthuso Cynaliadwyedd / Sustainability Appraisal Commentary

Nid yw'r safle hwn yn defnyddio tir a ddatblygwyd o'r blaen, ond fel arall mae'n perfformio'n dda yn erbyn y fframwaith cynaliadwyedd.

This site does not utilise previously developed land, however it otherwise performs well against the sustainability framework.

Gadewir y dudalen hon yn wag yn fwriadol

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Cynllun Datblygu Lleol Diwygiedig Sir Gar / Carmarthenshire Revised Local Development Plan

Manylion y Safle / Site Details			
Rhif y Safle Ymgeisio / Candidate Site Number:	CA0774 / SR/019/007	Cyfeirnod y Safle / Site Reference	SuV38/h2
Cyfeiriad y Safle / Site Address:	Tir ger Brynglas / Land ad Brynglas	Ardal Safle / Site Area:	0.819
Defnydd Presennol / Existing Use:	Tir amaethyddol / agricultural	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential
Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History			
A yw'r safle yn Ddyraniad CDLI presennol? / Is the site an existing LDP Allocation?			x
Hanes Cynllunio Perthnasol / Relevant Planning History			

Cam 1 - Aseiad Cychwynnol / Stage 1 – Initial Assessment			
Ystyriaeth / Consideration	Ie, Na / Yes, No	Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA Objectives	AC / SA
1. A yw'r safle'n gydnaws â lleoliad twf yn y dyfodol a gyflwynir yn y Strategaeth a Ffefrir? / Is the site compatible against the location of future growth presented in the Preferred Strategy?	✓	SA1	+

Sylwadau ychwanegol / Additional Comments

Os yw'r safle yn cyd-fynd â'r dadansoddiad uchod, yna mae'n symud ymlaen i Gam 2a yr Aseiad Safle / If the site accords with the analysis above, then it moves on to Stage 2a of the Site Assessment

Cam 2a - Aseiad Manwl Cychwynnol o'r Safle / Stage 2a – Initial Detailed Site Assessment			
Ystyriaeth / Consideration	Ie, Na / Yes, No	Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA Objectives	AC / SA
C2. A oes lle ar y safle am 5 neu ragor o anheddau? / Q2. Can the site accommodate 5 or more dwellings?	✓		
C3. A yw'r safle o fewn anheddiad Haen 1-3 neu'n uniongyrchol gysylltiedig ag ef yn y Strategaeth a Ffefrir? / Q3. Is the site within or directly related to a Tier 1 - 3 settlement in the Preferred Strategy?	✓		
C4. A yw'r safle wedi'i leoli mewn parth lle ceir perygl o lifogydd fel y'i nodir ar Fapiau Cyngor Datblygu TAN 15? / Q4. Is the site located within a flood risk zone as identified in the TAN 15 Development Advice Maps?	x	SA4, SA5	+
C5. A yw'r safle wedi'i leoli o fewn neu'n union wrth ymyl unrhyw safleoedd sydd wedi'u dynodi am bwysigrwydd i gadwraeth natur? / Q5. Is the site located within or immediately adjacent to any sites designated for importance to nature conservation?	x	SA2	+
C6. A yw'r safle wedi'i leoli o fewn neu'n union wrth ymyl unrhyw Henebion Cofrestredig? / Q6. Is the site located within or immediately adjacent to any Scheduled Monuments?	x	SA8	+

Sylwadau Ychwanegol / Additional Comments

Os yw'r safle yn cydymffurfio â'r dadansoddiad uchod, wedyn bydd yn symud ymlaen i Gam 2b yr Aseiad Safle / If the site accords with the analysis above, then it moves on to Stage 2b of the Site Assessment

Cam 2b – Aseiad Manwl Pellach o'r Safle / Stage 2b - Further Detailed Site Assessment			
Ystyriaeth / Consideration	Ie, Na / Yes, No	Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA Objectives	AC / SA
Cyffredinol / General			
C7. A fyddai datblygu'r safle'n mynd yn groes i egwyddorion cynllunio cyffredinol? / Q7. Would development of the site be contrary to general planning principles?	x		

C8. A fyddai datblygu'r safle'n cael effaith niweidiol ar gymeriad ac amgylchiadau'r anheddiad neu ei nodweddion? / Q8. Would the development of the site have a detrimental impact on the character and setting of the settlement or its features?	x	SA8 SA9	+
C9. A fydd y cynnig yn cynnwys aildddefnyddio tir a/neu adeiladau addas a ddatblygwyd yn flaenorol? / Q9. Will the proposal involve the re-use of suitable previously developed land and/or buildings?	x	SA9, SA7	-

Cyffredinol - Sylwadau Ychwanegol / General – Additional Comments

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Hygyrchedd / Accessibility

C10. A yw'r safle'n hygyrch o'r briffordd gyhoeddus bresennol? Q10 Is the site accessible from the existing public highway?	✓		
C11 A oes gan y safle bwynt mynediad sydd â gwelededd digonol? / Q11 Does the site have an available access point with adequate visibility?	✓		
C12 A oes unrhyw faterion sylweddol ar y briffordd wedi'u nodi ar sail tystiolaeth mewn perthynas â'r safle? / Q12 Have any significant and evidenced highway issues been identified relating to the site?	x	SA3	+
C13 A oes gan y safle fynediad addas i drafnidiaeth gyhoeddus a/neu lwybr teithio llesol? / Q13 Does the site have suitable access to public transport and/or active travel route?	✓	SA3, SA4, SA6, SA12, SA13, SA15	+
C14 A oes gan y safle fynediad i lecynnau gwyrdd/hamdden/cyfleusterau hamdden sydd o fewn pellter rhesymol? / Q14 Does the site have access to green space/ leisure/ recreational facilities that are within a reasonable distance?	x	SA12, SA15	-
C15 A yw'r safle o fewn pellter rhesymol i'r canlynol: / Q15 Is the site within reasonable distance			
(a) Darpariaeth cyflogaeth / Employment provision	✓	SA6, SA10, SA14, SA15	+
(b) Darpariaeth fanwerthu / Retail provision	✓		+
(c) Gwasanaethau a chyfleusterau eraill / Other services and facilities	✓		+
C16 A yw'r safle o fewn pellter rhesymol i gyfleusterau addysg? / Q16 Is the site within a reasonable distance to education facilities?	✓	SA13	+

Hygyrchedd – Sylwadau Ychwanegol / Accessibility - Additional Comments

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Cam 2b – Asesiad Manwl Pellach o'r Safle – Parhad / Stage 2b – Further Detailed Site Assessment – Continued

Ystyriaethau Amgylcheddol / Environmental Considerations

C17 A yw'r safle wedi'i leoli o fewn neu wrth ymyl parth clustogi mwynau? / Q17 Is the site located within or adjacent to a mineral buffer zone?	x	SA6	+
C18 A yw'r safle o fewn neu'n union wrth ymyl ardal rheoli ansawdd aer? / Q18 Is the site within or immediately adjacent to an AQMA?	x	SA3	+
C19 A yw'r safle yn cynnwys pridd carbon uchel e.e. mawn? / Q19 Does the site contain high carbon soil e.g. peat?	x	SA7	+
C20 A yw'r safle'n cynnwys tir amaethyddol o ansawdd uchel? / Q20 Does the site contain high quality agricultural land?	x	SA7	+

C21 A oes unrhyw bryderon sylweddol wedi'u nodi yn yr Asesiad Strategol o Ganlyniadau Llifogydd - Cam 1 a allai effeithio ar gyflawni'r safle? / Q21 Are there any significant concerns set out in the SFCA - Stage 1 which could impact on the delivery of the site?	x	SA4, SA5	+
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Ystyriaethau Amgylcheddol - Sylwadau Ychwanegol / Environmental Considerations - Additional Comments

Categori Asesiad Strategol o Ganlyniadau Llifogydd - Gwyrdd (risg isel) / SFCA category - Green (low risk)

Seilwaith a Chyfleustodau / Infrastructure and Utilities

C22 A oes cysylltiad dŵr ar gael ar y safle? / Q22 Does the site have an available water connection?	✓	SA5	+
C23 A oes gan y safle gysylltiad carthffosiaeth addas? / Q23 Does the site have a suitable sewerage connection?	✓	SA5	+
C24 A oes gan y safle gysylltiadau â gofynion seilwaith eraill? / Q24 Does the site have connections to other infrastructure requirements?	✓		

