

*Diwygiedig 2018-2033*

**Sir Gaerfyrddin**

*Cynllun Datblygu Lleol*

**Revised 2018-2033**

**Carmarthenshire**

**Local Development Plan**

**Clwstwr 5**

**Cluster 5**

**Asesiadau Dyrannu Safleoedd /  
Site Allocation Assessments**

**Adneuo Ionawr 2020  
Deposit January 2020**

## Clwster 5 / Cluster 5

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**Llanymyddyfri /**

***Llandovery***

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

<b>Manylion y Safle / Site Details</b>			
Rhif y Safle Ymgeisio / Candidate Site Number:	Rhan / Part SR/081/001 (CA0230) & Rhan / Part SR/081/002 (CA0231)	Cyfeirnod y Safle / Site Reference	SeC15/h1
Cyfeiriad y Safle / Site Address:	Tir i'r gogledd o Dan y Crug / Land to north of Dan y Crug	Ardal Safle / Site Area:	0.677
Defnydd Presennol / Existing Use:	Amaethyddiaeth / Agriculture	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential
<b>Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History</b>			
A yw'r safle yn Ddyraniad CDLI presennol? / Is the site an existing LDP Allocation?		✓	
Hanes Cynllunio Perthnasol / Relevant Planning History		E/26681; E/34916; E/37525	

<b>Cam 1 - Aseiad Cychwynnol / Stage 1 – Initial Assessment</b>			
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	+

<b>Sylwadau ychwanegol / Additional Comments</b>

**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**

<b>Cam 2a - Aseiad Manwl Cychwynnol o'r Safle / Stage 2a – Initial Detailed Site Assessment</b>			
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	+

<b>Sylwadau Ychwanegol / Additional Comments</b>

**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**

<b>Cam 2b – Aseiad Manwl Pellach o'r Safle / Stage 2b - Further Detailed Site Assessment</b>			
Ystyriaeth / Consideration	Ie, Na / Yes, No	Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA Objectives	AC / SA
<b>Cyffredinol / General</b>			
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?	✓	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)  
SCFA Category - Green (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**

Mae Dŵr Cymru wedi nodi y bydd angen carthffosydd oddi ar y safle  
DCWW have indicated that off-site sewers will be required.

**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
<b>Hyfywedd ac Ymarferoldeb / Viability and Deliverability</b>			
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?	✓		
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**

Bydd y dyraniad presennol yn cael ei leihau o ran maint i'r tu blaen yn unig, gyda'r nod o wneud y safle'n fwy cyflawnadwy. Yn ogystal â Thystysgrif Cyfreithlondeb ar gyfer cychwyn y caniatâd cynllunio llawn, mae'r cynigydd wedi darparu tystiolaeth sy'n dangos hyfywedd y safle drwy gyflwyno safle ymgeisio. Gofynnir am wybodaeth ychwanegol yn ôl yr angen wrth i'r CDLI fynd tuag at ei archwilio.

This current allocation is to be reduced in size to frontage only, with the aim of making the site more deliverable. In addition to a Certificate of Lawfulness for the commencement of the full planning permission, the proponent has provided evidence showing the viability of the site through the submission of a candidate 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:	Rhan / Part SR/081/001 (CA0230) & Rhan / Part SR/081/002 (CA0231)	Cyfeirnod y Safle / Site Reference:	SeC15/h1
Cyfeiriad y Safle / Site Address:	Tir i'r gogledd o Dan y Crug / Land to north of Dan y Crug	Arwynebedd y Safle / Site Area:	0.677
Defnydd Presennol / Existing Use:	Amaethyddiaeth / Agriculture	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 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**

Mae'r safle hwn yn safle maes glas sy'n cynnwys tir amaethyddol o safon uchel, ond yn gyffredinol, mae'r safle hwn yn perfformio'n dda yn erbyn y fframwaith AC.

This site is a greenfield site that contains high quality agricultural land, however generally this site otherwise performs 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**

<b>Manylion y Safle / Site Details</b>			
Rhif y Safle Ymgeisio / Candidate Site Number:	SR/081/006 (CA0716)	Cyfeirnod y Safle / Site Reference	SeC15/h2
Cyfeiriad y Safle / Site Address:	Tir ger Bryndeilog, Rhodfa Tywi / Land adjacent to Bryndeilog, Tywi Avenue	Ardal Safle / Site Area:	1.183
Defnydd Presennol / Existing Use:	Amaethyddiaeth / Agriculture	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential
<b>Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History</b>			
A yw'r safle yn Ddyraniad CDLI presennol? / Is the site an existing LDP Allocation?		x	
Hanes Cynllunio Perthnasol / Relevant Planning History			

<b>Cam 1 - Aseiad Cychwynnol / Stage 1 – Initial Assessment</b>			
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	+

<b>Sylwadau ychwanegol / Additional Comments</b>

**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**

<b>Cam 2a - Aseiad Manwl Cychwynnol o'r Safle / Stage 2a – Initial Detailed Site Assessment</b>			
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	+

