

Diwygiedig 2018-2033
Cynllun Datblygu Lleol

Revised 2018-2033
Local Development Plan

Aseidiadau Dyrannu Safle / *Site Allocation Assessments*

Clwstwr 5 / Cluster 5



Zil Gynllun Adneuo / 2nd Deposit Plan
Chwefror / February 2023

Clwster 5 / Cluster 5

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SeC15

Llanymyddyfri /

Llandovery

**Cynllun Datblygu Lleol Diwygiedig Sir Gar 2018-2033 / Carmarthenshire Revised Local Development Plan
2018 - 2033**

Manylion y Safle / Site Details			
Rhif y Safle Ymgeisio / Candidate Site Number:	Rhan / Part SR/081/001 (CA0230) & Rhan / Part SR/081/002 (CA0231)	Cyfeirnod y Safle / Site Reference:	SeC15/h1
Cyfeiriad y Safle / Site Address:	Tir i'r gogledd o Dan y Crug / Land to north of Dan y Crug	Ardal Safle / Site Area:	3.264
Defnydd Presennol / Existing Use:	Amaethyddiaeth / Agriculture	Defnydd Arfaethedig / Proposed Use:	Preswyl Residential
		Os arall, nodwch / If other, specify:	

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	E/26681; E/34916; E/37525, PL/02810

Cam 1 - Asesiad Cychwynnol / Stage 1 – Initial Assessment			
Ystyriaeth / Consideration	Ie, Yes, Na, No	Amcanion cysylltiedig / Related objectives	Sgôr ACI / ISA score
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?	✓	ACI1 ISA1	+

Sylwadau Ychwanegol / Additional Comments

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

Cam 2a - Asesiad Manwl Cychwynnol o'r Safle / Stage 2a – Initial Detailed Site Assessment			
Ystyriaeth / Consideration	Ie, Yes, Na, No	Amcanion cysylltiedig / Related objectives	Sgôr ACI / ISA score
2. A oes lle ar y safle am 5 neu ragor o anheddau? / Can the site accommodate 5 or more dwellings?	✓		
3. A yw'r safle o fewn anheddiad Haen 1-3 neu'n uniongyrchol gysylltiedig ag ef yn y Strategaeth a Ffeirir? / Is the site within or directly related to a Tier 1 - 3 settlement in the Preferred Strategy?	✓		
4. A yw'r safle wedi'i leoli mewn parth lle ceir perygl o lifogydd fel y'i nodir ar Fapiau Cyngor Datblygu TAN 15? / Is the site located within a flood risk zone as identified in the TAN 15 Development Advice Maps?	X	ACI4 ACI5 ISA4 ISA5	+

5. 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? / Is the site located within or immediately adjacent to any sites designated for importance to nature conservation?	X	ACI2 ISA2	+
6. A yw'r safle wedi'i leoli o fewn neu'n union wrth ymyl unrhyw Henebion Cofrestredig? / Is the site located within or immediately adjacent to any Scheduled Monuments?	X	ACI8 ISA8	+

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

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

Ystyriaeth / Consideration	Ie, Yes, Na, No	Amcanion cysylltiedig / Related objectives	Sgôr ACI / ISA score +/-
Cyffredinol / General			
7. A fyddai datblygu'r safle'n mynd yn groes i egwyddorion cynllunio cyffredinol? / Would development of the site be contrary to general planning principles?	X		
8. A fyddai datblygu'r safle'n cael effaith niweidiol ar gymeriad ac amgylchiadau'r anheddiad neu ei nodweddion? / Would the development of the site have a detrimental impact on the character and setting of the settlement or its features?	X	ACI8 ACI9 ISA8 ISA9	+
9. A fydd y cynnig yn cynnwys aildefnyddio tir a/neu adeiladau addas a ddatblygwyd yn flaenorol? / Will the proposal involve the re-use of suitable previously developed land and/or buildings?	X	ACI7 ACI9 ISA7 ISA9	-

Cyffredinol - Sylwadau Ychwanegol / General – Additional Comments

Hygyrchedd / Accessibility

10. A yw'r safle'n hygyrch o'r briffordd gyhoeddus bresennol? / Is the site accessible from the existing public highway?	✓		
11. A oes gan y safle bwynt mynediad sydd â gwelededd digonol? / Does the site have an available access point with adequate visibility?	✓		
12. A oes unrhyw faterion sylweddol ar y briffordd wedi'u nodi ar sail tystiolaeth mewn perthynas â'r safle? / Have any significant and evidenced highway issues been identified relating to the site?	X		

13. A oes gan y safle fynediad addas i drafnidiaeth gyhoeddus a/neu lwybr teithio llesol? / Does the site have suitable access to public transport and/or active travel route?	✓	ACI3 ACI4 ACI6 ACI12 ACI13 ACI15 / ISA3 ISA4 ISA6 ISA12 ISA13 ISA15	+
14. A oes gan y safle fynediad i lecynnau gwyrdd/hamdden/cyfleusterau hamdden sydd o fewn pellter rhesymol? / Does the site have access to green space/ leisure/ recreational facilities that are within a reasonable distance?	✓	ACI12 ACI15 ISA12 ISA15	+
15. A yw'r safle o fewn pellter rhesymol i'r canlynol: / Is the site within reasonable distance of:			
(a) Darpariaeth cyflogaeth / Employment provision	✓		+
(b) Darpariaeth fanwerthu / Retail provision	✓	ACI6 ACI10 ACI14 ACI15 ISA6 ISA10 ISA14 ISA15	+
(c) Gwasanaethau a chyfleusterau eraill / Other services and facilities	✓		+
16. A yw'r safle o fewn pellter rhesymol i gyfleusterau addysg? / Is the site within a reasonable distance to education facilities?	✓	ACI13 ISA13	+