Seilwaith a Chyfleustodau - Sylwadau Ychwanegol / Infrastructure and Utilities - Additional Comments

Y Gymraeg / Welsh Language

C25 A oes gan leoliad a / neu raddfa'r safle'r potensial i gael effaith niweidiol ar yr Iaith Gymraeg? Q25 Does the location and/or scale of the site have the potential to have a detrimental impact on Welsh Language?	x	SA11	+
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Y Gymraeg - Sylwadau Ychwanegol / Welsh Language - Additional Comments

Cam 2b – Asesiad Manwl Pellach o'r Safle – Parhad / Stage 2b - Further Detailed Site Assessment - continued

Ystyriaeth / Consideration	Ie, Na / Yes, No	Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA	AC / SA
Hyfywedd ac Ymarferoldeb / Viability and deliverability			
C26 A yw'r ymgeisydd wedi darparu digon o dystiolaeth i ddangos bod modd cyflawni'r datblygiad a'i fod yn hyfyw yn ariannol? / Q26 Has the applicant provided sufficient evidence to show the development is deliverable and financially viable?	x		
C27 A yw'r ymgeisydd wedi darparu digon o dystiolaeth i nodi pryd y caiff y safle ei gyflwyno i'w ddatblygu? / Q27 Has the applicant provided sufficient evidence to identify when the site will be brought forward for development?	x		

Sylwadau Ychwanegol / Additional Comments

Ystyrir bod y safle yn addas at ddefnydd preswyl. Ystyrir bod y safle yn gyfle datblygu rhesymol yng Nghapel Iwan i adeiladwyr tai ar raddfa fach a chanolig. Cyflwynwyd y safle fel safle ymgeisio ac fel y cyfryw, mae'r asiant wedi darparu tystiolaeth sy'n dangos ei hyfywedd. Gofynnir am wybodaeth ychwanegol yn ôl yr angen wrth i'r CDLI fynd tuag at archwiliad.

It is considered that the site is appropriate for residential use. The site is considered to be a reasonable development opportunity within Capel Iwan for small to medium scale housebuilders. The site was submitted as a candidate site and as such, the agent has provided evidence showing it's viability. Additional information will be sought as necessary as the LDP goes towards examination.

**Cynllun Datblygu Lleol Diwygiedig Sir Gar / Carmarthenshire Revised Local Development Plan
Crynodeb Gwerthuso Cynaliadwyedd / Sustainability Appraisal Summary**

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number:	CA0774 / SR/019/007	Cyfeirnod y Safle / Site Reference:	SuV38/h2
Cyfeiriad y Safle / Site Address:	Tir ger Brynglas / Land ad Brynglas	Arwynebedd y Safle / Site Area:	0.819
Defnydd Presennol / Existing Use:	Tir amaethyddol / agricultural	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential

	AC / SA
AC1 - Datblygu Cynaliadwy / SA1 - Sustainable Development	+
AC2 - Bioamrywiaeth / SA2 - Biodiversity	+
AC3 - Ansawdd Aer / SA3 - Air Quality	+
AC4 - Ffactorau hinsoddol / SA4 - Climatic Factors	+
AC5 - Dŵr / SA5 - Water	+
AC6 - Asedau Materol / SA6 - Material Assets	+
AC - Pridd / SA7 - Soil	+/-
AC8 - Treftadaeth Ddiwyllianol ac Amgylchedd Hanesyddol	+
AC9 - Tirwedd / SA9 - Landscape	+/-
AC10 - Poblogaeth / SA10 - Population	+
AC11 - Y Gymraeg / SA11 - The Welsh Language	+
AC12 - Iechyd a Llesiant / SA12 - Health and Well-being	+/-
AC13 - Addysg a Sgiliau / SA13 - Education and Skills	+
AC14 - Yr Economi / SA14 - Economy	+
AC15 Gwead Cymdeithas / SA15 Social Fabric	+/-

Sustainability Criteria

- + Mae'r safle arfaethedig yn cydymffurfio ag amcan yr Arfarniad Cynaliadwyedd / Proposed site complies with SA objective
- +/- Mae'r safle arfaethedig yn cydymffurfio â rhai elfennau o amcan yr Arfarniad Cynaliadwyedd er ei fod yn rhwystro eraill. Ystyried mesurau lliniaru ar gyfer effeithiau negyddol / Proposed site complies with some elements of the SA objective whilst hindering other. Consider mitigation for
- Mae'r safle arfaethedig yn gwrthdaro ag amcan yr Arfarniad Cynaliadwyedd. Mae'n bosibl nad yw'r safle'n addas i'w ddatblygu. Ystyried mesurau lliniaru sylweddol / Proposed site is in conflict with SA objective. Site may be inappropriate for

Sylwebaeth Gwerthuso Cynaliadwyedd / Sustainability Appraisal Commentary

Nid yw'r safle hwn o fewn pellter cerdded rhesymol i ddarpariaeth man agored ac nid yw'n defnyddio tir a ddatblygwyd o'r blaen. Mae fel arall yn perfformio'n gadarnhaol yn erbyn y Fframwaith AC. Fydd rhaid i unrhyw gais cynllunio ar y safle nodi a oes digon o ddarpariaeth man agored yn yr ardal a sicrhau ei bod yn unol â'r polisi Mannau Agored.

This site is not within a reasonable walking distance to an open space provision and does not utilise previously developed land. It otherwise performs positively against the SA Framework. Any proposed application on the site would need to identify if there is sufficient open space provision in the area and ensure accordance with the Open Space policy.

SuV39

Llanfihangel-ar-arth

Cynllun Datblygu Lleol Diwygiedig Sir Gar / Carmarthenshire Revised Local Development Plan

Manylion y Safle / Site Details			
Rhif y Safle Ymgeisio / Candidate Site Number:	CA0382 / SR/088/004	Cyfeirnod y Safle / Site Reference	SuV39/h1
Cyfeiriad y Safle / Site Address:	Ger Yr Hendre/ Adj Yr Hendre	Ardal Safle / Site Area:	0.505
Defnydd Presennol / Existing Use:	Tir amaethyddol / agricultural	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential
Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History			
A yw'r safle yn Ddyraniad CDLI presennol? / Is the site an existing LDP Allocation?	✓		
Hanes Cynllunio Perthnasol / Relevant Planning History	W/39945		

Cam 1 - Aseiad Cychwynnol / Stage 1 – Initial Assessment			
Ystyriaeth / Consideration	Ie, Na / Yes, No	Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA Objectives	AC / SA
1. A yw'r safle'n gydnaws â lleoliad twf yn y dyfodol a gyflwynir yn y Strategaeth a Ffeirir? / Is the site compatible against the location of future growth presented in the Preferred Strategy?	✓	SA1	+

Sylwadau ychwanegol / Additional Comments

Os yw'r safle yn cyd-fynd â'r dadansoddiad uchod, yna mae'n symud ymlaen i Gam 2a yr Aseiad Safle / If the site accords with the analysis above, then it moves on to Stage 2a of the Site Assessment

Cam 2a - Aseiad Manwl Cychwynnol o'r Safle / Stage 2a – Initial Detailed Site Assessment			
Ystyriaeth / Consideration	Ie, Na / Yes, No	Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA Objectives	AC / SA
C2. A oes lle ar y safle am 5 neu ragor o anheddau? / Q2. Can the site accommodate 5 or more dwellings?	✓		
C3. A yw'r safle o fewn anheddiad Haen 1-3 neu'n uniongyrchol gysylltiedig ag ef yn y Strategaeth a Ffeirir? / Q3. Is the site within or directly related to a Tier 1 - 3 settlement in the Preferred Strategy?	✓		
C4. A yw'r safle wedi'i leoli mewn parth lle ceir perygl o lifogydd fel y'i nodir ar Fapiau Cyngor Datblygu TAN 15? / Q4. Is the site located within a flood risk zone as identified in the TAN 15 Development Advice Maps?	x	SA4, SA5	+
C5. A yw'r safle wedi'i leoli o fewn neu'n union wrth ymyl unrhyw safleoedd sydd wedi'u dynodi am bwysigrwydd i gadwraeth natur? / Q5. Is the site located within or immediately adjacent to any sites designated for importance to nature conservation?	x	SA2	+
C6. A yw'r safle wedi'i leoli o fewn neu'n union wrth ymyl unrhyw Henebion Cofrestredig? / Q6. Is the site located within or immediately adjacent to any Scheduled Monuments?	x	SA8	+