<b>Sylwadau Ychwanegol / Additional Comments</b>

**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**

<b>Cam 2b – Aseiad Manwl Pellach o'r Safle / Stage 2b - Further Detailed Site Assessment</b>			
Ystyriaeth / Consideration	Ie, Na / Yes, No	Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA Objectives	AC / SA
<b>Cyffredinol / General</b>			
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?	x		
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

<p>Ar ei ffurf bresennol nid oes digon o welededd wrth fynd i'r A40 o Heol Rhos, fodd bynnag nid oes unrhyw rwystrau i oresgyn hyn. Byddai cynllun a gynlluniwyd yn ofalus yn caniatáu cynnydd yn y lleiniau gwelededd er mwyn diogelu datblygiad priodol.</p> <p>In its current form there is insufficient visibility onto the A40 from Heol Rhos, however there are no impeding obstacles to overcome this. A carefully designed scheme would allow an increase to the visibility splays to safeguard an appropriate development.</p>
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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)  
SCFA 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 Dŵr Cymru wedi nodi y bydd angen carthffosydd oddi ar y safle  
DCWW have indicated that off-site sewers will be required

**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
<b>Hyfywedd ac Ymarferoldeb / Viability and Deliverability</b>			
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?	✓		
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'r cynigydd wedi darparu tystiolaeth sy'n dangos hyfywedd y safle drwy gyflwyno safle ymgeisio a'r cais cynllunio llawn presennol. Gofynnir am wybodaeth ychwanegol yn ôl yr angen wrth i'r CDLI fynd tuag at ei archwilio.

The proponent has provided evidence showing the viability of the site through the submission of a candidate 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:	SR/081/006 (CA0716)	Cyfeirnod y Safle / Site Reference:	SeC15/h2
Cyfeiriad y Safle / Site Address:	Tir ger Bryndeilog, Rhodfa Tywi / Land adjacent to Bryndeilog, Tywi Avenue	Arwynebedd y Safle / Site Area:	1.183
Defnydd Presennol / Existing Use:	Amaethyddiaeth / Agriculture	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 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**

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

**SeC16**

**Llandeilo**

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

<b>Manylion y Safle / Site Details</b>			
Rhif y Safle Ymgeisio / Candidate Site Number:	SR/080/005 (CA0648) & SR/080/013 (CA0857)	Cyfeirnod y Safle / Site Reference	SeC16/h1
Cyfeiriad y Safle / Site Address:	Chwarter Gogledd Llandeilo / Llandeilo Northern Quarter	Ardal Safle / Site Area:	1.674
Defnydd Presennol / Existing Use:	Amaethyddiaeth / Agriculture	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential
<b>Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History</b>			
A yw'r safle yn Ddyraniad CDLI presennol? / Is the site an existing LDP Allocation?		✓	
Hanes Cynllunio Perthnasol / Relevant Planning History		Canllawiau Cynllunio Atodol Mabwysiedig / Adopted Supplementary Planning Guidance	

<b>Cam 1 - Aseiad Cychwynnol / Stage 1 – Initial Assessment</b>			
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	+

<b>Sylwadau ychwanegol / Additional Comments</b>

**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**

<b>Cam 2a - Aseiad Manwl Cychwynnol o'r Safle / Stage 2a – Initial Detailed Site Assessment</b>			
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	+

<b>Sylwadau Ychwanegol / Additional Comments</b>

**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**

<b>Cam 2b – Aseiad Manwl Pellach o'r Safle / Stage 2b - Further Detailed Site Assessment</b>			
Ystyriaeth / Consideration	Ie, Na / Yes, No	Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA Objectives	AC / SA
<b>Cyffredinol / General</b>			
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).  
SCFA 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 Dŵr Cymru wedi nodi y bydd angen gwaith atgyfnerthu ar unrhyw ddatblygiad, naill ai drwy gyfraniad y datblygwr neu Gynllun Rheoli Asedau ar gyfer y dyfodol.  
DCWW have indicated that any development will require reinforcement works, either through developer contribution or a future 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
<b>Hyfywedd ac Ymarferoldeb / Viability and Deliverability</b>			
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?	✓		
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

Bydd y dyraniad presennol yn cael ei leihau o ran maint i'r ardal a gwmpesir gan y safle ymgeisio SR/080/005, gyda'r nod o wneud y safle'n fwy cyflawnadwy. Cyflwynwyd y safle fel safle ymgeisio ac mae'r cynigydd wedi darparu tystiolaeth sy'n dangos hyfywedd y safle. Gofynnir am wybodaeth ychwanegol yn ôl yr angen wrth i'r CDLI fynd tuag at ei archwilio.

This current allocation is to be reduced in size to the area covered by candidate site SR/080/005, with the aim of making the site more deliverable. The site was submitted as a candidate site and the proponent 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:	SR/080/005 (CA0648) & SR/080/013 (CA0857)	Cyfeirnod y Safle / Site Reference:	SeC16/h1
Cyfeiriad y Safle / Site Address:	Chwarter Gogledd Llandeilo / Llandeilo Northern Quarter	Arwynebedd y Safle / Site Area:	1.674
Defnydd Presennol / Existing Use:	Amaethyddiaeth / Agriculture	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 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.