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

17. A yw'r safle wedi'i leoli o fewn neu wrth ymyl parth clustogi mwynau? / Is the site located within or adjacent to a mineral buffer zone?	X	ACI6 ISA6	+
18. A yw'r safle o fewn Ardal Diogelu Mwynau? / Is the site located within a Mineral Safeguarding Area?	✓	ACI6 ISA6	-
19. A yw'r safle o fewn neu'n union wrth ymyl ardal rheoli ansawdd aer? / Is the site within or immediately adjacent to an AQMA?	X	ACI3 ISA3	+
20. A yw'r safle yn cynnwys pridd carbon uchel e.e. mawndiroedd? / Does the site contain high carbon soil e.g., peatlands?	X	ACI7 ISA7	+
21. A yw'r safle'n cynnwys tir amaethyddol o ansawdd uchel (gradd 1, 2, 3a)? / Does the site contain high quality agricultural land (grade 1, 2, 3a)?	✓	ACI7 ISA7	-
22. A yw'r safle wedi'i leoli o fewn neu'n union gerllaw unrhyw Safleoedd Daearegol a Geomorffolegol Pwysig Rhanbarthol? / Is the site located within or immediately adjacent to any RIGs?	X	ACI9 ISA9	+
23. A oes unrhyw bryderon sylweddol wedi'u nodi yn yr Asesiad Strategol o Ganlyniadau Llifogydd - Cam 1 a allai effeithio ar gyflawni'r safle? / Are there any significant concerns set out in the SFCA - Stage 1 which could impact on the delivery of the site?	X	ACI4 ACI5 ISA4 ISA5	+

Ystyriaethau Amgylcheddol - Sylwadau Ychwanegol / Environmental Considerations - Additional Comments

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Mae dyddodion tywod a graean o dan y safle, ond ystyrir bod yr adnodd yn y lleoliad hwn eisoes wedi'i sterileiddio i raddau helaeth gan ei fod o fewn 200m o ddatblygiad sensitif.

Sand and gravel deposits underlie the site, however the resource at this location is considered to be already largely sterilised as it is within 200m of sensitive development.

Seilwaith a Chyfleustodau / Infrastructure and Utilities

24. A oes cysylltiad dŵr ar gael ar y safle? / Does the site have an available water connection?	✓		
25. A yw'r safle o fewn neu'n gyfagos i ddalgylch SAC sensitif ffosffad? / Is the site within or adjacent to a phosphate sensitive SAC catchment?	✓	ACI2 ACI5 ACI7 ISA2 ISA5 ISA7	-
26. A oes gan y safle gysylltiadau â gofynion seilwaith eraill? / Does the site have connections to other infrastructure requirements?	✓		

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

Mae Dŵr Cymru wedi nodi y bydd angen carthffosydd oddi ar y safle

DCWW have indicated that off-site sewers will be required.

Y Gymraeg / Welsh Language

27. A oes gan leoliad a / neu raddfa'r safle'r potensial i gael effaith niweidiol ar yr Iaith Gymraeg? / Does the location and/or scale of the site have the potential to have a detrimental impact on Welsh Language?	X	ACI11 ISA11	+
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Y Gymraeg - Sylwadau Ychwanegol / Welsh Language - Additional Comments

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

Ystyriaeth / Consideration	Ie, Yes, Na, No	Amcanion cysylltiedig / Related objectives	Sgôr ACI / ISA score
Hyfywedd ac Ymarferoldeb / Viability and Deliverability			
28. A yw'r ymgeisydd wedi darparu digon o dystiolaeth i ddangos bod modd cyflawni'r datblygiad a'i fod yn hyfyw yn ariannol? / Has the applicant provided sufficient evidence to show the development is deliverable and financially viable?	✓		
29. A yw'r ymgeisydd wedi darparu digon o dystiolaeth i nodi pryd y caiff y safle ei gyflwyno i'w ddatblygu? / Has the applicant provided sufficient evidence to identify when the site will be brought forward for development?	✓		

Sylwadau Ychwanegol / Additional Comments

Yn ogystal â Thystysgrif Cyfreithlondeb ar gyfer cychwyn y caniatâd cynllunio llawn, mae'r cynigydd wedi darparu tystiolaeth

sy'n dangos hyfywedd y safle drwy gyflwyno safle ymgeisio. Gofynnir am wybodaeth ychwanegol yn ôl yr angen wrth i'r CDLI fynd tuag at ei archwilio.

In addition to a Certificate of Lawfulness for the commencement of the full planning permission, the proponent has provided evidence showing the viability of the site through the submission of a candidate site. Additional information will be sought as necessary as the LDP goes towards examination.

