

Diwygiedig 2018-2033

Sir Gaerfyrddin

Cynllun Datblygu Lleol

Revised 2018-2033

Carmarthenshire

Local Development Plan

Clwstwr 6

Cluster 6

**Asesiadau Dyrannu Safleoedd /
Site Allocation Assessments**

**Adneuo Ionawr 2020
Deposit January 2020**



Clwstwr 6 / Cluster 6

SeC18	Sanclêr, Pwll-trap / St Clears, Pwll Trap	3
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SeC18

Sanclêr, Pwll-trap /

St Clears, Pwll Trap

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

Manylion y Safle / Site Details			
Rhif y Safle Ymgeisio / Candidate Site Number:	CA0901 and SR/150/035	Cyfeirnod y Safle / Site Reference	SeC18/h1
Cyfeiriad y Safle / Site Address:	Cyfagos i Brittonia Terrace / Adjacent to Brittonia Terrace	Ardal Safle / Site Area:	2.653ha
Defnydd Presennol / Existing Use:	Safle Werdd / Green field	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential
Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History			
A yw'r safle yn Ddyraniad CDLI presennol? / Is the site an existing LDP Allocation?	✓		
Hanes Cynllunio Perthnasol / Relevant Planning History	W/31167		

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

Sylwadau ychwanegol / Additional Comments

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

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

Sylwadau Ychwanegol / Additional Comments

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

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

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

Cyffredinol - Sylwadau Ychwanegol / General – Additional Comments

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Hygyrchedd / Accessibility

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

Hygyrchedd – Sylwadau Ychwanegol / Accessibility - Additional Comments

<p>Nid yw'r safle wedi'i leoli o fewn 400m i ddarpariaeth mannau chwarae, ond mae gan yr anheddiad cyfan nifer o fannau chwarae.</p> <p>The site is not located within 400m of a play space provision, however the settlement as a whole has a number of 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

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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

<p>Mae angen gwaith atgyfnerthu ar Sanclêr ar gyfer y gwaith trin dŵr gwastraff. Bydd angen ystyried unrhyw ddatblygiad o dan raglen y Cynllun Rheoli Asedau, ond fel arall gall datblygwyr ariannu unrhyw waith atgyfnerthu angenrheidiol drwy gynnal Asesiad o Effaith Datblygwr yn gyntaf ac yna ariannu unrhyw waith drwy rwymedigaeth gynllunio.</p> <p>St Clears requires reinforcement works for the WwTW. Any development will need to be considered under the AMP programme, however alternatively developers can fund any necessary reinforcement works by firstly undertaking a Developer Impact Assessment (DIA) and subsequently funding any works via planning obligation.</p>			
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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
Hyfywedd ac Ymarferoldeb / Viability and Deliverability			
C26 A yw'r ymgeisydd wedi darparu digon o dystiolaeth i ddangos bod modd cyflawni'r datblygiad a'i fod yn hyfw yn ariannol? / Q26 Has the applicant provided sufficient evidence to show the development is deliverable and financially viable?	✓		
C27 A yw'r ymgeisydd wedi darparu digon o dystiolaeth i nodi pryd y caiff y safle ei gyflwyno i'w ddatblygu? / Q27 Has the applicant provided sufficient evidence to identify when the site will be brought forward for development?	✓		

Sylwadau Ychwanegol / Additional Comments

<p>Er bod y safle wedi cael ei ddyrannu ar gyfer nifer o gynlluniau datblygu, mae ei ddatblygiad wedi cael ei atal o ystyried y datblygiad defnydd cymysg arfaethedig (datblygiad McDonalds) ar y cae cyfagos. Mae cynigydd y tir wedi darparu gwybodaeth am ddatblygu'r safle drwy broses y safle ymgeisio, ond gofynnir am wybodaeth ychwanegol yn ôl yr angen wrth i'r CDLI fynd tuag at archwiliad.</p> <p>Whilst the site has been allocated for a number of development plans, its development has been in abeyance given the proposed and pending mixed use development (McDonalds development) on the adjacent field. The proponent of the land has provided information on the development of the site through the candidate site process, however additional information will be sought as necessary as the LDP goes towards examination.</p>			
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**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:	CA0901 and SR/150/035	Cyfeirnod y Safle / Site Reference:	SeC18/h1
Cyfeiriad y Safle / Site Address:	Cyfagos i Brittainia Terrace / Adjacent to Brittainia Terrace	Arwynebedd y Safle / Site Area:	2.653ha
Defnydd Presennol / Existing Use:	Safle 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 / SA8 - Cultural Heritage and Historic Environment	+
AC9 - Tirwedd / SA9 - Landscape	+/-
AC10 - Poblogaeth / SA10 - Population	+
AC11 - Y Gymraeg / SA11 - The Welsh Language	+
AC12 - Iechyd a Llesiant / SA12 - Health and Well-being	+/-
AC13 - Addysg a Sgiliau / SA13 - Education and Skills	+
AC14 - Yr Economi / SA14 - Economy	+
AC15 Gwead Cymdeithas / SA15 Social Fabric	+/-

Sustainability Criteria

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

Sylwebaeth Gwerthuso Cynaliadwyedd / Sustainability Appraisal Commentary

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

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

Gadewir y dudalen hon yn wag yn fwriadol

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

Manylion y Safle / Site Details			
Rhif y Safle Ymgeisio / Candidate Site Number:	CA0082 ad SR/150/003	Cyfeirnod y Safle / Site Reference	SeC18/h2
Cyfeiriad y Safle / Site Address:	Hen Ffatri Menyn / Former Butter Factory	Ardal Safle / Site Area:	1.787ha
Defnydd Presennol / Existing Use:	Aildddefnyddio y tir a ddatblygwyd yn flaenorol / Previously Developed Land	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential
Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History			
A yw'r safle yn Ddyraniad CDLI presennol? / Is the site an existing LDP Allocation?	✓		
Hanes Cynllunio Perthnasol / Relevant Planning History	W/17558, W/20987, W34218, W34300		

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

Sylwadau ychwanegol / Additional Comments

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

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

Sylwadau Ychwanegol / Additional Comments

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

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

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

Cyffredinol - Sylwadau Ychwanegol / General – Additional Comments

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Hygyrchedd / Accessibility

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

Hygyrchedd – Sylwadau Ychwanegol / Accessibility - Additional Comments

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

Ystyriaethau Amgylcheddol / Environmental Considerations

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

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

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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

<p>Mae angen gwaith atgyfnerthu ar Sanclêr ar gyfer y gwaith trin dŵr gwastraff. Bydd angen ystyried unrhyw ddatblygiad o dan raglen y Cynllun Rheoli Asedau, ond fel arall gall datblygwyr ariannu unrhyw waith atgyfnerthu angenrheidiol drwy gynnal Asesiad o Effaith Datblygwr yn gyntaf ac yna ariannu unrhyw waith drwy rwymedigaeth gynllunio.</p> <p>St Clears requires reinforcement works for the WwTW. Any development will need to be considered under the AMP programme, however alternatively developers can fund any necessary reinforcement works by firstly undertaking a Developer Impact Assessment (DIA) and subsequently funding any works via planning obligation.</p>			
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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
Hyfywedd ac Ymarferoldeb / Viability and Deliverability			
C26 A yw'r ymgeisydd wedi darparu digon o dystiolaeth i ddangos bod modd cyflawni'r datblygiad a'i fod yn hyfyw yn ariannol? / Q26 Has the applicant provided sufficient evidence to show the development is deliverable and financially viable?	✓		
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

<p>Mae gan y safle gais amlinellol yn yr arfaeth ar gyfer hyd at 45 o anheddau, sy'n aros i gytundeb Adran 106 gael ei lofnodi. Mae cynigydd y tir wedi darparu rhywfaint o wybodaeth yn ymwneud â chyflawni'r safle. Gofynnir am wybodaeth ychwanegol yn ôl yr angen wrth i'r CDLI fynd tuag at archwiliad. Mae datblygwr wrthi'n trafod datblygu'r safle hwn.</p> <p>The site has a pending outline application for up to 45 dwellings, which is awaiting the signing of a s106 agreement. The proponent of the land has provided some information relating to its delivery. Additional information will be sought as necessary as the LDP goes towards examination. A developer is in discussion to bring this site forward.</p>			
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**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:	CA0082 ad SR/150/003	Cyfeirnod y Safle / Site Reference:	SeC18/h2
Cyfeiriad y Safle / Site Address:	Hen Ffatri Menyn / Former Butter Factory	Arwynebedd y Safle / Site Area:	1.787ha
Defnydd Presennol / Existing Use:	Aildefnyddio y tir a ddatblygwyd yn flaenorol / Previously Developed 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	+
Hanesyddol / SA8 - Cultural Heritage and Historic Environment	+
AC9 - Tirwedd / SA9 - Landscape	+
AC10 - Poblogaeth / SA10 - Population	+
AC11 - Y Gymraeg / SA11 - The Welsh Language	+
AC12 - Iechyd a Llesiant / SA12 - Health and Well-being	+
AC13 - Addysg a Sgiliau / SA13 - Education and Skills	+
AC14 - Yr Economi / SA14 - Economy	+
AC15 Gwead Cymdeithas / SA15 Social Fabric	+

Sustainability Criteria

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

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

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

Sylwebaeth Gwerthuso Cynaliadwyedd / Sustainability Appraisal Commentary

Mae'r safle yn mae'n perfformio'n dda yn erbyn y fframwaith cynaliadwyedd.

This site performs very well against the SA Framework.