Sylwadau Ychwanegol / Additional Comments

Os yw'r safle yn cydymffurfio â'r dadansoddiad uchod, wedyn bydd yn symud ymlaen i Gam 2b yr Aseiad Safle / If the site accords with the analysis above, then it moves on to Stage 2b of the Site Assessment

Cam 2b – Aseiad Manwl Pellach o'r Safle / Stage 2b - Further Detailed Site Assessment			
Ystyriaeth / Consideration	Ie, Na / Yes, No	Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA Objectives	AC / SA
Cyffredinol / General			
C7. A fyddai datblygu'r safle'n mynd yn groes i egwyddorion cynllunio cyffredinol? / Q7. Would development of the site be contrary to general planning principles?	x		

C8. A fyddai datblygu'r safle'n cael effaith niweidiol ar gymeriad ac amgylchiadau'r anheddiad neu ei nodweddion? / Q8. Would the development of the site have a detrimental impact on the character and setting of the settlement or its features?	x	SA8 SA9	+
C9. A fydd y cynnig yn cynnwys aildddefnyddio tir a/neu adeiladau addas a ddatblygwyd yn flaenorol? / Q9. Will the proposal involve the re-use of suitable previously developed land and/or buildings?	x	SA9, SA7	-

Cyffredinol - Sylwadau Ychwanegol / General – Additional Comments

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Hygyrchedd / Accessibility

C10. A yw'r safle'n hygyrch o'r briffordd gyhoeddus bresennol? Q10 Is the site accessible from the existing public highway?	✓		
C11 A oes gan y safle bwynt mynediad sydd â gwelededd digonol? / Q11 Does the site have an available access point with adequate visibility?	✓		
C12 A oes unrhyw faterion sylweddol ar y briffordd wedi'u nodi ar sail tystiolaeth mewn perthynas â'r safle? / Q12 Have any significant and evidenced highway issues been identified relating to the site?	x	SA3	+
C13 A oes gan y safle fynediad addas i drafnidiaeth gyhoeddus a/neu lwybr teithio llesol? / Q13 Does the site have suitable access to public transport and/or active travel route?	✓	SA3, SA4, SA6, SA12, SA13, SA15	+
C14 A oes gan y safle fynediad i lecynnau gwyrdd/hamdden/cyfleusterau hamdden sydd o fewn pellter rhesymol? / Q14 Does the site have access to green space/ leisure/ recreational facilities that are within a reasonable distance?	✓	SA12, SA15	+
C15 A yw'r safle o fewn pellter rhesymol i'r canlynol: / Q15 Is the site within reasonable distance			
(a) Darpariaeth cyflogaeth / Employment provision	✓	SA6, SA10, SA14, SA15	+
(b) Darpariaeth fanwerthu / Retail provision	✓		+
(c) Gwasanaethau a chyfleusterau eraill / Other services and facilities	✓		+
C16 A yw'r safle o fewn pellter rhesymol i gyfleusterau addysg? / Q16 Is the site within a reasonable distance to education facilities?	✓	SA13	+

Hygyrchedd – Sylwadau Ychwanegol / Accessibility - Additional Comments

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Cam 2b – Asesiad Manwl Pellach o'r Safle – Parhad / Stage 2b – Further Detailed Site Assessment – Continued

Ystyriaethau Amgylcheddol / Environmental Considerations

C17 A yw'r safle wedi'i leoli o fewn neu wrth ymyl parth clustogi mwynau? / Q17 Is the site located within or adjacent to a mineral buffer zone?	x	SA6	+
C18 A yw'r safle o fewn neu'n union wrth ymyl ardal rheoli ansawdd aer? / Q18 Is the site within or immediately adjacent to an AQMA?	x	SA3	+
C19 A yw'r safle yn cynnwys pridd carbon uchel e.e. mawn? / Q19 Does the site contain high carbon soil e.g. peat?	x	SA7	+
C20 A yw'r safle'n cynnwys tir amaethyddol o ansawdd uchel? / Q20 Does the site contain high quality agricultural land?	x	SA7	+

C21 A oes unrhyw bryderon sylweddol wedi'u nodi yn yr Asesiad Strategol o Ganlyniadau Llifogydd - Cam 1 a allai effeithio ar gyflawni'r safle? / Q21 Are there any significant concerns set out in the SFCA - Stage 1 which could impact on the delivery of the site?	x	SA4, SA5	+
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Ystyriaethau Amgylcheddol - Sylwadau Ychwanegol / Environmental Considerations - Additional Comments

Categori Asesiad Strategol o Ganlyniadau Llifogydd - Gwyrdd (risg isel) / SFCA category - Green (low risk)

Seilwaith a Chyfleustodau / Infrastructure and Utilities

C22 A oes cysylltiad dŵr ar gael ar y safle? / Q22 Does the site have an available water connection?	✓	SA5	+
C23 A oes gan y safle gysylltiad carthffosiaeth addas? / Q23 Does the site have a suitable sewerage connection?	✓	SA5	+
C24 A oes gan y safle gysylltiadau â gofynion seilwaith eraill? / Q24 Does the site have connections to other infrastructure requirements?	✓		

Seilwaith a Chyfleustodau - Sylwadau Ychwanegol / Infrastructure and Utilities - Additional Comments

Y Gymraeg / Welsh Language

C25 A oes gan leoliad a / neu raddfa'r safle'r potensial i gael effaith niweidiol ar yr Iaith Gymraeg? Q25 Does the location and/or scale of the site have the potential to have a detrimental impact on Welsh Language?	x	SA11	+
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Y Gymraeg - Sylwadau Ychwanegol / Welsh Language - Additional Comments

Cam 2b – Asesiad Manwl Pellach o'r Safle – Parhad / Stage 2b - Further Detailed Site Assessment - continued

Ystyriaeth / Consideration	Ie, Na / Yes, No	Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA	AC / SA
Hyfywedd ac Ymarferoldeb / Viability and deliverability			
C26 A yw'r ymgeisydd wedi darparu digon o dystiolaeth i ddangos bod modd cyflawni'r datblygiad a'i fod yn hyfyw yn ariannol? / Q26 Has the applicant provided sufficient evidence to show the development is deliverable and financially viable?	x		
C27 A yw'r ymgeisydd wedi darparu digon o dystiolaeth i nodi pryd y caiff y safle ei gyflwyno i'w ddatblygu? / Q27 Has the applicant provided sufficient evidence to identify when the site will be brought forward for development?	x		

Sylwadau Ychwanegol / Additional Comments

Ystyrir bod y safle yn addas at ddefnydd preswyl. Ystyrir bod y safle yn gyfle datblygu rhesymol yn Llanfihangel-ar-arth i adeiladwyr tai ar raddfa fach a chanolig. Cyflwynwyd y safle fel safle ymgeisio ac fel y cyfryw, mae'r asiant wedi darparu tystiolaeth sy'n dangos ei hyfywedd. Gofynnir am wybodaeth ychwanegol yn ôl yr angen wrth i'r CDLI fynd tuag at archwiliad.

It is considered that the site is appropriate for residential use. The site is considered to be a reasonable development opportunity within Llanfihangel ar Arth for small to medium scale housebuilders. The site was submitted as a candidate site and as such, the agent has provided evidence showing it's viability . Additional information will be sought as necessary as the LDP goes towards examination.