**Cynllun Datblygu Lleol Diwygiedig Sir Gar 2018 - 2033 / Carmarthenshire Revised Local Development Plan 2018 - 2033
Arfarniad Cynladwyedd Integredig / Intergrated Sustainability Appraisal**

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number:	Rhan / Part SR/081/001 (CA0230) & Rhan / P	Cyfeirnod y Safle / Site Reference:	SeC15/h1
Cyfeiriad y Safle / Site Address:	Tir i'r gogledd o Dan y Crug / Land to north of Dan y Crug	Arwynebedd y Safle / Site Area:	3.264
Defnydd Presennol / Existing Use:	Amaethyddiaeth / Agriculture	Defnydd Arfaethedig / Proposed Use:	Preswyl Residential
		Os arall, na, Nodwch / If other, specify:	0

Amcanion ACI / ISA Objectives	Sgôr ACI / ISA score
1. Datblygu Cynaliadwy / Sustainable Development	+
2. Bioamrywiaeth / Biodiversity	-
3. Ansawdd Aer / Air Quality	+/-
4. Ffactorau hinsoddol / Climatic Factors	+
5. Dŵr / Water	--
6. Asedau Materol / Material Assets	+/-
7. Pridd / Soil	--
8. Treftadaeth Ddiwylliannol ac Amgylchedd Hanesyddol / Cultural Heritage and Historic Environment	0
9. Tirwedd / Landscape	+/-
10. Poblogaeth / Population	++
11. Y Gymraeg / The Welsh Language	+
12. Iechyd a Llesiant / Health and Well-being	+
13. Addysg a Sgiliau / Education and Skills	+
14. Yr Economi / Economy	+
15. Gwead Cymdeithas / Social Fabric	++

Meini Prawf Cynladwyedd / Sustainability Criteria	
+++	Mae'r safle arfaethedig yn cydymffurfio ag Amcanion lluosog / Proposed site complies with multiple Objectives.
+	Mae'r safle arfaethedig yn cydymffurfio â'r Amcan / Proposed site complies with Objective
+/-	Mae'r safle arfaethedig yn cydymffurfio â rhai elfennau o'r Amcan tra'n rhwystro eraill. Ystyriwch liniaru'r effeithiau negyddol. / Proposed site complies with some elements of the Objective whilst hindering others. Consider mitigating the negative effects.
-	Mae'r safle arfaethedig yn gwrthdaro ag Amcan. Gall y safle fod yn amhriodol i'w ddatblygu. Ystyried lliniaru sylweddol. / Proposed site is in conflict with an Objective. Site may be inappropriate for development. Consider significant mitigation.
--	Mae'r safle arfaethedig yn gwrthdaro â nifer o Amcanion. Gall y safle fod yn amhriodol i'w ddatblygu. Ystyried lliniaru sylweddol. / Proposed site is in conflict with multiple Objectives. Site may be inappropriate for development. Consider significant mitigation.
0	Effaith niwtral o gymharu â'r sefyllfa bresennol / Neutral effect compared to the current situation.

Sylwebaeth Arfarniad Cynladwyedd Integredig / Intergrated Sustainability Appraisal Commentary

Lleolir y safle o fewn Ardal Cadwraeth Arbennig (ACA) Ddalgyrch Dŵr Croyw Sensitif Ffosforws. Bydd angen i gynigion gael eu hadolygu gan yr ARC i benderfynu ar eu heffaith ar y safle dynodedig cysylltiedig a'i nodweddion. Cyfeirir at CCH4: Ansawdd Dŵr a Diogelu Adnoddau Dŵr. Drwy beidio â defnyddio tir sydd wedi ei ddatblygu'n flaenorol, bydd y datblygiad ar y safle hwn yn lleihau asedau feidraidd (e.e., adnoddau tir a phridd) a gall fod yn debygol o achosi colled/dadleoli bioamrywiaeth – yn gyffredinol, ac o bosib effeithio ar reoli cynaliadwy adnoddau naturiol a rhwystro cadwraeth natur/hinsawdd.

Mae'r safle arfaethedig yn gwrthdaro â sawl Amcan ACI. Disgwylir i bolisiâu lliniarol a nodir o fewn y CDLID ddatrys y materion hyn, fodd bynnag, bydd angen sicrhau bod y rhain yn cael eu gweithredu'n gywir ac yn cael eu monitro'n briodol, yn amodol ar ofynion cynllunio.

The site is located within a Phosphorus Sensitive SAC Freshwater Catchment. Proposals will need to be reviewed by a HRA to determine their impact on the associated designated site and its features. Reference is made to CCH4: Water Quality and Protection of Water Resources. By not utilising previously developed land, development on this site will reduce finite assets (e.g., land and soil resources) and may cause a loss/displacement of biodiversity – overall, potentially impacting the sustainable management of natural resources and hindering nature/climate conservation.

The proposed site conflicts with several ISA Objectives. Mitigative policies set out within the rLDP are expected to resolve these issues, however, it will be necessary to ensure these are correctly implemented and appropriately monitored, subject to planning requirements.