**Sylwbaeth 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**

<b>Manylion y Safle / Site Details</b>			
Rhif y Safle Ymgeisio / Candidate Site Number:	SR/080/10 (CA0824)	Cyfeirnod y Safle / Site Reference	SeC16/h2
Cyfeiriad y Safle / Site Address:	Teras Tomos / Thomas Terrace	Ardal Safle / Site Area:	0.078
Defnydd Presennol / Existing Use:	Tir Gwag / Vacant land	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential
<b>Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History</b>			
A yw'r safle yn Ddyraniad CDLI presennol? / Is the site an existing LDP Allocation?		✓	
Hanes Cynllunio Perthnasol / Relevant Planning History			

<b>Cam 1 - Aseiad Cychwynnol / Stage 1 – Initial Assessment</b>			
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	+

<b>Sylwadau ychwanegol / Additional Comments</b>

**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**

<b>Cam 2a - Aseiad Manwl Cychwynnol o'r Safle / Stage 2a – Initial Detailed Site Assessment</b>			
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	+

<b>Sylwadau Ychwanegol / Additional Comments</b>

**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**

<b>Cam 2b – Aseiad Manwl Pellach o'r Safle / Stage 2b - Further Detailed Site Assessment</b>			
Ystyriaeth / Consideration	Ie, Na / Yes, No	Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA Objectives	AC / SA
<b>Cyffredinol / General</b>			
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?	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

<p>Nid yw'r safle wedi'i leoli o fewn 400m i ddarpariaeth mannau chwarae.</p> <p>The site is not located within 400m of a play space provision.</p>			
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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**

<p>SCFA Category - Yellow (medium risk)</p> <p>Categori Asesiad Strategol o Ganlyniadau Llifogydd - Melyn (Risg Canolig)</p>
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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**

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**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
<b>Hyfywedd ac Ymarferoldeb / Viability and Deliverability</b>			
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?	✓		
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'r cynigydd wedi darparu dystiolaeth sy'n dangos hyfywedd y safle drwy gyflwyno safle ymgeisio. Gofynnir am wybodaeth ychwanegol yn ôl yr angen wrth i'r CDLI fynd tuag at ei archwilio.

The proponent has provided evidence showing the viability of the site through the submission of a candidate 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:	SR/080/10 (CA0824)	Cyfeirnod y Safle / Site Reference:	SeC16/h2
Cyfeiriad y Safle / Site Address:	Teras Tomos / Thomas Terrace	Arwynebedd y Safle / Site Area:	0.078
Defnydd Presennol / Existing Use:	Tir Gwag / Vacant land	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 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 o fewn pellter cerdded rhesymol i ddarpariaeth man agored, ond fel arall mae'n perfformio'n gadarnhaol yn erbyn y fframwaith cynaliadwyedd. Bydd 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, but otherwise performs well against the sustainability 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**

<b>Manylion y Safle / Site Details</b>			
Rhif y Safle Ymgeisio / Candidate Site Number:	SR/080/003 (CA0449)	Cyfeirnod y Safle / Site Reference	SeC16/h3
Cyfeiriad y Safle / Site Address:	Tir cyfagos i 28 Heol Gaerfyrddin / Land adjacent to 28 Carmarthen Rd	Ardal Safle / Site Area:	0.957
Defnydd Presennol / Existing Use:	Cae Werdd / Green field	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential
<b>Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History</b>			
A yw'r safle yn Ddyraniad CDLI presennol? / Is the site an existing LDP Allocation?			x
Hanes Cynllunio Perthnasol / Relevant Planning History			

<b>Cam 1 - Aseiad Cychwynnol / Stage 1 – Initial Assessment</b>			
<b>Ystyriaeth / Consideration</b>	<b>Ie, Na / Yes, No</b>	<b>Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA Objectives</b>	<b>AC / SA</b>
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	+

<b>Sylwadau ychwanegol / Additional Comments</b>

**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**

<b>Cam 2a - Aseiad Manwl Cychwynnol o'r Safle / Stage 2a – Initial Detailed Site Assessment</b>			
<b>Ystyriaeth / Consideration</b>	<b>Ie, Na / Yes, No</b>	<b>Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA Objectives</b>	<b>AC / SA</b>
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	+

<b>Sylwadau Ychwanegol / Additional Comments</b>

**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**

<b>Cam 2b – Aseiad Manwl Pellach o'r Safle / Stage 2b - Further Detailed Site Assessment</b>			
<b>Ystyriaeth / Consideration</b>	<b>Ie, Na / Yes, No</b>	<b>Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA Objectives</b>	<b>AC / SA</b>
<b>Cyffredinol / General</b>			
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)  
SCFA 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 Dŵr Cymru wedi nodi y bydd angen carthffosydd oddi ar y safle ac y bydd angen gwaith atgyfnerthu ar unrhyw ddatblygiad, naill ai drwy gyfraniad y datblygwr neu Gynllun Rheoli Asedau yn y dyfodol.  
DCWW have indicated that off-site sewers will be required and that any development will require reinforcement works, either through developer contribution or a future 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
<b>Hyfywedd ac Ymarferoldeb / Viability and Deliverability</b>			
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?	✓		
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'r cynigydd wedi darparu dystiolaeth sy'n dangos hyfywedd y safle drwy gyflwyno safle ymgeisio. Gofynnir am wybodaeth ychwanegol yn ôl yr angen wrth i'r CDLI fynd tuag at ei archwilio.