**Cynllun Datblygu Lleol Diwygiedig Sir Gar / Carmarthenshire Revised Local Development Plan
Crynodeb Gwerthuso Cynaliadwyedd / Sustainability Appraisal Summary**

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number:	CA0382 / SR/088/004	Cyfeirnod y Safle / Site Reference:	SuV39/h1
Cyfeiriad y Safle / Site Address:	Ger Yr Hendre/ Adj Yr Hendre	Arwynebedd y Safle / Site Area:	0.505
Defnydd Presennol / Existing Use:	Tir amaethyddol / agricultural	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential

	AC / SA
AC1 - Datblygu Cynaliadwy / SA1 - Sustainable Development	+
AC2 - Bioamrywiaeth / SA2 - Biodiversity	+
AC3 - Ansawdd Aer / SA3 - Air Quality	+
AC4 - Ffactorau hinsoddol / SA4 - Climatic Factors	+
AC5 - Dŵr / SA5 - Water	+
AC6 - Asedau Materol / SA6 - Material Assets	+
AC - Pridd / SA7 - Soil	+/-
AC8 - Treftadaeth Ddiwyllianol ac Amgylchedd Hanesyddol	+
AC9 - Tirwedd / SA9 - Landscape	+/-
AC10 - Poblogaeth / SA10 - Population	+
AC11 - Y Gymraeg / SA11 - The Welsh Language	+
AC12 - Iechyd a Llesiant / SA12 - Health and Well-being	+
AC13 - Addysg a Sgiliau / SA13 - Education and Skills	+
AC14 - Yr Economi / SA14 - Economy	+
AC15 Gwead Cymdeithas / SA15 Social Fabric	+

Sustainability Criteria

- + Mae'r safle arfaethedig yn cydymffurfio ag amcan yr Arfarniad Cynaliadwyedd / Proposed site complies with SA objective
- +/- Mae'r safle arfaethedig yn cydymffurfio â rhai elfennau o amcan yr Arfarniad Cynaliadwyedd er ei fod yn rhwystro eraill. Ystyried mesurau lliniaru ar gyfer effeithiau negyddol / Proposed site complies with some elements of the SA objective whilst hindering other. Consider mitigation for
- Mae'r safle arfaethedig yn gwrthdaro ag amcan yr Arfarniad Cynaliadwyedd. Mae'n bosibl nad yw'r safle'n addas i'w ddatblygu. Ystyried mesurau lliniaru sylweddol / Proposed site is in conflict with SA objective. Site may be inappropriate for

Sylwebaeth Gwerthuso Cynaliadwyedd / Sustainability Appraisal Commentary

Nid yw'r safle hwn yn defnyddio tir a ddatblygwyd o'r blaen, ond fel arall mae'n perfformio'n dda yn erbyn y fframwaith cynaliadwyedd.

This site does not utilise previously developed land, however it otherwise performs well against the sustainability framework.

SuV40

Tre-lech /

Trelech

Cynllun Datblygu Lleol Diwygiedig Sir Gar / Carmarthenshire Revised Local Development Plan

Manylion y Safle / Site Details			
Rhif y Safle Ymgeisio / Candidate Site Number:		Cyfeirnod y Safle / Site Reference	SuV40/h1
Cyfeiriad y Safle / Site Address:	Clos y Cynin	Ardal Safle / Site Area:	0.412ha
Defnydd Presennol / Existing Use:	Safle Adeiladu / Building Site	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential
Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History			
A yw'r safle yn Ddyraniad CDLI presennol? / Is the site an existing LDP Allocation?			✓
Hanes Cynllunio Perthnasol / Relevant Planning History			W/25947

Cam 1 - Aseiad Cychwynnol / Stage 1 – Initial Assessment			
Ystyriaeth / Consideration	Ie, Na / Yes, No	Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA Objectives	AC / SA
1. A yw'r safle'n gydnaws â lleoliad twf yn y dyfodol a gyflwynir yn y Strategaeth a Ffefrir? / Is the site compatible against the location of future growth presented in the Preferred Strategy?	✓	SA1	+

Sylwadau ychwanegol / Additional Comments

Os yw'r safle yn cyd-fynd â'r dadansoddiad uchod, yna mae'n symud ymlaen i Gam 2a yr Aseiad Safle / If the site accords with the analysis above, then it moves on to Stage 2a of the Site Assessment

Cam 2a - Aseiad Manwl Cychwynnol o'r Safle / Stage 2a – Initial Detailed Site Assessment			
Ystyriaeth / Consideration	Ie, Na / Yes, No	Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA Objectives	AC / SA
C2. A oes lle ar y safle am 5 neu ragor o anheddau? / Q2. Can the site accommodate 5 or more dwellings?	✓		
C3. A yw'r safle o fewn anheddiad Haen 1-3 neu'n uniongyrchol gysylltiedig ag ef yn y Strategaeth a Ffefrir? / Q3. Is the site within or directly related to a Tier 1 - 3 settlement in the Preferred Strategy?	✓		
C4. A yw'r safle wedi'i leoli mewn parth lle ceir perygl o lifogydd fel y'i nodir ar Fapiau Cyngor Datblygu TAN 15? / Q4. Is the site located within a flood risk zone as identified in the TAN 15 Development Advice Maps?	x	SA4, SA5	+
C5. A yw'r safle wedi'i leoli o fewn neu'n union wrth ymyl unrhyw safleoedd sydd wedi'u dynodi am bwysigrwydd i gadwraeth natur? / Q5. Is the site located within or immediately adjacent to any sites designated for importance to nature conservation?	x	SA2	+
C6. A yw'r safle wedi'i leoli o fewn neu'n union wrth ymyl unrhyw Henebion Cofrestredig? / Q6. Is the site located within or immediately adjacent to any Scheduled Monuments?	x	SA8	+

Sylwadau Ychwanegol / Additional Comments

Os yw'r safle yn cydymffurfio â'r dadansoddiad uchod, wedyn bydd yn symud ymlaen i Gam 2b yr Aseiad Safle / If the site accords with the analysis above, then it moves on to Stage 2b of the Site Assessment

Cam 2b – Aseiad Manwl Pellach o'r Safle / Stage 2b - Further Detailed Site Assessment			
Ystyriaeth / Consideration	Ie, Na / Yes, No	Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA Objectives	AC / SA
Cyffredinol / General			
C7. A fyddai datblygu'r safle'n mynd yn groes i egwyddorion cynllunio cyffredinol? / Q7. Would development of the site be contrary to general planning principles?	x		

C8. A fyddai datblygu'r safle'n cael effaith niweidiol ar gymeriad ac amgylchiadau'r anheddiad neu ei nodweddion? / Q8. Would the development of the site have a detrimental impact on the character and setting of the settlement or its features?	x	SA8 SA9	+
C9. A fydd y cynnig yn cynnwys aildddefnyddio tir a/neu adeiladau addas a ddatblygwyd yn flaenorol? / Q9. Will the proposal involve the re-use of suitable previously developed land and/or buildings?	x	SA9, SA7	-

Cyffredinol - Sylwadau Ychwanegol / General – Additional Comments

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Hygyrchedd / Accessibility

C10. A yw'r safle'n hygyrch o'r briffordd gyhoeddus bresennol? Q10 Is the site accessible from the existing public highway?	✓		
C11 A oes gan y safle bwynt mynediad sydd â gwelededd digonol? / Q11 Does the site have an available access point with adequate visibility?	✓		
C12 A oes unrhyw faterion sylweddol ar y briffordd wedi'u nodi ar sail tystiolaeth mewn perthynas â'r safle? / Q12 Have any significant and evidenced highway issues been identified relating to the site?	x	SA3	+
C13 A oes gan y safle fynediad addas i drafnidiaeth gyhoeddus a/neu lwybr teithio llesol? / Q13 Does the site have suitable access to public transport and/or active travel route?	✓	SA3, SA4, SA6, SA12, SA13, SA15	+
C14 A oes gan y safle fynediad i lecynnau gwyrdd/hamdden/cyfleusterau hamdden sydd o fewn pellter rhesymol? / Q14 Does the site have access to green space/ leisure/ recreational facilities that are within a reasonable distance?	✓	SA12, SA15	+
C15 A yw'r safle o fewn pellter rhesymol i'r canlynol: / Q15 Is the site within reasonable distance			
(a) Darpariaeth cyflogaeth / Employment provision	✓	SA6, SA10, SA14, SA15	+
(b) Darpariaeth fanwerthu / Retail provision	✓		+
(c) Gwasanaethau a chyfleusterau eraill / Other services and facilities	✓		+
C16 A yw'r safle o fewn pellter rhesymol i gyfleusterau addysg? / Q16 Is the site within a reasonable distance to education facilities?	✓	SA13	+