Gadewir y dudalen hon yn wag yn fwriadol

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**Cynllun Datblygu Lleol Diwygiedig Sir Gar 2018-2033 / Carmarthenshire Revised Local Development Plan
2018 - 2033**

Manylion y Safle / Site Details			
Rhif y Safle Ymgeisio / Candidate Site Number:	SR/081/006 (CA0716)	Cyfeirnod y Safle / Site Reference:	SeC15/h2
Cyfeiriad y Safle / Site Address:	Tir ger Bryndeilog, Rhodfa Tywi / Land adjacent to Bryndeilog, Tywi Avenue	Ardal Safle / Site Area:	1.183ha
Defnydd Presennol / Existing Use:	Amaethyddiaeth / Agriculture	Defnydd Arfaethedig / Proposed Use:	Preswyl Residential
		Os arall, nodwch / If other, specify:	

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 - Asesiad Cychwynnol / Stage 1 – Initial Assessment			
Ystyriaeth / Consideration	Ie, Yes, Na, No	Amcanion cysylltiedig / Related objectives	Sgôr ACI / ISA score
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?	✓	ACI1 ISA1	+

Sylwadau Ychwanegol / Additional Comments

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

Cam 2a - Asesiad Manwl Cychwynnol o'r Safle / Stage 2a – Initial Detailed Site Assessment			
Ystyriaeth / Consideration	Ie, Yes, Na, No	Amcanion cysylltiedig / Related objectives	Sgôr ACI / ISA score
2. A oes lle ar y safle am 5 neu ragor o anheddau? / Can the site accommodate 5 or more dwellings?	✓		
3. A yw'r safle o fewn anheddiad Haen 1-3 neu'n uniongyrchol gysylltiedig ag ef yn y Strategaeth a Ffefrir? / Is the site within or directly related to a Tier 1 - 3 settlement in the Preferred Strategy?	✓		
4. A yw'r safle wedi'i leoli mewn parth lle ceir perygl o lifogydd fel y'i nodir ar Fapiau Cyngor Datblygu TAN 15? / Is the site located within a flood risk zone as identified in the TAN 15 Development Advice Maps?	X	ACI4 ACI5 ISA4 ISA5	+

5. 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? / Is the site located within or immediately adjacent to any sites designated for importance to nature conservation?	X	ACI2 ISA2	+
6. A yw'r safle wedi'i leoli o fewn neu'n union wrth ymyl unrhyw Henebion Cofrestredig? / Is the site located within or immediately adjacent to any Scheduled Monuments?	X	ACI8 ISA8	+

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

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

Ystyriaeth / Consideration	Ie, Yes, Na, No	Amcanion cysylltiedig / Related objectives	Sgôr ACI / ISA score +/-
Cyffredinol / General			
7. A fyddai datblygu'r safle'n mynd yn groes i egwyddorion cynllunio cyffredinol? / Would development of the site be contrary to general planning principles?	X		
8. A fyddai datblygu'r safle'n cael effaith niweidiol ar gymeriad ac amgylchiadau'r anheddiad neu ei nodweddion? / Would the development of the site have a detrimental impact on the character and setting of the settlement or its features?	X	ACI8 ACI9 ISA8 ISA9	+
9. A fydd y cynnig yn cynnwys aildefnyddio tir a/neu adeiladau addas a ddatblygwyd yn flaenorol? / Will the proposal involve the re-use of suitable previously developed land and/or buildings?	X	ACI7 ACI9 ISA7 ISA9	-

Cyffredinol - Sylwadau Ychwanegol / General – Additional Comments

Hygyrchedd / Accessibility

10. A yw'r safle'n hygyrch o'r briffordd gyhoeddus bresennol? / Is the site accessible from the existing public highway?	✓		
11. A oes gan y safle bwynt mynediad sydd â gwelededd digonol? / Does the site have an available access point with adequate visibility?	X		
12. A oes unrhyw faterion sylweddol ar y briffordd wedi'u nodi ar sail tystiolaeth mewn perthynas â'r safle? / Have any significant and evidenced highway issues been identified relating to the site?	✓		

13. A oes gan y safle fynediad addas i drafnidiaeth gyhoeddus a/neu lwybr teithio llesol? / Does the site have suitable access to public transport and/or active travel route?	✓	ACI3 ACI4 ACI6 ACI12 ACI13 ACI15 / ISA3 ISA4 ISA6 ISA12 ISA13 ISA15	+
14. A oes gan y safle fynediad i lecynnau gwyrdd/hamdden/cyfleusterau hamdden sydd o fewn pellter rhesymol? / Does the site have access to green space/ leisure/ recreational facilities that are within a reasonable distance?	✓	ACI12 ACI15 ISA12 ISA15	+
15. A yw'r safle o fewn pellter rhesymol i'r canlynol: / Is the site within reasonable distance of:			
(a) Darpariaeth cyflogaeth / Employment provision	✓		+
(b) Darpariaeth fanwerthu / Retail provision	✓	ACI6 ACI10 ACI14 ACI15 ISA6 ISA10 ISA14 ISA15	+
(c) Gwasanaethau a chyfleusterau eraill / Other services and facilities	✓		+
16. A yw'r safle o fewn pellter rhesymol i gyfleusterau addysg? / Is the site within a reasonable distance to education facilities?	✓	ACI13 ISA13	+

Hygyrchedd – Sylwadau Ychwanegol / Accessibility - Additional Comments

Ar ei ffurf bresennol nid oes digon o welededd wrth fynd i'r A40 o Heol Rhos, fodd bynnag nid oes unrhyw rwystrau i oresgyn hyn. Byddai cynllun a gynlluniwyd yn ofalus yn caniatáu cynnydd yn y lleiniau gwelededd er mwyn diogelu datblygiad priodol.

In its current form there is insufficient visibility onto the A40 from Heol Rhos, however there are no impeding obstacles to overcome this. A carefully designed scheme would allow an increase to the visibility splays to safeguard an appropriate development.