Gadewir y dudalen hon yn wag yn fwriadol

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

Manylion y Safle / Site Details			
Rhif y Safle Ymgeisio / Candidate Site Number:	CA0218 and SR/150/012	Cyfeirnod y Safle / Site Reference	SeC18/h3
Cyfeiriad y Safle / Site Address:	Tir cyfagos i Gefn Maes / Land adjacent to Cefn Maes.	Ardal Safle / Site Area:	4.227ha
Defnydd Presennol / Existing Use:	Safle Werdd / Greenfield	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential
Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History			
A yw'r safle yn Ddyraniad CDLI presennol? / Is the site an existing LDP Allocation?			x
Hanes Cynllunio Perthnasol / Relevant Planning History			

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

Sylwadau ychwanegol / Additional Comments

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

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

Sylwadau Ychwanegol / Additional Comments

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

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

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

Cyffredinol - Sylwadau Ychwanegol / General – Additional Comments

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Hygyrchedd / Accessibility

C10. A yw'r safle'n hygyrch o'r briffordd gyhoeddus bresennol? Q10 Is the site accessible from the existing public highway?	✓		
C11 A oes gan y safle bwynt mynediad sydd â gwelededd digonol? / Q11 Does the site have an available access point with adequate visibility?	✓		
C12 A oes unrhyw faterion sylweddol ar y briffordd wedi'u nodi ar sail tystiolaeth mewn perthynas â'r safle? / Q12 Have any significant and evidenced highway issues been identified relating to the site?	x	SA3	+
C13 A oes gan y safle fynediad addas i drafnidiaeth gyhoeddus a/neu lwybr teithio llesol? / Q13 Does the site have suitable access to public transport and/or active travel route?	✓	SA3, SA4, SA6, SA12, SA13, SA15	+
C14 A oes gan y safle fynediad i lecynnau gwyrdd/hamdden/cyfleusterau hamdden sydd o fewn pellter rhesymol? / Q14 Does the site have access to green space/ leisure/ recreational facilities that are within a reasonable distance?	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 manau chwarae, ond mae gan yr anheddiad cyfan nifer o fannau chwarae.</p> <p>The site is not located within 400m of a play space provision, however the settlement as a whole has a number of 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

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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

<p>Mae angen gwaith atgyfnerthu ar Sanclêr ar gyfer y gwaith trin dŵr gwastraff. Bydd angen ystyried unrhyw ddatblygiad o dan raglen y Cynllun Rheoli Asedau, ond fel arall gall datblygwyr ariannu unrhyw waith atgyfnerthu angenrheidiol drwy gynnal Asesiad o Effaith Datblygwr yn gyntaf ac yna ariannu unrhyw waith drwy rwymedigaeth gynllunio.</p> <p>St Clears requires reinforcement works for the WwTW. Any development will need to be considered under the AMP programme, however alternatively developers can fund any necessary reinforcement works by firstly undertaking a Developer Impact Assessment (DIA) and subsequently funding any works via planning obligation.</p>			
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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
Hyfywedd ac Ymarferoldeb / Viability and Deliverability			
C26 A yw'r ymgeisydd wedi darparu digon o dystiolaeth i ddangos bod modd cyflawni'r datblygiad a'i fod yn hyfyw yn ariannol? / Q26 Has the applicant provided sufficient evidence to show the development is deliverable and financially viable?	✓		
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

Nid yw'r safle yn cael unrhyw effaith andwyol yn sgil ei gyflawni, ac mae wedi'i leoli mewn lleoliad cynaliadwy ger datblygiad a gyflawnwyd yn y 10 mlynedd ddiwethaf. Mae cynigydd y tir wedi darparu rhywfaint o wybodaeth yn ymwneud â chyflawni'r safle. Gofynnir am wybodaeth ychwanegol yn ôl yr angen wrth i'r CDLI fynd tuag at archwiliad.

The site does not have any adverse impact to its delivery, and is located in a sustainable location adjacent to a development completed in the last 10 years. The proponent of the land has provided some information relating to its delivery. 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:	CA0218 and SR/150/012	Cyfeirnod y Safle / Site Reference:	SeC18/h3
Cyfeiriad y Safle / Site Address:	Tir cyfagos i Gefn Maes / Land adjacent to Cefn Maes.	Arwynebedd y Safle / Site Area:	4.227ha
Defnydd Presennol / Existing Use:	Safle Werdd / Greenfield	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential

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

Sustainability Criteria

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

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

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

Sylwebaeth Gwerthuso Cynaliadwyedd / Sustainability Appraisal Commentary

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

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

Gadewir y dudalen hon yn wag yn fwriadol

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

Manylion y Safle / Site Details			
Rhif y Safle Ymgeisio / Candidate Site Number:	CA0238 and SR/150/017	Cyfeirnod y Safle / Site Reference	SeC18/h4
Cyfeiriad y Safle / Site Address:	Tir yn Heol Llaindelyn / Land at Heol Llaindelyn	Ardal Safle / Site Area:	0.438ha
Defnydd Presennol / Existing Use:	Safle Werdd / Greenfield	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential
Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History			
A yw'r safle yn Ddyraniad CDLI presennol? / Is the site an existing LDP Allocation?	x		
Hanes Cynllunio Perthnasol / Relevant Planning History	No		

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

Sylwadau ychwanegol / Additional Comments

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

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

Sylwadau Ychwanegol / Additional Comments

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

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

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

Cyffredinol - Sylwadau Ychwanegol / General – Additional Comments

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Hygyrchedd / Accessibility

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

Hygyrchedd – Sylwadau Ychwanegol / Accessibility - Additional Comments

<p>Nid yw'r safle wedi'i leoli o fewn 400m i ddarpariaeth manau chwarae, ond mae gan yr anheddiad cyfan nifer o fannau chwarae.</p> <p>The site is not located within 400m of a play space provision, however the settlement as a whole has a number of 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

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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

<p>Mae angen gwaith atgyfnerthu ar Sanclêr ar gyfer y gwaith trin dŵr gwastraff. Bydd angen ystyried unrhyw ddatblygiad o dan raglen y Cynllun Rheoli Asedau, ond fel arall gall datblygwyr ariannu unrhyw waith atgyfnerthu angenrheidiol drwy gynnal Asesiad o Effaith Datblygwr yn gyntaf ac yna ariannu unrhyw waith drwy rwymedigaeth gynllunio.</p> <p>St Clears requires reinforcement works for the WwTW. Any development will need to be considered under the AMP programme, however alternatively developers can fund any necessary reinforcement works by firstly undertaking a Developer Impact Assessment (DIA) and subsequently funding any works via planning obligation.</p>			
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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
Hyfywedd ac Ymarferoldeb / Viability and Deliverability			
C26 A yw'r ymgeisydd wedi darparu digon o dystiolaeth i ddangos bod modd cyflawni'r datblygiad a'i fod yn hyfyw yn ariannol? / Q26 Has the applicant provided sufficient evidence to show the development is deliverable and financially viable?	✓		
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

<p>Nid yw'r safle yn cael unrhyw effaith andwyol yn sgil ei gyflawni, ac mae wedi'i leoli mewn lleoliad cynaliadwy. Mae maint y safle yn addas i'w ddatblygu gan ddatblygwr ar raddfa fach neu ganolig. Mae cynigydd y tir wedi darparu rhywfaint o wybodaeth yn ymwneud â chyflawni'r safle. Gofynnir am wybodaeth ychwanegol yn ôl yr angen wrth i'r CDLI fynd tuag at archwiliad.</p> <p>The site does not have any adverse impact to its delivery, and is located in a sustainable location. The size of the site lends itself to development by a small or medium scale developer. The proponent of the land has provided some information relating to its delivery. Additional information will be sought as necessary as the LDP goes towards examination.</p>			
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**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:	CA0238 and SR/150/017	Cyfeirnod y Safle / Site Reference:	SeC18/h4
Cyfeiriad y Safle / Site Address:	Tir yn Heol Llaindelyn / Land at Heol Llaindelyn	Arwynebedd y Safle / Site Area:	0.438ha
Defnydd Presennol / Existing Use:	Safle Werdd / Greenfield	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	+/-
Hanesyddol / SA8 - Cultural Heritage and Historic Environment	+
AC9 - Tirwedd / SA9 - Landscape	+/-
AC10 - Poblogaeth / SA10 - Population	+
AC11 - Y Gymraeg / SA11 - The Welsh Language	+
AC12 - Iechyd a Llesiant / SA12 - Health and Well-being	+/-
AC13 - Addysg a Sgiliau / SA13 - Education and Skills	+
AC14 - Yr Economi / SA14 - Economy	+
AC15 Gwead Cymdeithas / SA15 Social Fabric	+/-

Sustainability Criteria

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

Sylwebaeth Gwerthuso Cynaliadwyedd / Sustainability Appraisal Commentary

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

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

Gadewir y dudalen hon yn wag yn fwriadol

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

Manylion y Safle / Site Details			
Rhif y Safle Ymgeisio / Candidate Site Number:	CA0374 and SR/150/023	Cyfeirnod y Safle / Site Reference	SeC18/h5
Cyfeiriad y Safle / Site Address:	Tir cyfagos i Gwynfa, Heol yr Orsaf / Land adjacent Gwynfa, Station Road	Ardal Safle / Site Area:	0.281ha
Defnydd Presennol / Existing Use:	Safle Werdd / Greenfield	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential
Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History			
A yw'r safle yn Ddyraniad CDLI presennol? / Is the site an existing LDP Allocation?			x
Hanes Cynllunio Perthnasol / Relevant Planning History			

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

Sylwadau ychwanegol / Additional Comments

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

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

Sylwadau Ychwanegol / Additional Comments

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

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

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

Cyffredinol - Sylwadau Ychwanegol / General – Additional Comments

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Hygyrchedd / Accessibility

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

Hygyrchedd – Sylwadau Ychwanegol / Accessibility - Additional Comments

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

Ystyriaethau Amgylcheddol / Environmental Considerations

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

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

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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

<p>Mae angen gwaith atgyfnerthu ar Sanclêr ar gyfer y gwaith trin dŵr gwastraff. Bydd angen ystyried unrhyw ddatblygiad o dan raglen y Cynllun Rheoli Asedau, ond fel arall gall datblygwyr ariannu unrhyw waith atgyfnerthu angenrheidiol drwy gynnal Asesiad o Effaith Datblygwr yn gyntaf ac yna ariannu unrhyw waith drwy rwymedigaeth gynllunio.</p> <p>St Clears requires reinforcement works for the WwTW. Any development will need to be considered under the AMP programme, however alternatively developers can fund any necessary reinforcement works by firstly undertaking a Developer Impact Assessment (DIA) and subsequently funding any works via planning obligation.</p>			
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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
Hyfywedd ac Ymarferoldeb / Viability and Deliverability			
C26 A yw'r ymgeisydd wedi darparu digon o dystiolaeth i ddangos bod modd cyflawni'r datblygiad a'i fod yn hyfyw yn ariannol? / Q26 Has the applicant provided sufficient evidence to show the development is deliverable and financially viable?	✓		
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

<p>Nid yw'r safle yn cael unrhyw effaith andwyol yn sgil ei gyflawni, ac mae wedi'i leoli mewn lleoliad cynaliadwy gan ganiatáu datblygiad ar y tu blaen ar hyd Heol yr Orsaf. Mae maint y safle yn addas i'w ddatblygu gan ddatblygwr ar raddfa fach neu ganolig. Mae cynigydd y tir wedi darparu rhywfaint o wybodaeth yn ymwneud â chyflawni'r safle. Gofynnir am wybodaeth ychwanegol yn ôl yr angen wrth i'r CDLI fynd tuag at archwiliad.</p> <p>The site does not have any adverse impact to its delivery, and is located in a sustainable location and allowing frontage development onto Station Road. The size of the site lends itself to development by a small or medium scale developer. The proponent of the land has provided some information relating to its delivery. Additional information will be sought as necessary as the LDP goes towards examination.</p>			
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**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:	CA0374 and SR/150/023	Cyfeirnod y Safle / Site Reference:	SeC18/h5
Cyfeiriad y Safle / Site Address:	Tir cyfagos i Gwynfa, Heol yr Orsaf / Land adjacent Gwynfa, Station Road	Arwynebedd y Safle / Site Area:	0.281ha
Defnydd Presennol / Existing Use:	Safle Werdd / Greenfield	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential

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

Sustainability Criteria

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

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

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

Sylwebaeth Gwerthuso Cynaliadwyedd / Sustainability Appraisal Commentary

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

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

Gadewir y dudalen hon yn wag yn fwriadol

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

Manylion y Safle / Site Details			
Rhif y Safle Ymgeisio / Candidate Site Number:	CA0242 and SR/150/021	Cyfeirnod y Safle / Site Reference	SeC18/h6
Cyfeiriad y Safle / Site Address:	Tir i gefn Heol yr Orsaf / Land to the rear of Station Road	Ardal Safle / Site Area:	1.039ha
Defnydd Presennol / Existing Use:	Safle Werdd / Greenfield	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential
Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History			
A yw'r safle yn Ddyraniad CDLI presennol? / Is the site an existing LDP Allocation?			x
Hanes Cynllunio Perthnasol / Relevant Planning History			

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

Sylwadau ychwanegol / Additional Comments

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

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

Sylwadau Ychwanegol / Additional Comments

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

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

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

Cyffredinol - Sylwadau Ychwanegol / General – Additional Comments

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Hygyrchedd / Accessibility

C10. A yw'r safle'n hygyrch o'r briffordd gyhoeddus bresennol? Q10 Is the site accessible from the existing public highway?	✓		
C11 A oes gan y safle bwynt mynediad sydd â gwelededd digonol? / Q11 Does the site have an available access point with adequate visibility?	✓		
C12 A oes unrhyw faterion sylweddol ar y briffordd wedi'u nodi ar sail tystiolaeth mewn perthynas â'r safle? / Q12 Have any significant and evidenced highway issues been identified relating to the site?	x	SA3	+
C13 A oes gan y safle fynediad addas i drafnidiaeth gyhoeddus a/neu lwybr teithio llesol? / Q13 Does the site have suitable access to public transport and/or active travel route?	✓	SA3, SA4, SA6, SA12, SA13, SA15	+
C14 A oes gan y safle fynediad i lecynnau gwyrdd/hamdden/cyfleusterau hamdden sydd o fewn pellter rhesymol? / Q14 Does the site have access to green space/ leisure/ recreational facilities that are within a reasonable distance?	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, ond mae gan yr anheddiad cyfan nifer o fannau chwarae.</p> <p>The site is not located within 400m of a play space provision, however the settlement as a whole has a number of 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

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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

<p>Mae angen gwaith atgyfnerthu ar Sanclêr ar gyfer y gwaith trin dŵr gwastraff. Bydd angen ystyried unrhyw ddatblygiad o dan raglen y Cynllun Rheoli Asedau, ond fel arall gall datblygwyr ariannu unrhyw waith atgyfnerthu angenrheidiol drwy gynnal Asesiad o Effaith Datblygwr yn gyntaf ac yna ariannu unrhyw waith drwy rwymedigaeth gynllunio.</p> <p>St Clears requires reinforcement works for the WwTW. Any development will need to be considered under the AMP programme, however alternatively developers can fund any necessary reinforcement works by firstly undertaking a Developer Impact Assessment (DIA) and subsequently funding any works via planning obligation.</p>			
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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
Hyfywedd ac Ymarferoldeb / Viability and Deliverability			
C26 A yw'r ymgeisydd wedi darparu digon o dystiolaeth i ddangos bod modd cyflawni'r datblygiad a'i fod yn hyfyw yn ariannol? / Q26 Has the applicant provided sufficient evidence to show the development is deliverable and financially viable?	✓		
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

<p>Mae'r safle wedi'i ffinio ar bob ochr gan ffin ddiffiniedig. Nid yw'r safle yn cael unrhyw effaith andwyol yn sgil ei gyflawni, ac mae wedi'i leoli mewn lleoliad cynaliadwy. Gallai datblygu'r safle hwn gefnogi a chysylltu â datblygiad arfaethedig yr orsaf reilffordd o bosibl er budd yr ardal hon. Mae maint y safle yn addas i'w ddatblygu gan ddatblygwr ar raddfa fach neu ganolig. Mae cynigydd y tir wedi darparu rhywfaint o wybodaeth yn ymwneud â chyflawni'r safle. Gofynnir am wybodaeth ychwanegol yn ôl yr angen wrth i'r CDLI fynd tuag at archwiliad.</p> <p>The site is bordered on each side by a defined boundary. The site does not have any adverse impact to its delivery, and is located in a sustainable location. The development of this site could potentially support and link into the proposed development of the railway station to the benefit of this area. The size of the site lends itself to development by a small or medium scale developer. The proponent of the land has provided some information relating to its delivery. Additional information will be sought as necessary as the LDP goes towards examination.</p>			
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**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:	CA0242 and SR/150/021	Cyfeirnod y Safle / Site Reference:	SeC18/h6
Cyfeiriad y Safle / Site Address:	Tir i gefn Heol yr Orsaf / Land to the rear of Station Road	Arwynebedd y Safle / Site Area:	1.039ha
Defnydd Presennol / Existing Use:	Safle Werdd / Greenfield	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential

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

Sustainability Criteria

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

Sylwebaeth Gwerthuso Cynaliadwyedd / Sustainability Appraisal Commentary

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

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

Gadewir y dudalen hon yn wag yn fwriadol

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

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number:	CA0376 and SR/150/024	Cyfeirnod y Safle / Site Reference	SeC18/h7
Cyfeiriad y Safle / Site Address:	Tir gyfagos i Gardde Fields / Land adjacent to Gardde Fields	Ardal Safle / Site Area:	0.849ha
Defnydd Presennol / Existing Use:	Safle Werdd / Greenfield	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential

Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History

A yw'r safle yn Ddyraniad CDLI presennol? / Is the site an existing LDP Allocation?	✓
Hanes Cynllunio Perthnasol / Relevant Planning History	

Cam 1 - Aseiad Cychwynnol / Stage 1 – Initial Assessment

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

Sylwadau ychwanegol / Additional Comments

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

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

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

Sylwadau Ychwanegol / Additional Comments

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

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

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

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

Cyffredinol - Sylwadau Ychwanegol / General – Additional Comments

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Hygyrchedd / Accessibility

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

Hygyrchedd – Sylwadau Ychwanegol / Accessibility - Additional Comments

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

Ystyriaethau Amgylcheddol / Environmental Considerations

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

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

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Seilwaith a Chyfleustodau / Infrastructure and Utilities

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

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

<p>Mae angen gwaith atgyfnerthu ar Sanclêr ar gyfer y gwaith trin dŵr gwastraff. Bydd angen ystyried unrhyw ddatblygiad o dan raglen y Cynllun Rheoli Asedau, ond fel arall gall datblygwyr ariannu unrhyw waith atgyfnerthu angenrheidiol drwy gynnal Asesiad o Effaith Datblygwr yn gyntaf ac yna ariannu unrhyw waith drwy rwymedigaeth gynllunio.</p> <p>St Clears requires reinforcement works for the WwTW. Any development will need to be considered under the AMP programme, however alternatively developers can fund any necessary reinforcement works by firstly undertaking a Developer Impact Assessment (DIA) and subsequently funding any works via planning obligation.</p>			
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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
Hyfywedd ac Ymarferoldeb / Viability and Deliverability			
C26 A yw'r ymgeisydd wedi darparu digon o dystiolaeth i ddangos bod modd cyflawni'r datblygiad a'i fod yn hyfyw yn ariannol? / Q26 Has the applicant provided sufficient evidence to show the development is deliverable and financially viable?	✓		
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

<p>Mae'r safle wedi'i ffinio ar bob ochr gan ffin ddiffiniedig. Nid yw'r safle yn cael unrhyw effaith andwyol yn sgil ei gyflawni, ac mae wedi'i leoli mewn lleoliad cynaliadwy. Er bod y safle wedi'i gynnwys mewn cynlluniau datblygu blaenorol, mae ei leoliad, ei faint a'i raddfa yn ei wneud yn safle deniadol i ddatblygwyr ar raddfa fach neu ganolig. Mae cynigydd y tir wedi darparu rhywfaint o wybodaeth yn ymwneud â chyflawni'r safle. Gofynnir am wybodaeth ychwanegol yn ôl yr angen wrth i'r CDLI fynd tuag at archwiliad.</p> <p>The site is bordered on each side by a defined boundary. The site does not have any adverse impact to its delivery, and is located in a sustainable location. Whilst the site has been included in previous development plans, its location, size and scale makes it an attractive site for small or medium scale developers. The proponent of the land has provided some information relating to its delivery. Additional information will be sought as necessary as the LDP goes towards examination.</p>			
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**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:	CA0376 and SR/150/024	Cyfeirnod y Safle / Site Reference:	SeC18/h7
Cyfeiriad y Safle / Site Address:	Tir gyfagos i Gardde Fields / Land adjacent to Gardde Fields	Arwynebedd y Safle / Site Area:	0.849ha
Defnydd Presennol / Existing Use:	Safle Werdd / Greenfield	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential

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

Sustainability Criteria

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

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

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

Sylwebaeth Gwerthuso Cynaliadwyedd / Sustainability Appraisal Commentary

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

Gadewir y dudalen hon yn wag yn fwriadol

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

Manylion y Safle / Site Details			
Rhif y Safle Ymgeisio / Candidate Site Number:	Part of CA0386 and SR/150/026	Cyfeirnod y Safle / Site Reference	SeC18/h8
Cyfeiriad y Safle / Site Address:	Tir yn Cae Glas / Land at Cae Glas	Ardal Safle / Site Area:	0.55ha
Defnydd Presennol / Existing Use:	Safle Werdd / Greenfield	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential
Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History			
A yw'r safle yn Ddyraniad CDLI presennol? / Is the site an existing LDP Allocation?		✓	
Hanes Cynllunio Perthnasol / Relevant Planning History		W/36577, W/38642, W/30595	

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

Sylwadau ychwanegol / Additional Comments

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

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

Sylwadau Ychwanegol / Additional Comments

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

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

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

Cyffredinol - Sylwadau Ychwanegol / General – Additional Comments

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Hygyrchedd / Accessibility

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

Hygyrchedd – Sylwadau Ychwanegol / Accessibility - Additional Comments

<p>Nid yw'r safle wedi'i leoli o fewn 400m i ddarpariaeth manau chwarae, ond mae gan yr anheddiad cyfan nifer o fannau chwarae.</p> <p>The site is not located within 400m of a play space provision, however the settlement as a whole has a number of 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