Hygyrchedd – Sylwadau Ychwanegol / Accessibility - Additional Comments

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Cam 2b – Asesiad Manwl Pellach o'r Safle – Parhad / Stage 2b – Further Detailed Site Assessment – Continued

Ystyriaethau Amgylcheddol / Environmental Considerations

C17 A yw'r safle wedi'i leoli o fewn neu wrth ymyl parth clustogi mwynau? / Q17 Is the site located within or adjacent to a mineral buffer zone?	x	SA6	+
C18 A yw'r safle o fewn neu'n union wrth ymyl ardal rheoli ansawdd aer? / Q18 Is the site within or immediately adjacent to an AQMA?	x	SA3	+
C19 A yw'r safle yn cynnwys pridd carbon uchel e.e. mawn? / Q19 Does the site contain high carbon soil e.g. peat?	x	SA7	+
C20 A yw'r safle'n cynnwys tir amaethyddol o ansawdd uchel? / Q20 Does the site contain high quality agricultural land?	x	SA7	+

C21 A oes unrhyw bryderon sylweddol wedi'u nodi yn yr Asesiad Strategol o Ganlyniadau Llifogydd - Cam 1 a allai effeithio ar gyflawni'r safle? / Q21 Are there any significant concerns set out in the SFCA - Stage 1 which could impact on the delivery of the site?	x	SA4, SA5	+
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Ystyriaethau Amgylcheddol - Sylwadau Ychwanegol / Environmental Considerations - Additional Comments

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Seilwaith a Chyfleustodau / Infrastructure and Utilities

C22 A oes cysylltiad dŵr ar gael ar y safle? / Q22 Does the site have an available water connection?	✓	SA5	+
C23 A oes gan y safle gysylltiad carthffosiaeth addas? / Q23 Does the site have a suitable sewerage connection?	✓	SA5	+
C24 A oes gan y safle gysylltiadau â gofynion seilwaith eraill? / Q24 Does the site have connections to other infrastructure requirements?	✓		

Seilwaith a Chyfleustodau - Sylwadau Ychwanegol / Infrastructure and Utilities - Additional Comments

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Y Gymraeg / Welsh Language

C25 A oes gan leoliad a / neu raddfa'r safle'r potensial i gael effaith niweidiol ar yr Iaith Gymraeg? / Q25 Does the location and/or scale of the site have the potential to have a detrimental impact on Welsh Language?	x	SA11	+
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Y Gymraeg - Sylwadau Ychwanegol / Welsh Language - Additional Comments

Cam 2b – Asesiad Manwl Pellach o'r Safle – Parhad / Stage 2b – Further Detailed Site Assessment – Continued

Ystyriaeth / Consideration	Ie, Na / Yes, No	Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA	AC / SA
Hyfywedd ac Ymarferoldeb / Viability and Deliverability			
C26 A yw'r ymgeisydd wedi darparu digon o dystiolaeth i ddangos bod modd cyflawni'r datblygiad a'i fod yn hyfw yn ariannol? / Q26 Has the applicant provided sufficient evidence to show the development is deliverable and financially viable?	✓		
C27 A yw'r ymgeisydd wedi darparu digon o dystiolaeth i nodi pryd y caiff y safle ei gyflwyno i'w ddatblygu? / Q27 Has the applicant provided sufficient evidence to identify when the site will be brought forward for development?	✓		

Sylwadau Ychwanegol / Additional Comments

Mae cynllun ffordd a lleiniau ar waith ar y safle. Nid ystyrir y byddai'r dyraniad presennol cyfan yn y CDLI yn cael ei ddatblygu, ond byddai'r rhan lai hon yn gyfle datblygu rhesymol yn Nhre-lech i adeiladwyr tai ar raddfa fach. Gofynnir am wybodaeth ychwanegol yn ôl yr angen wrth i'r CDLI fynd tuag at archwiliad.

The site has a road and plot layout in place. It is not considered that the whole of the existing LDP allocation would be developed, however this smaller part would be a reasonable development opportunity within Trelech for small housebuilders. Additional information will be sought as necessary as the LDP goes towards examination.

**Cynllun Datblygu Lleol Diwygiedig Sir Gar / Carmarthenshire Revised Local Development Plan
Crynodeb Gwerthuso Cynaliadwyedd / Sustainability Appraisal Summary**

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number:		Cyfeirnod y Safle / Site Reference:	SuV40/h1
Cyfeiriad y Safle / Site Address:	Clos y Cynin	Arwynebedd y Safle / Site Area:	0.412ha
Defnydd Presennol / Existing Use:	Safle Adeiladu / Building Site	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential

	AC / SA
AC1 - Datblygu Cynaliadwy / SA1 - Sustainable Development	+
AC2 - Bioamrywiaeth / SA2 - Biodiversity	+
AC3 - Ansawdd Aer / SA3 - Air Quality	+
AC4 - Ffactorau hinsoddol / SA4 - Climatic Factors	+
AC5 - Dŵr / SA5 - Water	+
AC6 - Asedau Materol / SA6 - Material Assets	+
AC - Pridd / SA7 - Soil	+/-
AC8 - Treftadaeth Ddiwyllianol ac Amgylchedd Hanesyddol / SA8 - Cultural Heritage and Historic Environment	+
AC9 - Tirwedd / SA9 - Landscape	+/-
AC10 - Poblogaeth / SA10 - Population	+
AC11 - Y Gymraeg / SA11 - The Welsh Language	+
AC12 - Iechyd a Llesiant / SA12 - Health and Well-being	+
AC13 - Addysg a Sgiliau / SA13 - Education and Skills	+
AC14 - Yr Economi / SA14 - Economy	+
AC15 Gwead Cymdeithas / SA15 Social Fabric	+

Sustainability Criteria

+ Mae'r safle arfaethedig yn cydymffurfio ag amcan yr Arfarniad Cynaliadwyedd / Proposed site complies with SA objective

+/- Mae'r safle arfaethedig yn cydymffurfio â rhai elfennau o amcan yr Arfarniad Cynaliadwyedd er ei fod yn rhwystro eraill. Ystyried mesurau lliniaru ar gyfer effeithiau negyddol / Proposed site complies with some elements of the SA objective whilst hindering other. Consider mitigation for negative effects.

- Mae'r safle arfaethedig yn gwrthdaro ag amcan yr Arfarniad Cynaliadwyedd. Mae'n bosibl nad yw'r safle'n addas i'w ddatblygu. Ystyried mesurau lliniaru sylweddol / Proposed site is in conflict with SA objective. Site may be inappropriate for development. Consider significant mitigation.

Sylwebaeth Gwerthuso Cynaliadwyedd / Sustainability Appraisal Commentary

Nid yw'r safle hwn yn defnyddio tir a ddatblygwyd o'r blaen, ond fel arall mae'n perfformio'n dda yn erbyn y fframwaith cynaliadwyedd.

This site does not utilise previously developed land, however it otherwise performs well against the sustainability framework.

SuV41

Pontywelli

Cynllun Datblygu Lleol Diwygiedig Sir Gar / Carmarthenshire Revised Local Development Plan

Manylion y Safle / Site Details			
Rhif y Safle Ymgeisio / Candidate Site Number:	N/A	Cyfeirnod y Safle / Site Reference	SuV41/h1
Cyfeiriad y Safle / Site Address:	Adj Crug yr Wyn/ Ger Crug yr Wyn	Ardal Safle / Site Area:	2.118
Defnydd Presennol / Existing Use:	Tir amaethyddol / agricultural	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential
Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History			
A yw'r safle yn Ddyraniad CDLI presennol? / Is the site an existing LDP Allocation?	✓		
Hanes Cynllunio Perthnasol / Relevant Planning History	W/22053		

Cam 1 - Aseiad Cychwynnol / Stage 1 – Initial Assessment			
Ystyriaeth / Consideration	Ie, Na / Yes, No	Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA Objectives	AC / SA
1. A yw'r safle'n gydnaws â lleoliad twf yn y dyfodol a gyflwynir yn y Strategaeth a Ffeifrir? / Is the site compatible against the location of future growth presented in the Preferred Strategy?	✓	SA1	+

Sylwadau ychwanegol / Additional Comments

Os yw'r safle yn cyd-fynd â'r dadansoddiad uchod, yna mae'n symud ymlaen i Gam 2a yr Aseiad Safle / If the site accords with the analysis above, then it moves on to Stage 2a of the Site Assessment