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

Ystyriaethau Amgylcheddol / Environmental Considerations

17. A yw'r safle wedi'i leoli o fewn neu wrth ymyl parth clustogi mwynau? / Is the site located within or adjacent to a mineral buffer zone?	X	ACI6 ISA6	+
18. A yw'r safle o fewn Ardal Diogelu Mwynau? / Is the site located within a Mineral Safeguarding Area?	✓	ACI6 ISA6	-
19. A yw'r safle o fewn neu'n union wrth ymyl ardal rheoli ansawdd aer? / Is the site within or immediately adjacent to an AQMA?	X	ACI3 ISA3	+
20. A yw'r safle yn cynnwys pridd carbon uchel e.e. mawndiroedd? / Does the site contain high carbon soil e.g., peatlands?	X	ACI7 ISA7	+
21. A yw'r safle'n cynnwys tir amaethyddol o ansawdd uchel (gradd 1, 2, 3a)? / Does the site contain high quality agricultural land (grade 1, 2, 3a)?	✓	ACI7 ISA7	-
22. A yw'r safle wedi'i leoli o fewn neu'n union gerllaw unrhyw Safleoedd Daearegol a Geomorffolegol Pwysig Rhanbarthol? / Is the site located within or immediately adjacent to any RIGs?	X	ACI9 ISA9	+
23. A oes unrhyw bryderon sylweddol wedi'u nodi yn yr Aseiad Strategol o Ganlyniadau Llifogydd - Cam 1 a allai effeithio ar gyflawni'r safle? / Are there any significant concerns set out in the SFCA - Stage 1 which could impact on the delivery of the site?	X	ACI4 ACI5 ISA4 ISA5	+

Ystyriaethau Amgylcheddol - Sylwadau Ychwanegol / Environmental Considerations - Additional Comments

Mae dyddodion tywod a graean o dan y safle, ond ystyrir bod yr adnodd yn y lleoliad hwn eisoes wedi'i sterileiddio i raddau helaeth gan ei fod o fewn 200m o ddatblygiad sensitif.

Ardal ddi-nod o dir amaethyddol o ansawdd uchel (Gradd 3a) ar y safle.

Sand and gravel deposits underlie the site, however the resource at this location is considered to be already largely sterilised as it is within 200m of sensitive development.

Insignificant area of high quality agricultural land (Grade 3a) on the site.

Seilwaith a Chyfleustodau / Infrastructure and Utilities

24. A oes cysylltiad dŵr ar gael ar y safle? / Does the site have an available water connection?	✓		
25. A yw'r safle o fewn neu'n gyfagos i ddalgylch SAC sensitif ffosffad? / Is the site within or adjacent to a phosphate sensitive SAC catchment?	✓	ACI2 ACI5 ACI7 ISA2 ISA5 ISA7	-
26. A oes gan y safle gysylltiadau â gofynion seilwaith eraill? / Does the site have connections to other infrastructure requirements?	✓		

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

Mae Dŵr Cymru wedi nodi y bydd angen carthffosydd oddi ar y safle.

Fel rhan o unrhyw gais cynllunio dilynol, bydd angen i'r ymgeisydd / datblygwr fodloni'r gofynion i ostwng lefelau ffosffad sy'n gysylltiedig â'u datblygiad.

DCWW have indicated that off-site sewers will be required.

As part of any subsequent planning application, the applicant / developer will need to satisfy the requirements to reduce phosphate levels associated with their development.

Y Gymraeg / Welsh Language

27. A oes gan leoliad a / neu raddfa'r safle'r potensial i gael effaith niweidiol ar yr Iaith Gymraeg? / Does the location and/or scale of the site have the potential to have a detrimental impact on Welsh Language?	X	ACI11 ISA11	+
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Y Gymraeg - Sylwadau Ychwanegol / Welsh Language - Additional Comments

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

Ystyriaeth / Consideration	Ie, Yes, Na, No	Amcanion cysylltiedig / Related objectives	Sgôr ACI / ISA score
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Hyfywedd ac Ymarferoldeb / Viability and Deliverability

28. A yw'r ymgeisydd wedi darparu digon o dystiolaeth i ddangos bod modd cyflawni'r datblygiad a'i fod yn hyfyw yn ariannol? / Has the applicant provided sufficient evidence to show the development is deliverable and financially viable?	✓		
29. A yw'r ymgeisydd wedi darparu digon o dystiolaeth i nodi pryd y caiff y safle ei gyflwyno i'w ddatblygu? / Has the applicant provided sufficient evidence to identify when the site will be brought forward for development?	✓		

Sylwadau Ychwanegol / Additional Comments

Mae'r cynigydd wedi darparu dystiolaeth sy'n dangos hyfywedd y safle drwy gyflwyno safle ymgeisio a'r cais cynllunio llawn presennol. Gofynnir am wybodaeth ychwanegol yn ôl yr angen wrth i'r CDLI fynd tuag at yr arholiad.

The proponent has provided evidence showing the viability of the site through the submission of a candidate site. Additional information will be sought as necessary as the LDP goes towards examination.