The proponent has provided evidence showing the viability of the site through the submission of a candidate 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:	SR/080/003 (CA0449)	Cyfeirnod y Safle / Site Reference:	SeC16/h3
Cyfeiriad y Safle / Site Address:	Tir cyfagos i 28 Heol Gaerfyrddin / Land adjacent to 28 Carmarthen Rd	Arwynebedd y Safle / Site Area:	0.957
Defnydd Presennol / Existing Use:	Cae Werdd / Green field	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 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.

**Sylwbaeth 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**

<b>Manylion y Safle / Site Details</b>			
Rhif y Safle Ymgeisio / Candidate Site Number:	SR/80/14 (CA0868) & SR/080/15 (CA0908)	Cyfeirnod y Safle / Site Reference	SeC16/MU1 & SeC16/E1
Cyfeiriad y Safle / Site Address:	Ystad Diwyddiannol Beechwood / Beechwood Industrial Estate	Ardal Safle / Site Area:	1.25 Ha
Defnydd Presennol / Existing Use:	Cae Werdd; Tir Gwag Green field; Vacant land	Defnydd Arfaethedig / Proposed Use:	Defnydd cymysg; Cyflogaeth Mixed Use; Employment
<b>Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History</b>			
A yw'r safle yn Ddyraniad CDLI presennol? / Is the site an existing LDP Allocation?	✓		
Hanes Cynllunio Perthnasol / Relevant Planning History			

<b>Cam 1 - Aseiad Cychwynnol / Stage 1 – Initial Assessment</b>			
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	+

<b>Sylwadau ychwanegol / Additional Comments</b>

**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**

<b>Cam 2a - Aseiad Manwl Cychwynnol o'r Safle / Stage 2a – Initial Detailed Site Assessment</b>			
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?	N/A		
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	+

<b>Sylwadau Ychwanegol / Additional Comments</b>

**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**

<b>Cam 2b – Aseiad Manwl Pellach o'r Safle / Stage 2b - Further Detailed Site Assessment</b>			
Ystyriaeth / Consideration	Ie, Na / Yes, No	Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA Objectives	AC / SA
<b>Cyffredinol / General</b>			
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 yw'r safle o fewn pellter rhesymol i ardaloedd o boblogaeth a Thai? / Q14 Is the site within a reasonable distance to areas of population and housing?	✓	SA6, SA10, SA15	+

#### Hygyrchedd – Sylwadau Ychwanegol / Accessibility - Additional Comments

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

#### Ystyriaethau Amgylcheddol / Environmental Considerations

C15 A yw'r safle wedi'i leoli o fewn neu wrth ymyl parth clustogi mwynau? / Q15 Is the site located within or adjacent to a mineral buffer zone?	x	SA6	+
C16 A yw'r safle o fewn neu'n union wrth ymyl ardal rheoli ansawdd aer? / Q16 Is the site within or immediately adjacent to an AQMA?	x	SA3	+
C17 A yw'r safle yn cynnwys pridd carbon uchel e.e. mawn? / Q17 Does the site contain high carbon soil e.g. peat?	x	SA7	+
C18 A yw'r safle'n cynnwys tir amaethyddol o ansawdd uchel? / Q18 Does the site contain high quality agricultural land?	x	SA7	+
C19 A oes unrhyw bryderon sylweddol wedi'u nodi yn yr Aseiad Strategol o Ganlyniadau Llifogydd - Cam 1 a allai effeithio ar gyflawni'r safle? / Q19 Are there any significant concerns set out in the SFCA - Stage 1 which could impact on the delivery of the site?	x	SA4, SA5	+

#### Ystyriaethau Amgylcheddol - Sylwadau Ychwanegol / Environmental Considerations - Additional Comments

Categori Aseiad Strategol o Ganlyniadau Llifogydd - Gwyrdd (risg isel) SCFA Category - Green (Low risk).			
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**Seilwaith a Chyfleustodau / Infrastructure and Utilities**

C20 A oes cysylltiad dŵr ar gael ar y safle? / Q20 Does the site have an available water connection?	✓	SA5	+
C21 A oes gan y safle gysylltiad carthffosiaeth addas? / Q21 Does the site have a suitable sewerage connection?	✓	SA5	+
C22 A oes gan y safle gysylltiadau â gofynion seilwaith eraill? / Q22 Does the site have connections to other infrastructure requirements?	✓		