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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

<p>Mae angen gwaith atgyfnerthu ar Sanclêr ar gyfer y gwaith trin dŵr gwastraff. Bydd angen ystyried unrhyw ddatblygiad o dan raglen y Cynllun Rheoli Asedau, ond fel arall gall datblygwyr ariannu unrhyw waith atgyfnerthu angenrheidiol drwy gynnal Asesiad o Effaith Datblygwr yn gyntaf ac yna ariannu unrhyw waith drwy rwymedigaeth gynllunio.</p> <p>St Clears requires reinforcement works for the WwTW. Any development will need to be considered under the AMP programme, however alternatively developers can fund any necessary reinforcement works by firstly undertaking a Developer Impact Assessment (DIA) and subsequently funding any works via planning obligation.</p>			
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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
Hyfywedd ac Ymarferoldeb / Viability and Deliverability			
C26 A yw'r ymgeisydd wedi darparu digon o dystiolaeth i ddangos bod modd cyflawni'r datblygiad a'i fod yn hyfyw yn ariannol? / Q26 Has the applicant provided sufficient evidence to show the development is deliverable and financially viable?	✓		
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

<p>Mae'r safle bach hwn yn rhan o ddyraniad presennol llawer mwy yn y CDLI sydd wedi cael caniatâd amlinellol ar gyfer 5 annedd. Nid yw'r safle yn cael unrhyw effaith andwyol yn sgil ei gyflawni, ac mae wedi'i leoli mewn lleoliad cynaliadwy. Er bod y safle wedi'i gynnwys mewn cynlluniau datblygu blaenorol, mae ei leoliad, ei faint a'i raddfa yn ei wneud yn safle deniadol i ddatblygwyr ar raddfa fach neu ddatblygwyr hunanadeiladu. Gofynnir am wybodaeth ychwanegol yn ôl yr angen wrth i'r CDLI fynd tuag at archwiliad.</p> <p>This small site forms part of a much larger existing LDP allocation which has an outline permission for 5 dwellings. The site does not have any adverse impact to its delivery, and is located in a sustainable location. Whilst the site has been included in previous development plans, its location, size and scale makes it an attractive site for small scale or self build developers. Additional information will be sought as necessary as the LDP goes towards examination.</p>			
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**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:	Part of CA0386 and SR/150/026	Cyfeirnod y Safle / Site Reference:	SeC18/h8
Cyfeiriad y Safle / Site Address:	Tir yn Cae Glas / Land at Cae Glas	Arwynebedd y Safle / Site Area:	0.55ha
Defnydd Presennol / Existing Use:	Safle Werdd / Greenfield	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential

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

Sustainability Criteria

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

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

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

Sylwebaeth Gwerthuso Cynaliadwyedd / Sustainability Appraisal Commentary

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

Gadewir y dudalen hon yn wag yn fwriadol

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

Manylion y Safle / Site Details			
Rhif y Safle Ymgeisio / Candidate Site Number:		Cyfeirnod y Safle / Site Reference	SeC18/E1
Cyfeiriad y Safle / Site Address:	Parc Busnes San Cler / St Clears Business Park	Ardal Safle / Site Area:	0.44ha
Defnydd Presennol / Existing Use:	Cae Werdd / Green field	Defnydd Arfaethedig / Proposed Use:	Cyflogaeth / Employment
Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History			
A yw'r safle yn Ddyraniad CDLI presennol? / Is the site an existing LDP Allocation?			x
Hanes Cynllunio Perthnasol / Relevant Planning History			

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

Sylwadau ychwanegol / Additional Comments

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

Cam 2a - Aseiad Manwl Cychwynnol o'r Safle / Stage 2a – Initial Detailed Site Assessment			
Ystyriaeth / Consideration	Ie, Na / Yes, No	Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA Objectives	AC / SA
C2. A oes lle ar y safle am 5 neu ragor o anheddau? / Q2. Can the site accommodate 5 or more dwellings?	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	+

Sylwadau Ychwanegol / Additional Comments

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

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

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

Cyffredinol - Sylwadau Ychwanegol / General – Additional Comments

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Hygyrchedd / Accessibility

C10. A yw'r safle'n hygyrch o'r briffordd gyhoeddus bresennol? Q10 Is the site accessible from the existing public highway?	✓		
C11 A oes gan y safle bwynt mynediad sydd â gwelededd digonol? / Q11 Does the site have an available access point with adequate visibility?	✓		
C12 A oes unrhyw faterion sylweddol ar y briffordd wedi'u nodi ar sail tystiolaeth mewn perthynas â'r safle? / Q12 Have any significant and evidenced highway issues been identified relating to the site?	x	SA3	+
C13 A oes gan y safle fynediad addas i drafnidiaeth gyhoeddus a/neu lwybr teithio llesol? / Q13 Does the site have suitable access to public transport and/or active travel route?	✓	SA3, SA4, SA6, SA12, SA13, SA15	+
C14 A 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

Hyfywedd ac Ymarferoldeb / Viability and Deliverability

Mae'r safle wedi ei leoli o fewn ffiniau safle cyflogaeth presennol ym Mharc Busnes Sanclêr. Mae ei faint a'i raddfa yn caniatáu'r cyfle i ddatblygu ar raddfa fach, ac nid yw'n ymddangos bod unrhyw effaith andwyol i atal datblygiad y safle at ddibenion cyflogaeth. Mae gan y safle seilwaith ffyrdd ar waith sy'n golygu bod y safle ar gael i'w ddatblygu ar unwaith.

The site is located within the confines of an existing employment site at St Clears Business Park. Its size and scale allows the opportunity for small scale development, and there does not appear to be any adverse impact to stifle the development of the site for employment purposes. The site has road infrastructure in place 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:		Cyfeirnod y Safle / Site Reference:	SeC18/E1
Cyfeiriad y Safle / Site Address:	Parc Busnes San Cler / St Clears Business Park	Arwynebedd y Safle / Site Area:	0.44ha
Defnydd Presennol / Existing Use:	Cae Werdd / Green field	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

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.

SeC19

**Hendy- gwyn ar Daf /
*Whitland***

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

Manylion y Safle / Site Details			
Rhif y Safle Ymgeisio / Candidate Site Number:	CA0828 and SR163/010	Cyfeirnod y Safle / Site Reference	SeC19/h1
Cyfeiriad y Safle / Site Address:	Tir yn Park View / Land at Park View, Trevaughan	Ardal Safle / Site Area:	0.434ha
Defnydd Presennol / Existing Use:	Safle Werdd / Greenfield	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential

Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History	
A yw'r safle yn Ddyraniad CDLI presennol? / Is the site an existing LDP Allocation?	x
Hanes Cynllunio Perthnasol / Relevant Planning History	

Cam 1 - Aseiad Cychwynnol / Stage 1 – Initial Assessment

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

Sylwadau ychwanegol / Additional Comments

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

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

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

Sylwadau Ychwanegol / Additional Comments
Mae rhan o'r safle ger y parth llifogydd, ond mae'r dyraniad ei hun o fewn parth A. The rear of site is adjacent to the C2 zone, however the allocation itself is within Zone A.

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

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

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

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

Cyffredinol - Sylwadau Ychwanegol / General – Additional Comments

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Hygyrchedd / Accessibility

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

Hygyrchedd – Sylwadau Ychwanegol / Accessibility - Additional Comments

<p>Nid yw'r safle wedi'i leoli o fewn 400m i ddarpariaeth manau chwarae, ond mae gan yr anheddiad cyfan nifer o fannau chwarae.</p> <p>The site is not located within 400m of a play space provision, however the settlement as a whole has a number of play space provision.</p>

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

Ystyriaethau Amgylcheddol / Environmental Considerations

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

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

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Seilwaith a Chyfleustodau / Infrastructure and Utilities

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

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

<p>Mae Dŵr Cymru wedi nodi bod capasiti cyfyngedig yn y gwaith trin dŵr gwastraff, ond mae hwn yn un o ddau safle yn unig yn Hendy-gwyn ar Daf i gael eu dyrannu. Bydd angen gwaith atgyfnerthu ar unrhyw ddatblygiad, naill ai drwy gyfraniadau'r datblygwr neu Gynllun Rheoli Asedau ar gyfer y dyfodol.</p> <p>DCWW have indicated limited capacity in the Waste Water Treatment works, however this is one of only two sites in Whitland to be allocated. Any development will require reinforcement works, either through developer contributions or a future AMP.</p>			
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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
Hyfywedd ac Ymarferoldeb / Viability and Deliverability			
C26 A yw'r ymgeisydd wedi darparu digon o dystiolaeth i ddangos bod modd cyflawni'r datblygiad a'i fod yn hyfyw yn ariannol? / Q26 Has the applicant provided sufficient evidence to show the development is deliverable and financially viable?	✓		
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

<p>Nid yw'r safle yn cael unrhyw effaith andwyol yn sgil ei gyflawni, ac mae wedi'i leoli mewn lleoliad cynaliadwy. Mae ei faint a'i raddfa yn ei wneud yn safle deniadol i ddatblygwyr ar raddfa fach neu ganolog. Gofynnir am wybodaeth ychwanegol yn ôl yr angen wrth i'r CDLI fynd tuag at archwiliad.</p> <p>The site does not have any adverse impact to its delivery, and is located in a sustainable location. Its size and scale makes it an attractive site for small scale or medium scale developers. Additional information will be sought as necessary as the LDP goes towards examination.</p>			
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**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:	CA0828 and SR163/010	Cyfeirnod y Safle / Site Reference:	SeC19/h1
Cyfeiriad y Safle / Site Address:	Tir yn Park View / Land at Park View, Trevaughan	Arwynebedd y Safle / Site Area:	0.434ha
Defnydd Presennol / Existing Use:	Safle Werdd / Greenfield	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential

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

Sustainability Criteria

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

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

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

Sylwebaeth Gwerthuso Cynaliadwyedd / Sustainability Appraisal Commentary

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

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

Gadewir y dudalen hon yn wag yn fwriadol

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

Manylion y Safle / Site Details			
Rhif y Safle Ymgeisio / Candidate Site Number:	CA0903 and SR163/010	Cyfeirnod y Safle / Site Reference	SeC19/h2
Cyfeiriad y Safle / Site Address:	Hufenfa Hendy Gwyn / Whitland Creamery	Ardal Safle / Site Area:	2.343ha
Defnydd Presennol / Existing Use:	Aildddefnyddio y tir a ddatblygwyd yn flaenorol / Previously Developed Land	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential
Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History			
A yw'r safle yn Ddyraniad CDLI presennol? / Is the site an existing LDP Allocation?	✓		
Hanes Cynllunio Perthnasol / Relevant Planning History	W/33572		

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

Sylwadau ychwanegol / Additional Comments

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

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

Sylwadau Ychwanegol / Additional Comments
Mae rhan o'r safle ger y parth llifogydd, ond mae'r dyraniad ei hun o fewn parth A. Part of the site is adjacent to the C2 zone, however the allocation itself is within Zone A.