**Cynllun Datblygu Lleol Diwygiedig Sir Gar 2018 - 2033 / Carmarthenshire Revised Local Development Plan 2018 - 2033
Arfarniad Cynladwyedd Integredig / Intergrated Sustainability Appraisal**

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number:	SR/081/006 (CA0716)	Cyfeirnod y Safle / Site Reference:	SeC15/h2
Cyfeiriad y Safle / Site Address:	Tir ger Bryndeilog, Rhodfa Tywi / Land adjacent to Bryndeilog, Tywi Avenue	Arwynebedd y Safle / Site Area:	1.183ha
Defnydd Presennol / Existing Use:	Amaethyddiaeth / Agriculture	Defnydd Arfaethedig / Proposed Use:	Preswyl Residential
		Os arall, Na, Nodwch / If other, specify:	0

Amcanion ACI / ISA Objectives	Sgôr ACI / ISA score
1. Datblygu Cynaliadwy / Sustainable Development	+
2. Bioamrywiaeth / Biodiversity	-
3. Ansawdd Aer / Air Quality	+/-
4. Ffactorau hinsoddol / Climatic Factors	+
5. Dŵr / Water	--
6. Asedau Materol / Material Assets	+/-
7. Pridd / Soil	--
8. Treftadaeth Ddiwylliannol ac Amgylchedd Hanesyddol / Cultural Heritage and Historic Environment	0
9. Tirwedd / Landscape	+/-
10. Poblogaeth / Population	++
11. Y Gymraeg / The Welsh Language	+
12. Iechyd a Llesiant / Health and Well-being	+
13. Addysg a Sgiliau / Education and Skills	+
14. Yr Economi / Economy	+
15. Gwead Cymdeithas / Social Fabric	++

Meini Prawf Cynladwyedd / Sustainability Criteria	
++	Mae'r safle arfaethedig yn cydymffurfio ag Amcanion lluosog / Proposed site complies with multiple Objectives.
+	Mae'r safle arfaethedig yn cydymffurfio â'r Amcan / Proposed site complies with Objective
+/-	Mae'r safle arfaethedig yn cydymffurfio â rhai elfennau o'r Amcan tra'n rhwystro eraill. Ystyriwch liniaru'r effeithiau negyddol. / Proposed site complies with some elements of the Objective whilst hindering others. Consider mitigating the negative effects.
-	Mae'r safle arfaethedig yn gwrthdaro ag Amcan. Gall y safle fod yn amhriodol i'w ddatblygu. Ystyried lliniaru sylweddol. / Proposed site is in conflict with an Objective. Site may be inappropriate for development. Consider significant mitigation.
--	Mae'r safle arfaethedig yn gwrthdaro â nifer o Amcanion. Gall y safle fod yn amhriodol i'w ddatblygu. Ystyried lliniaru sylweddol. / Proposed site is in conflict with multiple Objectives. Site may be inappropriate for development. Consider significant mitigation.
0	Effaith niwtral o gymharu â'r sefyllfa bresennol / Neutral effect compared to the current situation.

Sylwebaeth Arfarniad Cynladwyedd Integredig / Intergrated Sustainability Appraisal Commentary

Lleolir y safle o fewn Ardal Cadwraeth Arbennig (ACA) Ddalgyrch Dŵr Croyw Sensitif Ffosforws. Bydd angen i gynigion gael eu hadolygu gan yr ARC i benderfynu ar eu heffaith ar y safle dynodedig cysylltiedig a'i nodweddion. Cyfeirir at CCH4: Ansawdd Dŵr a Diogelu Adnoddau Dŵr. Drwy beidio â defnyddio tir sydd wedi ei ddatblygu'n flaenorol, bydd y datblygiad ar y safle hwn yn lleihau asedau feidraidd (e.e., adnoddau tir a phridd) a gall fod yn debygol o achosi colled/dadleoli bioamrywiaeth – yn gyffredinol, ac o bosib effeithio ar reoli cynaliadwy adnoddau naturiol a rhwystro cadwraeth natur/hinsawdd.

Mae'r safle arfaethedig yn gwrthdaro â sawl Amcan ACI. Disgwylir i bolisiau lliniarol a nodir o fewn y CDLID ddatrys y materion hyn, fodd bynnag, bydd angen sicrhau bod y rhain yn cael eu gweithredu'n gywir ac yn cael eu monitro'n briodol, yn amodol ar ofynion cynllunio.

The site is located within a Phosphorus Sensitive SAC Freshwater Catchment. Proposals will need to be reviewed by a HRA to determine their impact on the associated designated site and its features. Reference is made to CCH4: Water Quality and Protection of Water Resources. By not utilising previously developed land, development on this site will reduce finite assets (e.g., land and soil resources) and may cause a loss/displacement of biodiversity – overall, potentially impacting the sustainable management of natural resources and hindering nature/climate conservation.

The proposed site conflicts with several ISA Objectives. Mitigative policies set out within the rLDP are expected to resolve these issues, however, it will be necessary to ensure these are correctly implemented and appropriately monitored, subject to planning requirements.