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

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

**Hyfywedd ac Ymarferoldeb / Viability and Deliverability**

Mae'r safle yn cynnwys tair elfen ar wahân ac mae dwy ohonynt wedi eu lleoli o fewn ffiniau safle cyflogaeth presennol yn Ystad Ddiwydiannol Beechwood. Mae'r drydedd elfen, sy'n cynnwys y dyraniad defnydd cymysg, wedi'i lleoli yn union gerllaw'r ystad ddiwydiannol. Mae pob un o'r tair rhan yn ffurfio dyraniad cyflogaeth yn y CDLI presennol. Mae'r elfen defnydd cymysg newydd (sy'n cynnwys rhai defnyddiau cyflogaeth) yn adlewyrchu dyheadau newydd ar gyfer y safle a ddylai gynyddu gallu'r safle i gyflawni. Mae maint y safle yn caniatáu'r cyfle i ddatblygu ar raddfa fach i ganolig, ac nid yw'n ymddangos bod unrhyw effaith andwyol i atal y datblygiad. Mae gan y safle seilwaith ffyrdd ar waith o'r ystad ddiwydiannol bresennol sy'n golygu bod y safle ar gael i'w ddatblygu ar unwaith.

The site comprises three separate elements, two being located within the confines of an existing employment site at Beechwood Industrial Estate. The third element, comprising the mixed use allocation, is located immediately adjacent to the industrial estate. All three parts form an employment allocation in the current LDP. The new mixed use element (which includes some employment uses) reflects new aspirations for the site which should increase the site's deliverability. The site's size allows the opportunity for small to medium scale development, and there does not appear to be any adverse impact to stifle the development. The site has road infrastructure in place from the existing industrial estate which makes the site immediately available for development.

**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:	SR/80/14 (CA0868) & SR/080/15 (CA0908)	Cyfeirnod y Safle / Site Reference:	SeC16/MU1 & SeC16/E1
Cyfeiriad y Safle / Site Address:	Ystad Diwyddiannol Beechwood / Beechwood Industrial Estate	Arwynebedd y Safle / Site Area:	1.25 Ha
Defnydd Presennol / Existing Use:	Cae Werdd; Tir Gwag Green field; Vacant land	Defnydd Arfaethedig / Proposed Use:	Defnydd cymysg; Cyflogaeth Mixed Use; Employment

	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 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.



**Gadewir y dudalen hon yn wag yn fwriadol**

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

<b>Manylion y Safle / Site Details</b>			
Rhif y Safle Ymgeisio / Candidate Site Number:		Cyfeirnod y Safle / Site Reference	SeC16/E2
Cyfeiriad y Safle / Site Address:	Hen Neuadd y Farchnad / Former Market Hall	Ardal Safle / Site Area:	0.2 Ha
Defnydd Presennol / Existing Use:	Tir Gwag / Vacant land	Defnydd Arfaethedig / Proposed Use:	Cyflogaeth / Employment
<b>Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History</b>			
A yw'r safle yn Ddyraniad CDLI presennol? / Is the site an existing LDP Allocation?			x
Hanes Cynllunio Perthnasol / Relevant Planning History	E/39454; E/39445 & E/39446		

<b>Cam 1 - Aseiad Cychwynnol / Stage 1 – Initial Assessment</b>			
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	+

<b>Sylwadau ychwanegol / Additional Comments</b>

**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**

<b>Cam 2a - Aseiad Manwl Cychwynnol o'r Safle / Stage 2a – Initial Detailed Site Assessment</b>			
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?	N/A		
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	+

<b>Sylwadau Ychwanegol / Additional Comments</b>

**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**

<b>Cam 2b – Aseiad Manwl Pellach o'r Safle / Stage 2b - Further Detailed Site Assessment</b>			
Ystyriaeth / Consideration	Ie, Na / Yes, No	Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA Objectives	AC / SA
<b>Cyffredinol / General</b>			
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 yw'r safle o fewn pellter rhesymol i ardaloedd o boblogaeth a Thai? / Q14 Is the site within a reasonable distance to areas of population and housing?	✓	SA6, SA10, SA15	+

#### Hygyrchedd – Sylwadau Ychwanegol / Accessibility - Additional Comments

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

#### Ystyriaethau Amgylcheddol / Environmental Considerations

C15 A yw'r safle wedi'i leoli o fewn neu wrth ymyl parth clustogi mwynau? / Q15 Is the site located within or adjacent to a mineral buffer zone?	x	SA6	+
C16 A yw'r safle o fewn neu'n union wrth ymyl ardal rheoli ansawdd aer? / Q16 Is the site within or immediately adjacent to an AQMA?	x	SA3	+
C17 A yw'r safle yn cynnwys pridd carbon uchel e.e. mawn? / Q17 Does the site contain high carbon soil e.g. peat?	x	SA7	+
C18 A yw'r safle'n cynnwys tir amaethyddol o ansawdd uchel? / Q18 Does the site contain high quality agricultural land?	x	SA7	+
C19 A oes unrhyw bryderon sylweddol wedi'u nodi yn yr Aseiad Strategol o Ganlyniadau Llifogydd - Cam 1 a allai effeithio ar gyflawni'r safle? / Q19 Are there any significant concerns set out in the SFCA - Stage 1 which could impact on the delivery of the site?	x	SA4, SA5	+