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

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

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

Cyffredinol - Sylwadau Ychwanegol / General – Additional Comments

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Hygyrchedd / Accessibility

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

Hygyrchedd – Sylwadau Ychwanegol / Accessibility - Additional Comments

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

Ystyriaethau Amgylcheddol / Environmental Considerations

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

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

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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

<p>Mae Dŵr Cymru wedi nodi bod capasiti cyfyngedig yn y gwaith trin dŵr gwastraff, ond mae hwn yn un o ddau safle yn unig yn Hendy-gwyn ar Daf i gael eu dyrannu. Bydd angen gwaith atgyfnerthu ar unrhyw ddatblygiad, naill ai drwy gyfraniadau'r datblygwr neu Gynllun Rheoli Asedau ar gyfer y dyfodol.</p> <p>DCWW have indicated limited capacity in the Waste Water Treatment works, however this is one of only two sites in Whitland to be allocated. Any development will require reinforcement works, either through developer contributions or a future AMP.</p>			
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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
Hyfywedd ac Ymarferoldeb / Viability and Deliverability			
C26 A yw'r ymgeisydd wedi darparu digon o dystiolaeth i ddangos bod modd cyflawni'r datblygiad a'i fod yn hyfyw yn ariannol? / Q26 Has the applicant provided sufficient evidence to show the development is deliverable and financially viable?	✓		
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

<p>Mae gan ran o'r safle ganiatâd cynllunio amlinellol ar gyfer 28 o anheddau. Nid yw'r safle cyfan yn cael unrhyw effaith andwyol yn sgil ei gyflawni, ac mae wedi'i leoli mewn lleoliad cynaliadwy. Mae ei faint a'i raddfa yn ei wneud yn safle deniadol i ddatblygwyr ar raddfa ganolog, ac mae'n defnyddio safle a ddatblygwyd yn flaenorol ac a ffeirir yn gyntaf yn y fethodoleg asesu safle. Gofynnir am wybodaeth ychwanegol yn ôl yr angen wrth i'r CDLI fynd tuag at archwiliad.</p> <p>Part of the site has outline planning permission for 28 dwellings. The overall site does not have any adverse impact to its delivery, and it is located in a sustainable location. Its size and scale makes it an attractive site for a medium scale developers, and utilises a previously developed site which is favoured firstly within the site assessment methodology. Additional information will be sought as necessary as the LDP goes towards examination.</p>			
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**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:	CA0903 and SR163/010	Cyfeirnod y Safle / Site Reference:	SeC19/h2
Cyfeiriad y Safle / Site Address:	Hufenfa Hendy Gwyn / Whitland Creamery	Arwynebedd y Safle / Site Area:	2.343ha
Defnydd Presennol / Existing Use:	Ailddefnyddio y tir a ddatblygwyd yn flaenorol / P	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential

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

Sustainability Criteria

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

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

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

Sylwebaeth Gwerthuso Cynaliadwyedd / Sustainability Appraisal Commentary

Mae'r safle yn perfformio'n dda yn erbyn y fframwaith cynaliadwyedd.

This site performs very well against the SA Framework.

Gadewir y dudalen hon yn wag yn fwriadol

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

Manylion y Safle / Site Details			
Rhif y Safle Ymgeisio / Candidate Site Number:		Cyfeirnod y Safle / Site Reference	SeC19/E1
Cyfeiriad y Safle / Site Address:	Parc Diwydiannol Hendy Gwyn ar Daf / Whitland Industrial Park	Ardal Safle / Site Area:	0.49 ha
Defnydd Presennol / Existing Use:	Cae Werdd / Green field	Defnydd Arfaethedig / Proposed Use:	Cyflogaeth / Employment
Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History			
A yw'r safle yn Ddyraniad CDLI presennol? / Is the site an existing LDP Allocation?		✓	
Hanes Cynllunio Perthnasol / Relevant Planning History			

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

Sylwadau ychwanegol / Additional Comments

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

Cam 2a - Aseiad Manwl Cychwynnol o'r Safle / Stage 2a – Initial Detailed Site Assessment			
Ystyriaeth / Consideration	Ie, Na / Yes, No	Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA Objectives	AC / SA
C2. A oes lle ar y safle am 5 neu ragor o anheddau? / Q2. Can the site accommodate 5 or more dwellings?	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	+

Sylwadau Ychwanegol / Additional Comments

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

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

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

Cyffredinol - Sylwadau Ychwanegol / General – Additional Comments

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Hygyrchedd / Accessibility

C10. A yw'r safle'n hygyrch o'r briffordd gyhoeddus bresennol? Q10 Is the site accessible from the existing public highway?	✓		
C11 A oes gan y safle bwynt mynediad sydd â gwelededd digonol? / Q11 Does the site have an available access point with adequate visibility?	✓		
C12 A oes unrhyw faterion sylweddol ar y briffordd wedi'u nodi ar sail tystiolaeth mewn perthynas â'r safle? / Q12 Have any significant and evidenced highway issues been identified relating to the site?	x	SA3	+
C13 A oes gan y safle fynediad addas i drafnidiaeth gyhoeddus a/neu lwybr teithio llesol? / Q13 Does the site have suitable access to public transport and/or active travel route?	✓	SA3, SA4, SA6, SA12, SA13, SA15	+
C14 A 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

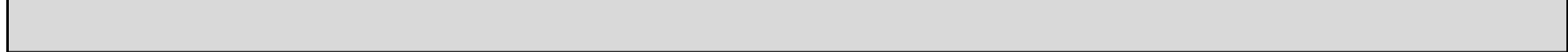
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Seilwaith a Chyfleustodau / Infrastructure and Utilities

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

Hyfywedd ac Ymarferoldeb / Viability and Deliverability

Mae'r safle wedi ei leoli o fewn ffiniau safle cyflogaeth presennol ym Mharc Diwydiannol Hendy-gwyn ar Daf. Mae ei faint a'i raddfa yn caniatáu'r cyfle i ddatblygu ar raddfa fach, ac nid yw'n ymddangos bod unrhyw effaith andwyol i atal datblygiad y safle at ddibenion cyflogaeth. Mae gan y safle seilwaith ffyrdd ar waith sy'n golygu bod y safle ar gael i'w ddatblygu ar unwaith.

The site is located within the confines of an existing employment site at Whitland Industrial Park. Its size and scale allows the opportunity for small scale development, and there does not appear to be any adverse impact to stifle the development of the site for employment purposes. The site has road infrastructure in place 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:		Cyfeirnod y Safle / Site Reference:	SeC19/E1
Cyfeiriad y Safle / Site Address:	Parc Diwydiannol Hendy Gwyn ar Daf / Whitland Industrial Park	Arwynebedd y Safle / Site Area:	0.49 ha
Defnydd Presennol / Existing Use:	Cae Werdd / Green field	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.

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

Manylion y Safle / Site Details			
Rhif y Safle Ymgeisio / Candidate Site Number:	SR/163/009 (CA0904)	Cyfeirnod y Safle / Site Reference	SeC19/E2
Cyfeiriad y Safle / Site Address:	Tir i'r dde o hen Hufenfa Hendy Gwyn ar Daf / Land south of Whitland Creamery	Ardal Safle / Site Area:	1.48 ha
Defnydd Presennol / Existing Use:	Cae Werdd / Green field	Defnydd Arfaethedig / Proposed Use:	Cyflogaeth / Employment
Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History			
A yw'r safle yn Ddyraniad CDLI presennol? / Is the site an existing LDP Allocation?	✓		
Hanes Cynllunio Perthnasol / Relevant Planning History			

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

Sylwadau ychwanegol / Additional Comments

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

Cam 2a - Aseiad Manwl Cychwynnol o'r Safle / Stage 2a – Initial Detailed Site Assessment			
Ystyriaeth / Consideration	Ie, Na / Yes, No	Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA Objectives	AC / SA
C2. A oes lle ar y safle am 5 neu ragor o anheddau? / Q2. Can the site accommodate 5 or more dwellings?	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	+

Sylwadau Ychwanegol / Additional Comments

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

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

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

Cyffredinol - Sylwadau Ychwanegol / General – Additional Comments

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Hygyrchedd / Accessibility

C10. A yw'r safle'n hygyrch o'r briffordd gyhoeddus bresennol? Q10 Is the site accessible from the existing public highway?	✓		
C11 A oes gan y safle bwynt mynediad sydd â gwelededd digonol? / Q11 Does the site have an available access point with adequate visibility?	✓		
C12 A oes unrhyw faterion sylweddol ar y briffordd wedi'u nodi ar sail tystiolaeth mewn perthynas â'r safle? / Q12 Have any significant and evidenced highway issues been identified relating to the site?	x	SA3	+
C13 A oes gan y safle fynediad addas i drafnidiaeth gyhoeddus a/neu lwybr teithio llesol? / Q13 Does the site have suitable access to public transport and/or active travel route?	✓	SA3, SA4, SA6, SA12, SA13, SA15	+
C14 A 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	+

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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

Hyfywedd ac Ymarferoldeb / Viability and Deliverability

Mae'r safle wedi ei leoli ar ymyl safle cyflogaeth presennol - sydd bellach yn cael ei ddefnyddio fel unedau llai ar safle Hufenfa Hendy-gwyn ar Daf. Mae ffin ddiffiniedig ar 4 ochr y dyraniad. Mae ei faint a'i raddfa yn caniatáu'r cyfle am gymysgedd ac amrywiaeth o ddefnyddiau cyflogaeth o fewn Hendy-gwyn ar Daf. Nid yw'n ymddangos bod unrhyw effaith andwyol i atal datblygiad y safle at ddibenion cyflogaeth. Mae gan y safle seilwaith ffyrdd yn agos iawn sy'n golygu bod y safle ar gael i'w ddatblygu ar unwaith. Gofynnir am wybodaeth ychwanegol yn ôl yr angen wrth i'r CDLI fynd tuag at ei archwilio.

The site is located on the edge of an existing employment site - which are now being used as smaller units on the Whitland Creamery site. The allocation itself is bordered on 4 sides by a defined boundary. Its size and scale allows the opportunity for a mix and range of employment uses within Whitland. There does not appear to be any adverse impact to stifle the development of the site for employment purposes. The site has road infrastructure in close proximity which makes the site immediately available for development. 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/163/009 (CA0904)	Cyfeirnod y Safle / Site Reference:	SeC19/E2
Cyfeiriad y Safle / Site Address:	Tir i'r dde o hen Hufenfa Hendy Gwyn ar Daf / Land south of Whitland Creamery	Arwynebedd y Safle / Site Area:	1.48 ha
Defnydd Presennol / Existing Use:	Cae Werdd / Green field	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.