Cam 2a - Aseiad Manwl Cychwynnol o'r Safle / Stage 2a – Initial Detailed Site Assessment			
Ystyriaeth / Consideration	Ie, Na / Yes, No	Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA Objectives	AC / SA
C2. A oes lle ar y safle am 5 neu ragor o anheddau? / Q2. Can the site accommodate 5 or more dwellings?	✓		
C3. A yw'r safle o fewn anheddiad Haen 1-3 neu'n uniongyrchol gysylltiedig ag ef yn y Strategaeth a Ffeifrir? / Q3. Is the site within or directly related to a Tier 1 - 3 settlement in the Preferred Strategy?	✓		
C4. A yw'r safle wedi'i leoli mewn parth lle ceir perygl o lifogydd fel y'i nodir ar Fapiau Cyngor Datblygu TAN 15? / Q4. Is the site located within a flood risk zone as identified in the TAN 15 Development Advice Maps?	x	SA4, SA5	+
C5. A yw'r safle wedi'i leoli o fewn neu'n union wrth ymyl unrhyw safleoedd sydd wedi'u dynodi am bwysigrwydd i gadwraeth natur? / Q5. Is the site located within or immediately adjacent to any sites designated for importance to nature conservation?	x	SA2	+
C6. A yw'r safle wedi'i leoli o fewn neu'n union wrth ymyl unrhyw Henebion Cofrestredig? / Q6. Is the site located within or immediately adjacent to any Scheduled Monuments?	x	SA8	+

Sylwadau Ychwanegol / Additional Comments

Os yw'r safle yn cydymffurfio â'r dadansoddiad uchod, wedyn bydd yn symud ymlaen i Gam 2b yr Aseiad Safle / If the site accords with the analysis above, then it moves on to Stage 2b of the Site Assessment

Cam 2b – Aseiad Manwl Pellach o'r Safle / Stage 2b - Further Detailed Site Assessment			
Ystyriaeth / Consideration	Ie, Na / Yes, No	Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA Objectives	AC / SA
Cyffredinol / General			
C7. A fyddai datblygu'r safle'n mynd yn groes i egwyddorion cynllunio cyffredinol? / Q7. Would development of the site be contrary to general planning principles?	x		

C8. A fyddai datblygu'r safle'n cael effaith niweidiol ar gymeriad ac amgylchiadau'r anheddiad neu ei nodweddion? / Q8. Would the development of the site have a detrimental impact on the character and setting of the settlement or its features?	x	SA8 SA9	+
C9. A fydd y cynnig yn cynnwys aildddefnyddio tir a/neu adeiladau addas a ddatblygwyd yn flaenorol? / Q9. Will the proposal involve the re-use of suitable previously developed land and/or buildings?	x	SA9, SA7	-

Cyffredinol - Sylwadau Ychwanegol / General – Additional Comments

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Hygyrchedd / Accessibility

C10. A yw'r safle'n hygyrch o'r briffordd gyhoeddus bresennol? Q10 Is the site accessible from the existing public highway?	✓		
C11 A oes gan y safle bwynt mynediad sydd â gwelededd digonol? / Q11 Does the site have an available access point with adequate visibility?	✓		
C12 A oes unrhyw faterion sylweddol ar y briffordd wedi'u nodi ar sail tystiolaeth mewn perthynas â'r safle? / Q12 Have any significant and evidenced highway issues been identified relating to the site?	x	SA3	+
C13 A oes gan y safle fynediad addas i drafnidiaeth gyhoeddus a/neu lwybr teithio llesol? / Q13 Does the site have suitable access to public transport and/or active travel route?	✓	SA3, SA4, SA6, SA12, SA13, SA15	+
C14 A oes gan y safle fynediad i lecynnau gwyrdd/hamdden/cyfleusterau hamdden sydd o fewn pellter rhesymol? / Q14 Does the site have access to green space/ leisure/ recreational facilities that are within a reasonable distance?	✓	SA12, SA15	+
C15 A yw'r safle o fewn pellter rhesymol i'r canlynol: / Q15 Is the site within reasonable distance			
(a) Darpariaeth cyflogaeth / Employment provision	✓	SA6, SA10, SA14, SA15	+
(b) Darpariaeth fanwerthu / Retail provision	✓		+
(c) Gwasanaethau a chyfleusterau eraill / Other services and facilities	✓		+
C16 A yw'r safle o fewn pellter rhesymol i gyfleusterau addysg? / Q16 Is the site within a reasonable distance to education facilities?	✓	SA13	+

Hygyrchedd – Sylwadau Ychwanegol / Accessibility - Additional Comments

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Cam 2b – Asesiad Manwl Pellach o'r Safle – Parhad / Stage 2b – Further Detailed Site Assessment – Continued

Ystyriaethau Amgylcheddol / Environmental Considerations

C17 A yw'r safle wedi'i leoli o fewn neu wrth ymyl parth clustogi mwynau? / Q17 Is the site located within or adjacent to a mineral buffer zone?	x	SA6	+
C18 A yw'r safle o fewn neu'n union wrth ymyl ardal rheoli ansawdd aer? / Q18 Is the site within or immediately adjacent to an AQMA?	x	SA3	+
C19 A yw'r safle yn cynnwys pridd carbon uchel e.e. mawn? / Q19 Does the site contain high carbon soil e.g. peat?	x	SA7	+
C20 A yw'r safle'n cynnwys tir amaethyddol o ansawdd uchel? / Q20 Does the site contain high quality agricultural land?	x	SA7	+

C21 A oes unrhyw bryderon sylweddol wedi'u nodi yn yr Asesiad Strategol o Ganlyniadau Llifogydd - Cam 1 a allai effeithio ar gyflawni'r safle? / Q21 Are there any significant concerns set out in the SFCA - Stage 1 which could impact on the delivery of the site?	x	SA4, SA5	+
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Ystyriaethau Amgylcheddol - Sylwadau Ychwanegol / Environmental Considerations - Additional Comments

Categori Asesiad Strategol o Ganlyniadau Llifogydd - Gwyrdd (risg isel) / SFCA category - Green (low risk)

Seilwaith a Chyfleustodau / Infrastructure and Utilities

C22 A oes cysylltiad dŵr ar gael ar y safle? / Q22 Does the site have an available water connection?	✓	SA5	+
C23 A oes gan y safle gysylltiad carthffosiaeth addas? / Q23 Does the site have a suitable sewerage connection?	✓	SA5	+
C24 A oes gan y safle gysylltiadau â gofynion seilwaith eraill? / Q24 Does the site have connections to other infrastructure requirements?	✓		

Seilwaith a Chyfleustodau - Sylwadau Ychwanegol / Infrastructure and Utilities - Additional Comments

Y Gymraeg / Welsh Language

C25 A oes gan leoliad a / neu raddfa'r safle'r potensial i gael effaith niweidiol ar yr Iaith Gymraeg? Q25 Does the location and/or scale of the site have the potential to have a detrimental impact on Welsh Language?	x	SA11	+
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Y Gymraeg - Sylwadau Ychwanegol / Welsh Language - Additional Comments

Cam 2b – Asesiad Manwl Pellach o'r Safle – Parhad / Stage 2b - Further Detailed Site Assessment - continued

Ystyriaeth /Consideration	Ie, Na / Yes, No	Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA	AC / SA
Hyfywedd ac Ymarferoldeb / Viability and deliverability			
C26 A yw'r ymgeisydd wedi darparu digon o dystiolaeth i ddangos bod modd cyflawni'r datblygiad a'i fod yn hyfyw yn ariannol? / Q26 Has the applicant provided sufficient evidence to show the development is deliverable and financially viable?	x		
C27 A yw'r ymgeisydd wedi darparu digon o dystiolaeth i nodi pryd y caiff y safle ei gyflwyno i'w ddatblygu? / Q27 Has the applicant provided sufficient evidence to identify when the site will be brought forward for development?	x		

Sylwadau Ychwanegol / Additional Comments

Ystyrir bod y safle yn addas at ddefnydd preswyl. Ystyrir bod y safle yn gyfle datblygu rhesymol ym Mhont-tyweli i adeiladwyr tai ar raddfa fach a chanolig. Gofynnir am wybodaeth ychwanegol yn ôl yr angen wrth i'r CDLI fynd tuag at archwiliad./

It is considered that the site is appropriate for residential use. The site is considered to be a reasonable development opportunity within Pontweli for small to medium scale housebuilders. Additional information will be sought as necessary as the LDP goes towards examination.