#### Ystyriaethau Amgylcheddol - Sylwadau Ychwanegol / Environmental Considerations - Additional Comments

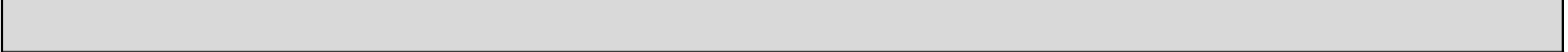
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**Seilwaith a Chyfleustodau / Infrastructure and Utilities**

C20 A oes cysylltiad dŵr ar gael ar y safle? / Q20 Does the site have an available water connection?	✓	SA5	+
C21 A oes gan y safle gysylltiad carthffosiaeth addas? / Q21 Does the site have a suitable sewerage connection?	✓	SA5	+
C22 A oes gan y safle gysylltiadau â gofynion seilwaith eraill? / Q22 Does the site have connections to other infrastructure requirements?	✓		

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



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

**Hyfwedd ac Ymarferoldeb / Viability and Deliverability**

Mae'r safle yn destun cynnig am ddatblygiad defnydd cymysg ar hyn o bryd ar gyfer ei adnewyddu a'i ymestyn, ac mae defnydd cyflogaeth B1 yn brif weithgarwch. Ystyrir ei bod yn briodol bod y safle hon yn cael ei dyrannu at ddefnydd cyflogaeth gyda'r bwriad o'i datblygu.

The site is the subject of a current mixed use development proposal for refurbishment and extension, with B1 employment use being the dominant activity. It is considered appropriate that this site is allocated for employment use with the intention of it being developed.

**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:	SeC16/E2
Cyfeiriad y Safle / Site Address:	Hen Neuadd y Farchnad / Former Market Hall	Arwynebedd y Safle / Site Area:	0.2 Ha
Defnydd Presennol / Existing Use:	Tir Gwag / Vacant land	Defnydd Arfaethedig / Proposed Use:	Cyflogaeth / Employment

	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 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**

Mae'r safle hwn yn perfformio'n dda iawn yn erbyn y Fframwaith AC. This site performs very well against the SA Framework.

**SeC17**

**Llangadog**

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

<b>Manylion y Safle / Site Details</b>			
Rhif y Safle Ymgeisio / Candidate Site Number:	Rhan / Part SR/090/003 (CA0304)	Cyfeirnod y Safle / Site Reference	SeC17/h1
Cyfeiriad y Safle / Site Address:	Tir gyferbyn ag Ysgol Gynradd Gymunedol Llangadog / Land opp. Llangadog C.P School	Ardal Safle / Site Area:	0.594
Defnydd Presennol / Existing Use:	Cae Werdd / Green field	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential
<b>Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History</b>			
A yw'r safle yn Ddyraniad CDLI presennol? / Is the site an existing LDP Allocation?		✓	
Hanes Cynllunio Perthnasol / Relevant Planning History			

<b>Cam 1 - Aseiad Cychwynnol / Stage 1 – Initial Assessment</b>			
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	+

<b>Sylwadau ychwanegol / Additional Comments</b>

**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**

<b>Cam 2a - Aseiad Manwl Cychwynnol o'r Safle / Stage 2a – Initial Detailed Site Assessment</b>			
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	+

<b>Sylwadau Ychwanegol / Additional Comments</b>

**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**

<b>Cam 2b – Aseiad Manwl Pellach o'r Safle / Stage 2b - Further Detailed Site Assessment</b>			
Ystyriaeth / Consideration	Ie, Na / Yes, No	Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA Objectives	AC / SA
<b>Cyffredinol / General</b>			
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)  
SCFA 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**

Er nad oes problemau o ran dŵr a charthffosiaeth, mae Dŵr Cymru wedi nodi y byddai angen prif gyflenwad oddi ar y safle a charthffosydd oddi ar y safle.  
Whilst there are no issues in terms of water and sewerage, DCWW have indicated that off-site mains and off-site sewers would be required.

**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
<b>Hyfywedd ac Ymarferoldeb / Viability and Deliverability</b>			
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?	✓		
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'r Cyngor wedi rhoi blaenoriaeth i'r safle i'w ddatblygu yn rhan o'i Raglen Darparu Tai dros y 3 blynedd nesaf.  
The Council have prioritised the site for development as part of their Housing Delivery Programme over the next 3 years.

**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:	Rhan / Part SR/090/003 (CA0304)	Cyfeirnod y Safle / Site Reference:	SeC17/h1
Cyfeiriad y Safle / Site Address:	Tir gyferbyn ag Ysgol Gynradd Gymunedol Llangadog / Land opp. Llangadog C.P School	Arwynebedd y Safle / Site Area:	0.594
Defnydd Presennol / Existing Use:	Cae Werdd / Green field	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 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.