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.

SeC20

Talacharn /

Laugharne

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

Manylion y Safle / Site Details			
Rhif y Safle Ymgeisio / Candidate Site Number:		Cyfeirnod y Safle / Site Reference	SeC20/h1
Cyfeiriad y Safle / Site Address:	Pludds Meadow	Ardal Safle / Site Area:	2.069ha
Defnydd Presennol / Existing Use:	Safle Werdd / Green Field	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential
Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History			
A yw'r safle yn Ddyraniad CDLI presennol? / Is the site an existing LDP Allocation?		✓	
Hanes Cynllunio Perthnasol / Relevant Planning History		W/27727, W/36780, W/39292	

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

Sylwadau ychwanegol / Additional Comments

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

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

Sylwadau Ychwanegol / Additional Comments

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

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

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

Cyffredinol - Sylwadau Ychwanegol / General – Additional Comments

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Hygyrchedd / Accessibility

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

Hygyrchedd – Sylwadau Ychwanegol / Accessibility - Additional Comments

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

Ystyriaethau Amgylcheddol / Environmental Considerations

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

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

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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
Hyfywedd ac Ymarferoldeb / Viability and Deliverability			
C26 A yw'r ymgeisydd wedi darparu digon o dystiolaeth i ddangos bod modd cyflawni'r datblygiad a'i fod yn hyfyw yn ariannol? / Q26 Has the applicant provided sufficient evidence to show the development is deliverable and financially viable?	✓		
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 caniatâd amlinellol wedi cael ei roi i'r safle ac mae ceisiadau am amrywio amodau wedi cael eu cyflwyno yn dilyn hynny i ymestyn y cyfnod i gyflwyno materion a gadwyd yn ôl. Mae'r cynllun ffordd a lleiniau wedi'i gwblhau ar y safle, gan ddisgwyl y byddai'r datblygiad yn cynnwys tai hunanadeiladu. Gofynnir am wybodaeth ychwanegol yn ôl yr angen wrth i'r CDLI fynd tuag at archwiliad.

The site has been granted outline permission with subsequent variation of condition applications to extend the period to submit reserved matters. The road and plot layout has been completed on site, with anticipation of the development including self build constructions. 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: 0	Cyfeirnod y Safle / Site Reference: SeC20/h1
Cyfeiriad y Safle / Site Address: Pludds Meadow	Arwynebedd y Safle / Site Area: 2.069ha
Defnydd Presennol / Existing Use: Safle 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

Manylion y Safle / Site Details			
Rhif y Safle Ymgeisio / Candidate Site Number:	CA0913 and SR/075/008	Cyfeirnod y Safle / Site Reference	SeC20/h2
Cyfeiriad y Safle / Site Address:	Tir cyfagos i Ysgol Lacharn / Land adj. Laugharne School	Ardal Safle / Site Area:	2.336ha
Defnydd Presennol / Existing Use:	Safle Werdd / Green Field	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential
Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History			
A yw'r safle yn Ddyraniad CDLI presennol? / Is the site an existing LDP Allocation?	✓		
Hanes Cynllunio Perthnasol / Relevant Planning History	W/35450		

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

Sylwadau ychwanegol / Additional Comments

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

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

Sylwadau Ychwanegol / Additional Comments

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

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

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

Cyffredinol - Sylwadau Ychwanegol / General – Additional Comments

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Hygyrchedd / Accessibility

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

Hygyrchedd – Sylwadau Ychwanegol / Accessibility - Additional Comments

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

Ystyriaethau Amgylcheddol / Environmental Considerations

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

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

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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
Hyfywedd ac Ymarferoldeb / Viability and Deliverability			
C26 A yw'r ymgeisydd wedi darparu digon o dystiolaeth i ddangos bod modd cyflawni'r datblygiad a'i fod yn hyfyw yn ariannol? / Q26 Has the applicant provided sufficient evidence to show the development is deliverable and financially viable?	✓		
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 gan y safle ganiatâd cynllunio amlinellol a roddwyd yn sgil apêl yn Rhagfyr 2018. Mae cynigydd y tir wedi darparu gwybodaeth fel rhan o'r cais, ond gofynnir am wybodaeth ychwanegol yn ôl yr angen wrth i'r CDLI fynd tuag at archwiliad.

The site has an outline planning permission which granted on appeal in December 2018. The proponent of the land has provided information as part of the application, 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:	CA0913 and SR/075/008	Cyfeirnod y Safle / Site Reference:	SeC20/h2
Cyfeiriad y Safle / Site Address:	Tir cyfagos i Ysgol Lacharn / Land adj. Laugharne School	Arwynebedd y Safle / Site Area:	2.336ha
Defnydd Presennol / Existing Use:	Safle 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

Manylion y Safle / Site Details			
Rhif y Safle Ymgeisio / Candidate Site Number:	CA0598 and SR/075/005	Cyfeirnod y Safle / Site Reference	SeC20/h3
Cyfeiriad y Safle / Site Address:	Tir ger Stryd Clifton / Land off Clifton Street	Ardal Safle / Site Area:	0.76ha
Defnydd Presennol / Existing Use:	Gardd / Garden	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential
Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History			
A yw'r safle yn Ddyraniad CDLI presennol? / Is the site an existing LDP Allocation?			x
Hanes Cynllunio Perthnasol / Relevant Planning History			

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

Sylwadau ychwanegol / Additional Comments

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

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

Sylwadau Ychwanegol / Additional Comments

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

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

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

Cyffredinol - Sylwadau Ychwanegol / General – Additional Comments

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Hygyrchedd / Accessibility

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

Hygyrchedd – Sylwadau Ychwanegol / Accessibility - Additional Comments

<p>Nid yw'r safle wedi'i leoli o fewn 400m i ddarpariaeth mannau chwarae, ond mae gan yr anheddiad cyfan nifer o fannau chwarae.</p> <p>The site is not located within 400m of a play space provision, however the settlement as a whole has a number of 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

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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

<p>Ystyrir bod Talacharn yn rhan o'r cynllun AMP6 Dwr Cymru Laugharne is considered to be part of the DCWW's AMP6 scheme.</p>			
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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
Hyfywedd ac Ymarferoldeb / Viability and Deliverability			
C26 A yw'r ymgeisydd wedi darparu digon o dystiolaeth i ddangos bod modd cyflawni'r datblygiad a'i fod yn hyfyw yn ariannol? / Q26 Has the applicant provided sufficient evidence to show the development is deliverable and financially viable?	✓		
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

<p>Byddai cynllun a gynllunnir mewn modd sensitif yn y lleoliad hwn yn darparu datblygiad a fyddai'n ddeniadol i ddatblygwyr ar raddfa fach. Nid oes unrhyw sylwadau anffafriol wedi cael eu gwneud gan y Grŵp Swyddogion Technegol. Mae cynigydd y tir wedi darparu gwybodaeth fel rhan o'r cais safle ymgeisio, ond gofynnir am wybodaeth ychwanegol yn ôl yr angen wrth i'r CDLI fynd tuag at archwiliad.</p> <p>A sensitively designed scheme at this location would provide a development which would be attractive to small scale developers. No adverse comments have been received from the Technical Officer Group. The proponent of the land has provided information as part of the candidate site, however additional information will be sought as necessary as the LDP goes towards examination.</p>			
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**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:	CA0598 and SR/075/005	Cyfeirnod y Safle / Site Reference:	SeC20/h3
Cyfeiriad y Safle / Site Address:	Tir ger Stryd Clifton / Land off Clifton Street	Arwynebedd y Safle / Site Area:	0.76ha
Defnydd Presennol / Existing Use:	Gardd / Garden	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.

SuV55

Glandy Cross

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

Manylion y Safle / Site Details			
Rhif y Safle Ymgeisio / Candidate Site Number:		Cyfeirnod y Safle / Site Reference	SuV55/h1
Cyfeiriad y Safle / Site Address:	Tir i gefn Maesglas / Land to the rear of Maes Glas	Ardal Safle / Site Area:	0.75ha
Defnydd Presennol / Existing Use:	Safle Werdd / Greenfield	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential
Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History			
A yw'r safle yn Ddyraniad CDLI presennol? / Is the site an existing LDP Allocation?		✓	
Hanes Cynllunio Perthnasol / Relevant Planning History		W/38320	

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

Sylwadau ychwanegol / Additional Comments

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

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

Sylwadau Ychwanegol / Additional Comments

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

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

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

Cyffredinol - Sylwadau Ychwanegol / General – Additional Comments

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Hygyrchedd / Accessibility

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

Accessibility - Additional Comments

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

Ystyriaethau Amgylcheddol / Environmental Considerations

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

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

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Seilwaith a Chyfleustodau / Infrastructure and Utilities

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

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

<p>Rhagwelir y byddai angen defnyddio cyfleuster parod i drin carthion ar gyfer y datblygiad. It is anticipated that the use of a single package treatment plan would be required for the development.</p>			
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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
Hyfywedd ac Ymarferoldeb / Viability and Deliverability			
C26 A yw'r ymgeisydd wedi darparu digon o dystiolaeth i ddangos bod modd cyflawni'r datblygiad a'i fod yn hyfyw yn ariannol? / Q26 Has the applicant provided sufficient evidence to show the development is deliverable and financially viable?	✓		
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

<p>Mae gan y safle gais cynllunio amlinellol yn yr arfaeth (gyda rhai materion a gadwyd yn ôl) ar gyfer 9 annedd. Mae hyn yn amodol ar lofnodi cytundeb Adran 106. Mae cynigydd y tir wedi darparu gwybodaeth fel rhan o'r cais amlinellol, ond gofynnir am wybodaeth ychwanegol yn ôl yr angen wrth i'r CDLI fynd tuag at archwiliad.</p> <p>The site has a pending outline planning (with some matters reserved) for 9 dwellings. This is subject to the signing of a S106 agreement. The proponent of the land has provided information as part of the outline application, however additional information will be sought as necessary as the LDP goes towards examination.</p>			
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**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:	SuV55/h1
Cyfeiriad y Safle / Site Address:	Tir i gefn Maesglas / Land to the rear of Maes Glas	Arwynebedd y Safle / Site Area:	0.75ha
Defnydd Presennol / Existing Use:	Safle Werdd / Greenfield	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.