SeC16

Llandeilo

**Cynllun Datblygu Lleol Diwygiedig Sir Gar 2018-2033 / Carmarthenshire Revised Local Development Plan
2018 - 2033**

Manylion y Safle / Site Details			
Rhif y Safle Ymgeisio / Candidate Site Number:	SR/080/005 (CA0648) & SR/080/013 (CA0857)	Cyfeirnod y Safle / Site Reference:	SeC16/h1
Cyfeiriad y Safle / Site Address:	Chwarter Gogledd Llandeilo / Llandeilo Northern Quarter	Ardal Safle / Site Area:	1.674ha
Defnydd Presennol / Existing Use:	Amaethyddiaeth / Agriculture	Defnydd Arfaethedig / Proposed Use:	Preswyl Residential
		Os arall, nodwch / If other, specify:	

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	Canllawiau Cynllunio Atodol / Supplementary Planning Guidance

Cam 1 - Asesiad Cychwynnol / Stage 1 – Initial Assessment			
Ystyriaeth / Consideration	Ie, Yes, Na, No	Amcanion cysylltiedig / Related objectives	Sgôr ACI / ISA score
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?	✓	ACI1 ISA1	+

Sylwadau Ychwanegol / Additional Comments

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

Cam 2a - Asesiad Manwl Cychwynnol o'r Safle / Stage 2a – Initial Detailed Site Assessment			
Ystyriaeth / Consideration	Ie, Yes, Na, No	Amcanion cysylltiedig / Related objectives	Sgôr ACI / ISA score
2. A oes lle ar y safle am 5 neu ragor o anheddau? / Can the site accommodate 5 or more dwellings?	✓		
3. A yw'r safle o fewn anheddiad Haen 1-3 neu'n uniongyrchol gysylltiedig ag ef yn y Strategaeth a Ffeirir? / Is the site within or directly related to a Tier 1 - 3 settlement in the Preferred Strategy?	✓		
4. A yw'r safle wedi'i leoli mewn parth lle ceir perygl o lifogydd fel y'i nodir ar Fapiau Cyngor Datblygu TAN 15? / Is the site located within a flood risk zone as identified in the TAN 15 Development Advice Maps?	X	ACI4 ACI5 ISA4 ISA5	+

5. 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? / Is the site located within or immediately adjacent to any sites designated for importance to nature conservation?	X	ACI2 ISA2	+
6. A yw'r safle wedi'i leoli o fewn neu'n union wrth ymyl unrhyw Henebion Cofrestredig? / Is the site located within or immediately adjacent to any Scheduled Monuments?	X	ACI8 ISA8	+

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

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

Ystyriaeth / Consideration	Ie, Yes, Na, No	Amcanion cysylltiedig / Related objectives	Sgôr ACI / ISA score +/-
Cyffredinol / General			
7. A fyddai datblygu'r safle'n mynd yn groes i egwyddorion cynllunio cyffredinol? / Would development of the site be contrary to general planning principles?	X		
8. A fyddai datblygu'r safle'n cael effaith niweidiol ar gymeriad ac amgylchiadau'r anheddiad neu ei nodweddion? / Would the development of the site have a detrimental impact on the character and setting of the settlement or its features?	X	ACI8 ACI9 ISA8 ISA9	+
9. A fydd y cynnig yn cynnwys aildefnyddio tir a/neu adeiladau addas a ddatblygwyd yn flaenorol? / Will the proposal involve the re-use of suitable previously developed land and/or buildings?	X	ACI7 ACI9 ISA7 ISA9	-

Cyffredinol - Sylwadau Ychwanegol / General – Additional Comments

Hygyrchedd / Accessibility

10. A yw'r safle'n hygyrch o'r briffordd gyhoeddus bresennol? / Is the site accessible from the existing public highway?	✓		
11. A oes gan y safle bwynt mynediad sydd â gwelededd digonol? / Does the site have an available access point with adequate visibility?	✓		
12. A oes unrhyw faterion sylweddol ar y briffordd wedi'u nodi ar sail tystiolaeth mewn perthynas â'r safle? / Have any significant and evidenced highway issues been identified relating to the site?	X		
13. A oes gan y safle fynediad addas i drafnidiaeth gyhoeddus a/neu lwybr teithio llesol? / Does the site have suitable access to public transport and/or active travel route?	✓	ACI3 ACI4 ACI6 ACI12 ACI13 ACI15 / ISA3 ISA4 ISA6 ISA12 ISA13 ISA15	+

14. A oes gan y safle fynediad i lecynnau gwyrdd/hamdden/cyfleusterau hamdden sydd o fewn pellter rhesymol? / Does the site have access to green space/ leisure/ recreational facilities that are within a reasonable distance?	✓	ACI12 ACI15 ISA12 ISA15	+
15. A yw'r safle o fewn pellter rhesymol i'r canlynol: / Is the site within reasonable distance of:			
(a) Darpariaeth cyflogaeth / Employment provision	✓	ACI6 ACI10 ACI14 ACI15 ISA6 ISA10 ISA14 ISA15	+
(b) Darpariaeth fanwerthu / Retail provision	✓		+
(c) Gwasanaethau a chyfleusterau eraill / Other services and facilities	✓		+
16. A yw'r safle o fewn pellter rhesymol i gyfleusterau addysg? / Is the site within a reasonable distance to education facilities?	✓	ACI13 ISA13	+