**Gadewir y dudalen hon yn wag yn fwriadol**

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

<b>Manylion y Safle / Site Details</b>			
Rhif y Safle Ymgeisio / Candidate Site Number:	Rhan / Part SR/090/001 (CA0116)	Cyfeirnod y Safle / Site Reference	SeC17/h2
Cyfeiriad y Safle / Site Address:	Tir oddi ar Heol Pendref / Land off Heol Pendref	Ardal Safle / Site Area:	0.4
Defnydd Presennol / Existing Use:	Cae Werdd / Green field	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential
<b>Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History</b>			
A yw'r safle yn Ddyraniad CDLI presennol? / Is the site an existing LDP Allocation?		x	
Hanes Cynllunio Perthnasol / Relevant Planning History			

<b>Cam 1 - Aseiad Cychwynnol / Stage 1 – Initial Assessment</b>			
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	+

<b>Sylwadau ychwanegol / Additional Comments</b>

**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**

<b>Cam 2a - Aseiad Manwl Cychwynnol o'r Safle / Stage 2a – Initial Detailed Site Assessment</b>			
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	+

<b>Sylwadau Ychwanegol / Additional Comments</b>

**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**

<b>Cam 2b – Aseiad Manwl Pellach o'r Safle / Stage 2b - Further Detailed Site Assessment</b>			
Ystyriaeth / Consideration	Ie, Na / Yes, No	Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA Objectives	AC / SA
<b>Cyffredinol / General</b>			
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)  
SCFA 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**

Consideration	Ie, Na / Yes, No	Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA	AC / SA
<b>Hyfywedd ac Ymarferoldeb / Viability and Deliverability</b>			
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?	✓		
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'r cynigydd wedi darparu dystiolaeth sy'n dangos hyfywedd y safle drwy gyflwyno safle ymgeisio. Gofynnir am wybodaeth ychwanegol yn ôl yr angen wrth i'r CDLI fynd tuag at ei archwilio.

The proponent has provided evidence showing the viability of the site through the submission of a candidate 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:	Rhan / Part SR/090/001 (CA0116)	Cyfeirnod y Safle / Site Reference:	SeC17/h2
Cyfeiriad y Safle / Site Address:	Tir oddi ar Heol Pendref / Land off Heol Pendref	Arwynebedd y Safle / Site Area:	0.4
Defnydd Presennol / Existing Use:	Cae Werdd / Green field	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 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.

**Sylwbaeth 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.

**SuV47**

**Tallyllychau**

***Talley***



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

<b>Manylion y Safle / Site Details</b>			
Rhif y Safle Ymgeisio / Candidate Site Number:	N/A	Cyfeirnod y Safle / Site Reference	SuV47/h1
Cyfeiriad y Safle / Site Address:	Tir yn ffinio â Ffynnon Dawel / Land adjoining Ffynnon Dawel	Ardal Safle / Site Area:	0.358
Defnydd Presennol / Existing Use:	Tir Gwag / Vacant Land	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential
<b>Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History</b>			
A yw'r safle yn Ddyraniad CDLI presennol? / Is the site an existing LDP Allocation?			
Hanes Cynllunio Perthnasol / Relevant Planning History		E/35817; E/33843; E/28965	

<b>Cam 1 - Aseiad Cychwynnol / Stage 1 – Initial Assessment</b>			
<b>Ystyriaeth / Consideration</b>	<b>Ie, Na / Yes, No</b>	<b>Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA Objectives</b>	<b>AC / SA</b>
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	+

<b>Sylwadau ychwanegol / Additional Comments</b>

**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**

<b>Cam 2a - Aseiad Manwl Cychwynnol o'r Safle / Stage 2a – Initial Detailed Site Assessment</b>			
<b>Ystyriaeth / Consideration</b>	<b>Ie, Na / Yes, No</b>	<b>Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA Objectives</b>	<b>AC / SA</b>
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	+

<b>Sylwadau Ychwanegol / Additional Comments</b>

**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**

<b>Cam 2b – Aseiad Manwl Pellach o'r Safle / Stage 2b - Further Detailed Site Assessment</b>			
<b>Ystyriaeth / Consideration</b>	<b>Ie, Na / Yes, No</b>	<b>Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA Objectives</b>	<b>AC / SA</b>
<b>Cyffredinol / General</b>			
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?	x		
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	+

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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 - Oren (risg ganolig i uchel)  
SCFA Category - Amber (medium high 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
<b>Hyfywedd ac Ymarferoldeb / Viability and Deliverability</b>			
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?	✓		
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 cynigydd y tir wedi darparu gwybodaeth yn rhan o'r caniatâd materion a gadwyd yn ôl. Felly, ystyrir ei bod yn briodol bod y safle hwn yn cael ei ddyrannu gyda'r bwriad o'i ddatblygu Fodd bynnag, gofynnir am wybodaeth ychwanegol yn ôl yr angen wrth i'r CDLI fynd tuag at ei archwilio.

The proponent of the land has provided information as part of the Reserved Matters permission. It is therefore considered appropriate that this site is allocated with the intention of it being developed. However 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:	SuV47/h1
Cyfeiriad y Safle / Site Address:	Tir yn ffinio â Ffynnon Dawel / Land adjoining Ffynnon Dawel	Arwynebedd y Safle / Site Area:	0.358
Defnydd Presennol / Existing Use:	Tir Gwag / Vacant Land	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 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.