SuV56

Efail-wen /

Efailwen

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

Manylion y Safle / Site Details			
Rhif y Safle Ymgeisio / Candidate Site Number:		Cyfeirnod y Safle / Site Reference	SuV55/h2
Cyfeiriad y Safle / Site Address:	Tir i'r gogledd o Tafarn Cross Inn / Land to the north of Cross Inn P.H	Ardal Safle / Site Area:	0.445ha
Defnydd Presennol / Existing Use:	Safle Werdd / Greenfield	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential
Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History			
A yw'r safle yn Ddyraniad CDLI presennol? / Is the site an existing LDP Allocation?			x
Hanes Cynllunio Perthnasol / Relevant Planning History			

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

Sylwadau ychwanegol / Additional Comments

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

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

Sylwadau Ychwanegol / Additional Comments

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

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

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

Cyffredinol - Sylwadau Ychwanegol / General – Additional Comments

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Hygyrchedd / Accessibility

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

Accessibility - Additional Comments

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

Ystyriaethau Amgylcheddol / Environmental Considerations

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

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

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Seilwaith a Chyfleustodau / Infrastructure and Utilities

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

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

Rhagwelir y byddai angen defnyddio cyfleuster parod i drin carthion ar gyfer y datblygiad. Byddai angen cynnal Asesiad o Fodelau Hydrologig fel rhan o unrhyw gais.

It is anticipated that the use of a single package treatment plan would be required for the development. A Hydraulic Model Assessment would be required as part of any application.

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
Hyfywedd ac Ymarferoldeb / Viability and Deliverability			
C26 A yw'r ymgeisydd wedi darparu digon o dystiolaeth i ddangos bod modd cyflawni'r datblygiad a'i fod yn hyfyw yn ariannol? / Q26 Has the applicant provided sufficient evidence to show the development is deliverable and financially viable?	✓		
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 gan y safle ffin ddiffiniedig ar bob ochr a byddai datblygiad â nifer dangosol o 6 annedd yn ddeniadol i ddatblygwyr ar raddfa fach. Nid oes unrhyw sylwadau anffafriol wedi cael eu gwneud gan y Grŵp Swyddogion Technegol. Mae cynigydd y tir wedi darparu gwybodaeth fel rhan o'r cais safle ymgeisio, ond gofynnir am wybodaeth ychwanegol yn ôl yr angen wrth i'r CDLI fynd tuag at archwiliad.

The site has a defined boundary on each side and a development with an indicative of 6 dwellings would be attractive to small scale developers. No adverse comments have been received from the Technical Officer Group. The proponent of the land has provided information as part of the candidate site submission, 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:		Cyfeirnod y Safle / Site Reference:	SuV55/h2
Cyfeiriad y Safle / Site Address:	Tir i'r gogledd o Tafarn Cross Inn / Land to the north of Cross Inn P.H	Arwynebedd y Safle / Site Area:	0.445ha
Defnydd Presennol / Existing Use:	Safle Werdd / Greenfield	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.

SuV58

Meidrim

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

Manylion y Safle / Site Details			
Rhif y Safle Ymgeisio / Candidate Site Number:	Part of CA0510 and SR/112/003	Cyfeirnod y Safle / Site Reference	SuV58/h1
Cyfeiriad y Safle / Site Address:	Tir cyfagos i Lon Dewi / Land adj to Lon Dewi	Ardal Safle / Site Area:	0.351ha
Defnydd Presennol / Existing Use:	Safle Werdd / Greenfield	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential
Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History			
A yw'r safle yn Ddyraniad CDLI presennol? / Is the site an existing LDP Allocation?	✓		
Hanes Cynllunio Perthnasol / Relevant Planning History			

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

Sylwadau ychwanegol / Additional Comments

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

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

Sylwadau Ychwanegol / Additional Comments

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

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

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

Cyffredinol - Sylwadau Ychwanegol / General – Additional Comments

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Hygyrchedd / Accessibility

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

Hygyrchedd – Sylwadau Ychwanegol / Accessibility - Additional Comments

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

Ystyriaethau Amgylcheddol / Environmental Considerations

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

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

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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
Hyfywedd ac Ymarferoldeb / Viability and Deliverability			
C26 A yw'r ymgeisydd wedi darparu digon o dystiolaeth i ddangos bod modd cyflawni'r datblygiad a'i fod yn hyfyw yn ariannol? / Q26 Has the applicant provided sufficient evidence to show the development is deliverable and financially viable?	✓		
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

Dim ond rhan o'r safle ymgeisio sy'n cael ei dwyn ymlaen fel dyraniad. Bydd y safle yn cael ei ddatblygu gan y Cyngor fel rhan o'i raglen adeiladu tai fforddiadwy, ond gofynnir am wybodaeth ychwanegol yn ôl yr angen wrth i'r CDLI fynd tuag at archwiliad.

Only part of the candidate site is taken forward as an allocation. The site is to be developed by the Council as part of their affordable housing building programme, 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:	Part of CA0510 and SR/112/003	Cyfeirnod y Safle / Site Reference:	SuV58/h1
Cyfeiriad y Safle / Site Address:	Tir cyfagos i Lon Dewi / Land adj to Lon Dewi	Arwynebedd y Safle / Site Area:	0.351ha
Defnydd Presennol / Existing Use:	Safle Werdd / Greenfield	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential

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

Sustainability Criteria

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

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

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

Sylwebaeth Gwerthuso Cynaliadwyedd / Sustainability Appraisal Commentary

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

Gadewir y dudalen hon yn wag yn fwriadol

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

Manylion y Safle / Site Details			
Rhif y Safle Ymgeisio / Candidate Site Number:	CA0385 and SR/112/002	Cyfeirnod y Safle / Site Reference	SuV58/h2
Cyfeiriad y Safle / Site Address:	Tir ger Heol Drefach / Land off Drefach Road	Ardal Safle / Site Area:	1.425ha
Defnydd Presennol / Existing Use:	Safle Werdd a datblygiad adeiladu / Greenfield and part housing development	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential
Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History			
A yw'r safle yn Ddyraniad CDLI presennol? / Is the site an existing LDP Allocation?	✓		
Hanes Cynllunio Perthnasol / Relevant Planning History			

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

Sylwadau ychwanegol / Additional Comments

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

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

Sylwadau Ychwanegol / Additional Comments

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

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

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

Cyffredinol - Sylwadau Ychwanegol / General – Additional Comments

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Hygyrchedd / Accessibility

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

Hygyrchedd – Sylwadau Ychwanegol / Accessibility - Additional Comments

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

Ystyriaethau Amgylcheddol / Environmental Considerations

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

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

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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
Hyfywedd ac Ymarferoldeb / Viability and Deliverability			
C26 A yw'r ymgeisydd wedi darparu digon o dystiolaeth i ddangos bod modd cyflawni'r datblygiad a'i fod yn hyfyw yn ariannol? / Q26 Has the applicant provided sufficient evidence to show the development is deliverable and financially viable?	✓		
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 safle ymgeisio yn cael ei ddwyn ymlaen fel dyraniad yn ychwanegol at y dyraniad presennol yn y CDLI yn Heol Meidrim. Ystyrir y bydd datblygu'r safle newydd yn cefnogi'r dyraniad presennol, yn enwedig o ran cwblhau'r seilwaith ffyrdd ym mhen deheuol y safle. Bydd maint a graddfa'r safle o ddiddordeb i ddatblygwyr ar raddfa fach. Gofynnir am wybodaeth ychwanegol yn ôl yr angen wrth i'r CDLI fynd tuag at archwiliad.

The candidate site is being taken forward as an allocation in addition to the existing LDP allocation at Meidrim Road. It is considered that the development of the new site will support the existing allocation, particularly for the completion of the road infrastructure at the southern end of the site. The size and scale of the site will be of interest to small scale developers. 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:	CA0385 and SR/112/002	Cyfeirnod y Safle / Site Reference:	SuV58/h2
Cyfeiriad y Safle / Site Address:	Tir ger Heol Drefach / Land off Drefach Road	Arwynebedd y Safle / Site Area:	1.425ha
Defnydd Presennol / Existing Use:	Safle Werdd a datblygiad adeiladu / Greenfield a	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.

SuV59

Bancyfelin

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

Site Details			
Rhif y Safle Ymgeisio / Candidate Site Number:	N/A	Cyfeirnod y Safle / Site Reference	SuV59/h1
Cyfeiriad y Safle / Site Address:	Maes y Llewod	Ardal Safle / Site Area:	0.8ha
Defnydd Presennol / Existing Use:	Preswyl / Residential	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential
Land Use / Planning History			
A yw'r safle yn Ddyraniad CDLI presennol? / Is the site an existing LDP Allocation?		Ydy / Yes	
Hanes Cynllunio Perthnasol / Relevant Planning History		W/31130 and W/31890	

Additional Comments
<p>Mae'r safle yn ddyraniad cyfredol yn y CDLI ac adeiladwyd pob un o'r 17 annedd yn y flwyddyn 2018/2019. Mae pob un o'r 17 o anheddau yn cael eu dwyn ymlaen yn y CDLI diwygiedig gan eu bod wedi cael eu hadeiladu ers y dyddiad sylfaen. Mae'r safle hwn â chyfeirnod SuV59/h1 yn y CDLI diwygiedig</p> <p>The site is a current allocation in the LDP and all 17 dwellings were built in the year 2018/2019. All 17 dwellings are carried forward in the revised LDP since they have been built since the base date. This site is reference as SuV59/h1 in the revised LDP.</p>

**Carmarthenshire Revised Local Development Plan
Sustainability Appraisal Summary**

Site Details

Safle Ymgeisio / Candidate Site Number:	N/A	Cyfeirnod y Safle / Site Reference	Suv59/h1
Cyfeiriad y Safle / Site Address:	Maes y Llewod	Ardal Safle / Site Area:	0.8ha
Defnydd Presennol / Existing Use:	Preswyl / Residential	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential

	SA
SA1 - Sustainable Development	
SA2 - Biodiversity	
SA3 - Air Quality	
SA4 - Climatic Factors	
SA5 - Water	
SA6 - Material Assets	
SA7 - Soil	
SA8 - Cultural Heritage and Historic Environment	
SA9 - Landscape	
SA10 - Population	
SA11 - The Welsh Language	
SA12 - Health and Well-being	
SA13 - Education and Skills	
SA14 - Economy	
SA15 Social Fabric	

Sustainability Criteria

- + Proposed site complies with SA Objective
- +/- Proposed site complies with some elements of the SA Objective whilst hindering others. Consider mitigation for negative effects.
- Proposed site is in conflict with SA Objective. Site may be inappropriate for development. Consider significant mitigation.