**Cynllun Datblygu Lleol Diwygiedig Sir Gar / Carmarthenshire Revised Local Development Plan
Crynodeb Gwerthuso Cynaliadwyedd / Sustainability Appraisal Summary**

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number:	N/A	Cyfeirnod y Safle / Site Reference:	SuV41/h1
Cyfeiriad y Safle / Site Address:	Adj Crug yr Wyn/ Ger Crug yr Wyn	Arwynebedd y Safle / Site Area:	2.118
Defnydd Presennol / Existing Use:	Tir amaethyddol / agricultural	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential

	AC / SA
AC1 - Datblygu Cynaliadwy / SA1 - Sustainable Development	+
AC2 - Bioamrywiaeth / SA2 - Biodiversity	+
AC3 - Ansawdd Aer / SA3 - Air Quality	+
AC4 - Ffactorau hinsoddol / SA4 - Climatic Factors	+
AC5 - Dŵr / SA5 - Water	+
AC6 - Asedau Materol / SA6 - Material Assets	+
AC - Pridd / SA7 - Soil	+/-
AC8 - Treftadaeth Ddiwyllianol ac Amgylchedd Hanesyddol	+
AC9 - Tirwedd / SA9 - Landscape	+/-
AC10 - Poblogaeth / SA10 - Population	+
AC11 - Y Gymraeg / SA11 - The Welsh Language	+
AC12 - Iechyd a Llesiant / SA12 - Health and Well-being	+
AC13 - Addysg a Sgiliau / SA13 - Education and Skills	+
AC14 - Yr Economi / SA14 - Economy	+
AC15 Gwead Cymdeithas / SA15 Social Fabric	+

Sustainability Criteria

- + Mae'r safle arfaethedig yn cydymffurfio ag amcan yr Arfarniad Cynaliadwyedd / Proposed site complies with SA objective
- +/- Mae'r safle arfaethedig yn cydymffurfio â rhai elfennau o amcan yr Arfarniad Cynaliadwyedd er ei fod yn rhwystro eraill. Ystyried mesurau lliniaru ar gyfer effeithiau negyddol / Proposed site complies with some elements of the SA objective whilst hindering other. Consider mitigation for
- Mae'r safle arfaethedig yn gwrthdaro ag amcan yr Arfarniad Cynaliadwyedd. Mae'n bosibl nad yw'r safle'n addas i'w ddatblygu. Ystyried mesurau lliniaru sylweddol / Proposed site is in conflict with SA objective. Site may be inappropriate for

Sylwebaeth Gwerthuso Cynaliadwyedd / Sustainability Appraisal Commentary

Nid yw'r safle hwn yn defnyddio tir a ddatblygwyd o'r blaen, ond fel arall mae'n perfformio'n dda yn erbyn y fframwaith cynaliadwyedd.

This site does not utilise previously developed land, however it otherwise performs well against the sustainability framework.

SuV43

New Inn

Cynllun Datblygu Lleol Diwygiedig Sir Gar / Carmarthenshire Revised Local Development Plan

Manylion y Safle / Site Details			
Rhif y Safle Ymgeisio / Candidate Site Number:	CA0643 / SR/120/001	Cyfeirnod y Safle / Site Reference	SuV43/h1
Cyfeiriad y Safle / Site Address:	Blossom Inn	Ardal Safle / Site Area:	0.722
Defnydd Presennol / Existing Use:	Tir amaethyddol / agricultural	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential
Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History			
A yw'r safle yn Ddyraniad CDLI presennol? / Is the site an existing LDP Allocation?	✓		
Hanes Cynllunio Perthnasol / Relevant Planning History	W/22520		

Cam 1 - Aseiad Cychwynnol / Stage 1 – Initial Assessment			
Ystyriaeth / Consideration	Ie, Na / Yes, No	Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA Objectives	AC / SA
1. A yw'r safle'n gydnaws â lleoliad twf yn y dyfodol a gyflwynir yn y Strategaeth a Ffeifir? / Is the site compatible against the location of future growth presented in the Preferred Strategy?	✓	SA1	+

Sylwadau ychwanegol / Additional Comments

Os yw'r safle yn cyd-fynd â'r dadansoddiad uchod, yna mae'n symud ymlaen i Gam 2a yr Aseiad Safle / If the site accords with the analysis above, then it moves on to Stage 2a of the Site Assessment

Cam 2a - Aseiad Manwl Cychwynnol o'r Safle / Stage 2a – Initial Detailed Site Assessment			
Ystyriaeth / Consideration	Ie, Na / Yes, No	Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA Objectives	AC / SA
C2. A oes lle ar y safle am 5 neu ragor o anheddau? / Q2. Can the site accommodate 5 or more dwellings?	✓		
C3. A yw'r safle o fewn anheddiad Haen 1-3 neu'n uniongyrchol gysylltiedig ag ef yn y Strategaeth a Ffeifir? / Q3. Is the site within or directly related to a Tier 1 - 3 settlement in the Preferred Strategy?	✓		
C4. A yw'r safle wedi'i leoli mewn parth lle ceir perygl o lifogydd fel y'i nodir ar Fapiau Cyngor Datblygu TAN 15? / Q4. Is the site located within a flood risk zone as identified in the TAN 15 Development Advice Maps?	x	SA4, SA5	+
C5. A yw'r safle wedi'i leoli o fewn neu'n union wrth ymyl unrhyw safleoedd sydd wedi'u dynodi am bwysigrwydd i gadwraeth natur? / Q5. Is the site located within or immediately adjacent to any sites designated for importance to nature conservation?	x	SA2	+
C6. A yw'r safle wedi'i leoli o fewn neu'n union wrth ymyl unrhyw Henebion Cofrestredig? / Q6. Is the site located within or immediately adjacent to any Scheduled Monuments?	x	SA8	+

Sylwadau Ychwanegol / Additional Comments

Os yw'r safle yn cydymffurfio â'r dadansoddiad uchod, wedyn bydd yn symud ymlaen i Gam 2b yr Aseiad Safle / If the site accords with the analysis above, then it moves on to Stage 2b of the Site Assessment

Cam 2b – Aseiad Manwl Pellach o'r Safle / Stage 2b - Further Detailed Site Assessment			
Ystyriaeth / Consideration	Ie, Na / Yes, No	Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA Objectives	AC / SA
Cyffredinol / General			
C7. A fyddai datblygu'r safle'n mynd yn groes i egwyddorion cynllunio cyffredinol? / Q7. Would development of the site be contrary to general planning principles?	x		

C8. A fyddai datblygu'r safle'n cael effaith niweidiol ar gymeriad ac amgylchiadau'r anheddiad neu ei nodweddion? / Q8. Would the development of the site have a detrimental impact on the character and setting of the settlement or its features?	x	SA8 SA9	+
C9. A fydd y cynnig yn cynnwys aildddefnyddio tir a/neu adeiladau addas a ddatblygwyd yn flaenorol? / Q9. Will the proposal involve the re-use of suitable previously developed land and/or buildings?	x	SA9, SA7	-

Cyffredinol - Sylwadau Ychwanegol / General – Additional Comments

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Hygyrchedd / Accessibility

C10. A yw'r safle'n hygyrch o'r briffordd gyhoeddus bresennol? Q10 Is the site accessible from the existing public highway?	✓		
C11 A oes gan y safle bwynt mynediad sydd â gwelededd digonol? / Q11 Does the site have an available access point with adequate visibility?	✓		
C12 A oes unrhyw faterion sylweddol ar y briffordd wedi'u nodi ar sail tystiolaeth mewn perthynas â'r safle? / Q12 Have any significant and evidenced highway issues been identified relating to the site?	x	SA3	+
C13 A oes gan y safle fynediad addas i drafnidiaeth gyhoeddus a/neu lwybr teithio llesol? / Q13 Does the site have suitable access to public transport and/or active travel route?	✓	SA3, SA4, SA6, SA12, SA13, SA15	+
C14 A oes gan y safle fynediad i lecynnau gwyrdd/hamdden/cyfleusterau hamdden sydd o fewn pellter rhesymol? / Q14 Does the site have access to green space/ leisure/ recreational facilities that are within a reasonable distance?	x	SA12, SA15	-
C15 A yw'r safle o fewn pellter rhesymol i'r canlynol: / Q15 Is the site within reasonable distance			
(a) Darpariaeth cyflogaeth / Employment provision	✓	SA6, SA10, SA14, SA15	+
(b) Darpariaeth fanwerthu / Retail provision	✓		+
(c) Gwasanaethau a chyfleusterau eraill / Other services and facilities	✓		+
C16 A yw'r safle o fewn pellter rhesymol i gyfleusterau addysg? / Q16 Is the site within a reasonable distance to education facilities?	✓	SA13	+