**SuV48**

**Cwrt-henri /**

***Cwrt Henri***

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

<b>Manylion y Safle / Site Details</b>			
Rhif y Safle Ymgeisio / Candidate Site Number:	N/A	Cyfeirnod y Safle / Site Reference	SuV48/h1
Cyfeiriad y Safle / Site Address:	Tir ar Llys Glasfryn / Land adjacent to Glasfryn Court	Ardal Safle / Site Area:	0.94
Defnydd Presennol / Existing Use:	Cae Werdd / Green field	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential
<b>Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History</b>			
A yw'r safle yn Ddyraniad CDLI presennol? / Is the site an existing LDP Allocation?		✓	
Hanes Cynllunio Perthnasol / Relevant Planning History		E/35891 (presennol / current)	

<b>Cam 1 - Aseiad Cychwynnol / Stage 1 – Initial Assessment</b>			
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	+

<b>Sylwadau ychwanegol / Additional Comments</b>

**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**

<b>Cam 2a - Aseiad Manwl Cychwynnol o'r Safle / Stage 2a – Initial Detailed Site Assessment</b>			
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	+

<b>Sylwadau Ychwanegol / Additional Comments</b>

**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**

<b>Cam 2b – Aseiad Manwl Pellach o'r Safle / Stage 2b - Further Detailed Site Assessment</b>			
Ystyriaeth / Consideration	Ie, Na / Yes, No	Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA Objectives	AC / SA
<b>Cyffredinol / General</b>			
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)  
SCFA 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
<b>Hyfywedd ac Ymarferoldeb / Viability and Deliverability</b>			
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?	✓		
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**

Ymddengys fod y datblygwr yn bwriadu datblygu'r safle drwy'r cais sydd yn yr arfaeth mewn perthynas â'r safle. Gofynnir am wybodaeth ychwanegol yn ôl yr angen wrth i'r CDLI fynd tuag at archwiliad.

The developer appears to have the intention to develop the site through the pending application on 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:	N/A	Cyfeirnod y Safle / Site Reference:	SuV48/h1
Cyfeiriad y Safle / Site Address:	Tir ar Llys Glasfryn / Land adjacent to Glasfryn Court	Arwynebedd y Safle / Site Area:	0.94
Defnydd Presennol / Existing Use:	Cae Werdd / Green field	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 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.

**Sylwbaeth 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.

**SuV51**

**Cwmifor**

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

<b>Manylion y Safle / Site Details</b>			
Rhif y Safle Ymgeisio / Candidate Site Number:	N/A	Cyfeirnod y Safle / Site Reference	SuV51/h1
Cyfeiriad y Safle / Site Address:	Gyferbyn â Neuadd y Pentref, Cwmifor / Opp. Village Hall, Cwmifor	Ardal Safle / Site Area:	0.493
Defnydd Presennol / Existing Use:	Amaethyddiaeth / Agriculture	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential
<b>Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History</b>			
A yw'r safle yn Ddyraniad CDLI presennol? / Is the site an existing LDP Allocation?		✓	
Hanes Cynllunio Perthnasol / Relevant Planning History		E/39651 (presennol / current)	

<b>Cam 1 - Aseiad Cychwynnol / Stage 1 – Initial Assessment</b>			
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	+

<b>Sylwadau ychwanegol / Additional Comments</b>

**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**

<b>Cam 2a - Aseiad Manwl Cychwynnol o'r Safle / Stage 2a – Initial Detailed Site Assessment</b>			
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	+

<b>Sylwadau Ychwanegol / Additional Comments</b>

**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**

<b>Cam 2b – Aseiad Manwl Pellach o'r Safle / Stage 2b - Further Detailed Site Assessment</b>			
Ystyriaeth / Consideration	Ie, Na / Yes, No	Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA Objectives	AC / SA
<b>Cyffredinol / General</b>			
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

<p>Nid yw'r safle wedi'i leoli o fewn 400m i ddarpariaeth mannau chwarae.</p> <p>The site is not located within 400m of a play space provision.</p>			
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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 Canolig).  
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
<b>Hyfywedd ac Ymarferoldeb / Viability and Deliverability</b>			
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?	✓		
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**

Bydd y dyraniad presennol yn cael ei leihau o ran maint i'r tu blaen yn unig, gyda'r nod o wneud y safle'n fwy cyflawnadwy. Mae'r cynigydd wedi darparu tystiolaeth sy'n dangos hyfywedd y safle drwy gyflwyno'r cais cynllunio llawn presennol. Gofynnir am wybodaeth ychwanegol yn ôl yr angen wrth i'r CDLI fynd tuag at ei archwilio.

This current allocation is to be reduced in size to frontage only, with the aim of making the site more deliverable. The proponent has provided evidence showing the viability of the site through the submission of the current full planning application. 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:	SuV51/h1
Cyfeiriad y Safle / Site Address:	Gyferbyn â Neuadd y Pentref, Cwmifor / Opp. Village Hall, Cwmifor	Arwynebedd y Safle / Site Area:	0.493
Defnydd Presennol / Existing Use:	Amaethyddiaeth / Agriculture	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 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 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.