Sustainability Appraisal Commentary

Ddim yn berthnasol - Mae'r safle wedi cael ei adeiladu

N/A as the site has been completed

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

Manylion y Safle / Site Details			
Rhif y Safle Ymgeisio / Candidate Site Number:	CA0594 and SR/007/004	Cyfeirnod y Safle / Site Reference	SuV59/h2
Cyfeiriad y Safle / Site Address:	Gogledd i Faes y Llewod / North of Maes y Llewod	Ardal Safle / Site Area:	1.107ha
Defnydd Presennol / Existing Use:	Safle Werdd / Greenfield	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential
Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History			
A yw'r safle yn Ddyraniad CDLI presennol? / Is the site an existing LDP Allocation?	x		
Hanes Cynllunio Perthnasol / Relevant Planning History	No		

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

Additional Comments

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

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

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

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

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

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

Cyffredinol - Sylwadau Ychwanegol / General – Additional Comments

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Hygyrchedd / Accessibility

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

Hygyrchedd – Sylwadau Ychwanegol / Accessibility - Additional Comments

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

Ystyriaethau Amgylcheddol / Environmental Considerations

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

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

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Seilwaith a Chyfleustodau / Infrastructure and Utilities

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

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

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Y Gymraeg / Welsh Language

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

Ystyriaeth / Consideration	Ie, Na / Yes, No	Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA	AC / SA
Hyfywedd ac Ymarferoldeb / Viability and Deliverability			
C26 A yw'r ymgeisydd wedi darparu digon o dystiolaeth i ddangos bod modd cyflawni'r datblygiad a'i fod yn hyfyw yn ariannol? / Q26 Has the applicant provided sufficient evidence to show the development is deliverable and financially viable?	✓		
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 safle yn estyniad derbyniol i'r anheddiad sydd wedi'i amgáu ar ddwy ochr gan ddatblygiad preswyl presennol. Byddai ei faint a'i raddfa yn gyfle datblygu rhesymol ym Mancyfelin i adeiladwyr tai ar raddfa fach a chanolig. Mae cynigydd y tir wedi darparu rhywfaint o wybodaeth am ddatblygu'r safle, ond gofynnir am wybodaeth ychwanegol yn ôl yr angen wrth i'r CDLI fynd tuag at archwiliad.

The site is an acceptable extension to the settlement with enclosed on two sides by existing residential development. Its size and scale would be a reasonable development opportunity within Bancyfelin for small to medium scale housebuilders. The proponent of the land has provided some information on the development of the site, 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:	CA0594 and SR/007/004	Cyfeirnod y Safle / Site Reference:	SuV59/h2
Cyfeiriad y Safle / Site Address:	Gogledd i Faes y Llewod / North of Maes y Llewod	Arwynebedd y Safle / Site Area:	1.071ha
Defnydd Presennol / Existing Use:	Safle Werdd / Greenfield	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.

SuV60

Llangynog

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

Manylion y Safle / Site Details			
Rhif y Safle Ymgeisio / Candidate Site Number:	CA0795 and SR/097/007	Cyfeirnod y Safle / Site Reference	SuV60/h1
Cyfeiriad y Safle / Site Address:	College Bach, Llangynog	Ardal Safle / Site Area:	0.388ha
Defnydd Presennol / Existing Use:	Safle Werdd / Greenfield	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential
Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History			
A yw'r safle yn Ddyraniad CDLI presennol? / Is the site an existing LDP Allocation?		✓	
Hanes Cynllunio Perthnasol / Relevant Planning History			

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

Sylwadau ychwanegol / Additional Comments

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

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

Sylwadau ychwanegol / Additional Comments

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

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

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

Cyffredinol - Sylwadau Ychwanegol / General – Additional Comments

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Hygyrchedd / Accessibility

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

Hygyrchedd – Sylwadau Ychwanegol / Accessibility - Additional Comments

<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

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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
Hyfywedd ac Ymarferoldeb / Viability and Deliverability			
C26 A yw'r ymgeisydd wedi darparu digon o dystiolaeth i ddangos bod modd cyflawni'r datblygiad a'i fod yn hyfyw yn ariannol? / Q26 Has the applicant provided sufficient evidence to show the development is deliverable and financially viable?	✓		
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 safle hwn yn darparu un o'r ychydig gyfleoedd priodol ar gyfer datblygiad ar raddfa fach yn Llangynog. Bydd maint a graddfa'r safle o ddiddordeb i ddatblygwyr ar raddfa fach. Gofynnir am wybodaeth ychwanegol yn ôl yr angen wrth i'r CDLI fynd tuag at archwiliad.

This site provides one of few appropriate opportunities for small scale development in Llangynog. The size and scale of the site will be of interest to small scale developers. 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:	CA0795 and SR/097/007	Cyfeirnod y Safle / Site Reference:	SuV60/h1
Cyfeiriad y Safle / Site Address:	College Bach, Llangynog	Arwynebedd y Safle / Site Area:	0.388ha
Defnydd Presennol / Existing Use:	Safle Werdd / Greenfield	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.

SuV61 / SuV63

**Pentywyn a *Llanmilo* /
*Pendine & Llanmiloe***

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

Manylion y Safle / Site Details			
Rhif y Safle Ymgeisio / Candidate Site Number:	Part of CA0044 and SR/126/002	Cyfeirnod y Safle / Site Reference	SuV61/h1
Cyfeiriad y Safle / Site Address:	Tir yn Fferm Nieuport / Land at Nieuport Farm	Ardal Safle / Site Area:	0.448ha
Defnydd Presennol / Existing Use:	Iard Ffarm / Part of Farm yard	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential

Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History	
A yw'r safle yn Ddyraniad CDLI presennol? / Is the site an existing LDP Allocation?	✓
Hanes Cynllunio Perthnasol / Relevant Planning History	

Cam 1 - Aseiad Cychwynnol / Stage 1 – Initial Assessment

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

Sylwadau ychwanegol / Additional Comments

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

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

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

Sylwadau Ychwanegol / Additional Comments

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

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

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

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

Cyffredinol - Sylwadau Ychwanegol / General – Additional Comments

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Hygyrchedd / Accessibility

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

Hygyrchedd – Sylwadau Ychwanegol / Accessibility - Additional Comments

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

Ystyriaethau Amgylcheddol / Environmental Considerations

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

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

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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

<p>Mae Dŵr Cymru wedi nodi bod capasiti cyfyngedig yn y gwaith trin dŵr gwastraff, ond hwn yw'r unig safle ym Mhentywyn i gael ei ddyrannu, ac felly mae'n gyfystyr â lefel fach o dwf yn y pentref. Bydd angen gwaith atgyfnerthu ar unrhyw ddatblygiad, naill ai drwy gyfraniad y datblygwr neu Gynllun Rheoli Asedau ar gyfer y dyfodol.</p> <p>DCWW have indicated limited capacity in the Waste Water Treatment works, however this is the only site in Pendine to be allocated, and therefore represents a small level of growth within the village. Any development will require reinforcement works, either through developer contribution or a future AMP.</p>			
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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
Hyfywedd ac Ymarferoldeb / Viability and Deliverability			
C26 A yw'r ymgeisydd wedi darparu digon o dystiolaeth i ddangos bod modd cyflawni'r datblygiad a'i fod yn hyfyw yn ariannol? / Q26 Has the applicant provided sufficient evidence to show the development is deliverable and financially viable?	✓		
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

<p>Mae'r safle wedi'i ehangu o'r hyn a ddyrannwyd yn flaenorol yn y CDLI presennol i ganiatáu datblygiad manwl o bosibl. Mae cynigydd y tir wedi darparu rhywfaint o wybodaeth drwy'r cais safle ymgeisio, ond gofynnir am wybodaeth ychwanegol yn ôl yr angen wrth i'r CDLI fynd tuag at archwiliad.</p> <p>The site has been extended from that previously allocated in the existing LDP to potentially allow an in-depth development. The proponent of the land has provided some information with the candidate site submission, however additional information will be sought as necessary as the LDP goes towards examination.</p>			
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**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:	Part of CA0044 and SR/126/002	Cyfeirnod y Safle / Site Reference:	SuV61/h1
Cyfeiriad y Safle / Site Address:	Tir yn Fferm Nieuport / Land at Nieuport Farm	Arwynebedd y Safle / Site Area:	0.448ha
Defnydd Presennol / Existing Use:	Iard Ffarm / Part of Farm yard	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential

	AC / SA
AC1 - Datblygu Cynaliadwy / SA1 - Sustainable Development	+
AC2 - Bioamrywiaeth / SA2 - Biodiversity	+
AC3 - Ansawdd Aer / SA3 - Air Quality	+
AC4 - Ffactorau hinsoddol / SA4 - Climatic Factors	+
AC5 - Dŵr / SA5 - Water	+
AC6 - Asedau Materol / SA6 - Material Assets	+
AC - Pridd / SA7 - Soil	+/-
AC8 - Treftadaeth Ddiwyllianol ac Amgylchedd Hanesyddol / SA8 - Cultural Heritage and Historic	+
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

Manylion y Safle / Site Details			
Rhif y Safle Ymgeisio / Candidate Site Number:		Cyfeirnod y Safle / Site Reference	SuV63/h1
Cyfeiriad y Safle / Site Address:	Tir yn Woodend / Land at Woodend	Ardal Safle / Site Area:	2.03ha
Defnydd Presennol / Existing Use:	Datblygiad adeiladu / Housing development	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential
Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History			
A yw'r safle yn Ddyraniad CDLI presennol? / Is the site an existing LDP Allocation?		✓	
Hanes Cynllunio Perthnasol / Relevant Planning History		W/32544	

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

Sylwadau ychwanegol / Additional Comments

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

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

Sylwadau Ychwanegol / Additional Comments

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

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

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

Cyffredinol - Sylwadau Ychwanegol / General – Additional Comments

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Hygyrchedd / Accessibility

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

Hygyrchedd – Sylwadau Ychwanegol / Accessibility - Additional Comments

<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

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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
Hyfywedd ac Ymarferoldeb / Viability and Deliverability			
C26 A yw'r ymgeisydd wedi darparu digon o dystiolaeth i ddangos bod modd cyflawni'r datblygiad a'i fod yn hyfyw yn ariannol? / Q26 Has the applicant provided sufficient evidence to show the development is deliverable and financially viable?	✓		
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

<p>Mae'r safle wedi cael caniatâd amlinellol ac mae ceisiadau am amrywio amodau wedi cael eu cyflwyno yn dilyn hynny i ymestyn y cyfnod i gyflwyno materion a gadwyd yn ôl. Mae'r cynllun ffordd a lleiniau wedi'i gwblhau ar y safle, gan ddisgwyl y byddai'r datblygiad yn cynnwys tai hunanadeiladu. Gofynnir am wybodaeth ychwanegol yn ôl yr angen wrth i'r CDLI fynd tuag at archwiliad.</p> <p>The site has been granted outline permission with subsequent variation of condition applications to extend the period to submit reserved matters. The road and plot layout has been completed on site, with anticipation of the development including self build constructions. Additional information will be sought as necessary as the LDP goes towards examination.</p>			
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**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:	SuV63/h1
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Defnydd Presennol / Existing Use:	Datblygiad adeiladu / Housing development	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential

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

Sustainability Criteria

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

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- 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.