Hygyrchedd – Sylwadau Ychwanegol /Accessibility - Additional Comments

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Cam 2b – Asesiad Manwl Pellach o'r Safle – Parhad / Stage 2b – Further Detailed Site Assessment – Continued

Ystyriaethau Amgylcheddol / Environmental Considerations

C17 A yw'r safle wedi'i leoli o fewn neu wrth ymyl parth clustogi mwynau? / Q17 Is the site located within or adjacent to a mineral buffer zone?	x	SA6	+
C18 A yw'r safle o fewn neu'n union wrth ymyl ardal rheoli ansawdd aer? / Q18 Is the site within or immediately adjacent to an AQMA?	x	SA3	+
C19 A yw'r safle yn cynnwys pridd carbon uchel e.e. mawn? / Q19 Does the site contain high carbon soil e.g. peat?	x	SA7	+
C20 A yw'r safle'n cynnwys tir amaethyddol o ansawdd uchel? / Q20 Does the site contain high quality agricultural land?	x	SA7	+

C21 A oes unrhyw bryderon sylweddol wedi'u nodi yn yr Asesiad Strategol o Ganlyniadau Llifogydd - Cam 1 a allai effeithio ar gyflawni'r safle? / Q21 Are there any significant concerns set out in the SFCA - Stage 1 which could impact on the delivery of the site?	x	SA4, SA5	+
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Ystyriaethau Amgylcheddol - Sylwadau Ychwanegol / Environmental Considerations - Additional Comments

Categori Asesiad Strategol o Ganlyniadau Llifogydd - Gwyrdd (risg isel) /
SFCA category - Green (low risk)

Seilwaith a Chyfleustodau / Infrastructure and Utilities

C22 A oes cysylltiad dŵr ar gael ar y safle? / Q22 Does the site have an available water connection?	✓	SA5	+
C23 A oes gan y safle gysylltiad carthffosiaeth addas? / Q23 Does the site have a suitable sewerage connection?	✓	SA5	+
C24 A oes gan y safle gysylltiadau â gofynion seilwaith eraill? / Q24 Does the site have connections to other infrastructure requirements?	✓		

Seilwaith a Chyfleustodau - Sylwadau Ychwanegol / Infrastructure and Utilities - Additional Comments

Y Gymraeg / Welsh Language

C25 A oes gan leoliad a / neu raddfa'r safle'r potensial i gael effaith niweidiol ar yr Iaith Gymraeg? Q25 Does the location and/or scale of the site have the potential to have a detrimental impact on Welsh Language?	x	SA11	+
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Y Gymraeg - Sylwadau Ychwanegol / Welsh Language - Additional Comments

Cam 2b – Asesiad Manwl Pellach o'r Safle – Parhad / Stage 2b - Further Detailed Site Assessment - continued

Ystyriaeth / Consideration	Ie, Na / Yes, No	Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA	AC / SA
Hyfywedd ac Ymarferoldeb / Viability and deliverability			
C26 A yw'r ymgeisydd wedi darparu digon o dystiolaeth i ddangos bod modd cyflawni'r datblygiad a'i fod yn hyfyw yn ariannol? / Q26 Has the applicant provided sufficient evidence to show the development is deliverable and financially viable?	x		
C27 A yw'r ymgeisydd wedi darparu digon o dystiolaeth i nodi pryd y caiff y safle ei gyflwyno i'w ddatblygu? / Q27 Has the applicant provided sufficient evidence to identify when the site will be brought forward for development?	x		

Sylwadau Ychwanegol / Additional Comments

Ystyrir bod y safle yn addas at ddefnydd preswyl. Ystyrir bod y safle yn gyfle datblygu rhesymol yn New Inn i adeiladwyr tai ar raddfa fach a chanolig. Cyflwynwyd y safle fel safle ymgeisio ac fel y cyfryw, mae'r asiant wedi darparu tystiolaeth sy'n dangos ei hyfywedd. Gofynnir am wybodaeth ychwanegol yn ôl yr angen wrth i'r CDLI fynd tuag at archwiliad.

It is considered that the site is appropriate for residential use. The site is considered to be a reasonable development opportunity within New Inn for small to medium scale housebuilders. The site was submitted as a candidate site and as such, the agent has provided evidence showing its viability. Additional information will be sought as necessary as the LDP goes towards examination.

**Cynllun Datblygu Lleol Diwygiedig Sir Gar / Carmarthenshire Revised Local Development Plan
Crynodeb Gwerthuso Cynaliadwyedd / Sustainability Appraisal Summary**

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number:	CA0643 / SR/120/001	Cyfeirnod y Safle / Site Reference:	SuV43/h1
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Defnydd Presennol / Existing Use:	Tir amaethyddol / agricultural	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential

	AC / SA
AC1 - Datblygu Cynaliadwy / SA1 - Sustainable Development	+
AC2 - Bioamrywiaeth / SA2 - Biodiversity	+
AC3 - Ansawdd Aer / SA3 - Air Quality	+
AC4 - Ffactorau hinsoddol / SA4 - Climatic Factors	+
AC5 - Dŵr / SA5 - Water	+
AC6 - Asedau Materol / SA6 - Material Assets	+
AC - Pridd / SA7 - Soil	+/-
AC8 - Treftadaeth Ddiwyllianol ac Amgylchedd Hanesyddol	+
AC9 - Tirwedd / SA9 - Landscape	+/-
AC10 - Poblogaeth / SA10 - Population	+
AC11 - Y Gymraeg / SA11 - The Welsh Language	+
AC12 - Iechyd a Llesiant / SA12 - Health and Well-being	+/-
AC13 - Addysg a Sgiliau / SA13 - Education and Skills	+
AC14 - Yr Economi / SA14 - Economy	+
AC15 Gwead Cymdeithas / SA15 Social Fabric	+/-

Sustainability Criteria

- + Mae'r safle arfaethedig yn cydymffurfio ag amcan yr Arfarniad Cynaliadwyedd / Proposed site complies with SA objective
- +/- Mae'r safle arfaethedig yn cydymffurfio â rhai elfennau o amcan yr Arfarniad Cynaliadwyedd er ei fod yn rhwystro eraill. Ystyried mesurau lliniaru ar gyfer effeithiau negyddol / Proposed site complies with some elements of the SA objective whilst hindering other. Consider mitigation for
- Mae'r safle arfaethedig yn gwrthdaro ag amcan yr Arfarniad Cynaliadwyedd. Mae'n bosibl nad yw'r safle'n addas i'w ddatblygu. Ystyried mesurau lliniaru sylweddol / Proposed site is in conflict with SA objective. Site may be inappropriate for

Sylwebaeth Gwerthuso Cynaliadwyedd / Sustainability Appraisal Commentary

Nid yw'r safle hwn o fewn pellter cerdded rhesymol i ddarpariaeth man agored ac nid yw'n defnyddio tir a ddatblygwyd o'r blaen. Mae fel arall yn perfformio'n gadarnhaol yn erbyn y Fframwaith AC. Fydd rhaid i unrhyw gais cynllunio ar y safle nodi a oes digon o ddarpariaeth man agored yn yr ardal a sicrhau ei bod yn unol â'r polisi Mannau Agored.

This site is not within a reasonable walking distance to an open space provision and does not utilise previously developed land. It otherwise performs positively against the SA Framework. Any proposed application on the site would need to identify if there is sufficient open space provision in the area and ensure accordance with the Open Space policy.