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

17. A yw'r safle wedi'i leoli o fewn neu wrth ymyl parth clustogi mwynau? / Is the site located within or adjacent to a mineral buffer zone?	X	ACI6 ISA6	+
18. A yw'r safle o fewn Ardal Diogelu Mwynau? / Is the site located within a Mineral Safeguarding Area?	X	ACI6 ISA6	+
19. A yw'r safle o fewn neu'n union wrth ymyl ardal rheoli ansawdd aer? / Is the site within or immediately adjacent to an AQMA?	X	ACI3 ISA3	+
20. A yw'r safle yn cynnwys pridd carbon uchel e.e. mawndiroedd? / Does the site contain high carbon soil e.g., peatlands?	X	ACI7 ISA7	+
21. A yw'r safle'n cynnwys tir amaethyddol o ansawdd uchel (gradd 1, 2, 3a)? / Does the site contain high quality agricultural land (grade 1, 2, 3a)?	X	ACI7 ISA7	+
22. A yw'r safle wedi'i leoli o fewn neu'n union gerllaw unrhyw Safleoedd Daearegol a Geomorffolegol Pwysig Rhanbarthol? / Is the site located within or immediately adjacent to any RIGs?	X	ACI9 ISA9	+
23. A oes unrhyw bryderon sylweddol wedi'u nodi yn yr Aseiad Strategol o Ganlyniadau Llifogydd - Cam 1 a allai effeithio ar gyflawni'r safle? / Are there any significant concerns set out in the SFCA - Stage 1 which could impact on the delivery of the site?	X	ACI4 ACI5 ISA4 ISA5	+

Ystyriaethau Amgylcheddol - Sylwadau Ychwanegol / Environmental Considerations - Additional Comments

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Seilwaith a Chyfleustodau / Infrastructure and Utilities

24. A oes cysylltiad dŵr ar gael ar y safle? / Does the site have an available water connection?	X		
25. A yw'r safle o fewn neu'n gyfagos i ddalgylch SAC sensitif ffosffad? / Is the site within or adjacent to a phosphate sensitive SAC catchment?	✓	ACI2 ACI5 ACI7 ISA2 ISA5 ISA7	-
26. A oes gan y safle gysylltiadau â gofynion seilwaith eraill? / Does the site have connections to other infrastructure requirements?	✓		

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

Mae Dŵr Cymru wedi nodi y bydd angen gwaith atgyfnerthu ar unrhyw ddatblygiad, naill ai drwy gyfraniad y datblygwr neu Gynllun Rheoli Asedau ar gyfer y dyfodol.

Fel rhan o unrhyw gais cynllunio dilynol, bydd angen i'r ymgeisydd / datblygwr fodloni'r gofynion i ostwng lefelau ffosffad sy'n gysylltiedig â'u datblygiad.

DCWW have indicated that any development will require reinforcement works, either through developer contribution or a future AMP.

As part of any subsequent planning application, the applicant / developer will need to satisfy the requirements to reduce phosphate levels associated with their development.

Y Gymraeg / Welsh Language

27. A oes gan leoliad a / neu raddfa'r safle'r potensial i gael effaith niweidiol ar yr Iaith Gymraeg? / Does the location and/or scale of the site have the potential to have a detrimental impact on Welsh Language?	X	ACI11 ISA11	+
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Y Gymraeg - Sylwadau Ychwanegol / Welsh Language - Additional Comments

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

Ystyriaeth / Consideration	Ie, Yes, Na, No	Amcanion cysylltiedig / Related objectives	Sgôr ACI / ISA score
Hyfywedd ac Ymarferoldeb / Viability and Deliverability			
28. A yw'r ymgeisydd wedi darparu digon o dystiolaeth i ddangos bod modd cyflawni'r datblygiad a'i fod yn hyfyw yn ariannol? / Has the applicant provided sufficient evidence to show the development is deliverable and financially viable?	✓		
29. A yw'r ymgeisydd wedi darparu digon o dystiolaeth i nodi pryd y caiff y safle ei gyflwyno i'w ddatblygu? / Has the applicant provided sufficient evidence to identify when the site will be brought forward for development?	✓		

Sylwadau Ychwanegol / Additional Comments

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

This current allocation is to be reduced in size to the area covered by candidate site SR/080/005, with the aim of making the

site more deliverable. The site was submitted as a candidate site and the proponent has provided evidence showing the viability of the site. Additional information will be sought as necessary as the LDP goes towards examination.

**Cynllun Datblygu Lleol Diwygiedig Sir Gar 2018 - 2033 / Carmarthenshire Revised Local Development Plan 2018 - 2033
Arfarniad Cynladwyedd Integredig / Intergrated Sustainability Appraisal**

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number:	SR/080/005 (CA0648) & SR/080/013 (CA0857)	Cyfeirnod y Safle / Site Reference:	SeC16/h1
Cyfeiriad y Safle / Site Address:	Chwarter Gogledd Llandeilo / Llandeilo Northern Quarter	Arwynebedd y Safle / Site Area:	1.674ha
Defnydd Presennol / Existing Use:	Amaethyddiaeth / Agriculture	Defnydd Arfaethedig / Proposed Use:	Preswyl Residential
		Os arall, Na, Nodwch / If other, specify:	0

Amcanion ACI / ISA Objectives	Sgôr ACI / ISA score
1. Datblygu Cynaliadwy / Sustainable Development	+
2. Bioamrywiaeth / Biodiversity	-
3. Ansawdd Aer / Air Quality	+/-
4. Ffactorau hinsoddol / Climatic Factors	+
5. Dŵr / Water	--
6. Asedau Materol / Material Assets	+
7. Pridd / Soil	--
8. Treftadaeth Ddiwylliannol ac Amgylchedd Hanesyddol / Cultural Heritage and Historic Environment	0
9. Tirwedd / Landscape	+/-
10. Poblogaeth / Population	++
11. Y Gymraeg / The Welsh Language	+
12. Iechyd a Llesiant / Health and Well-being	+
13. Addysg a Sgiliau / Education and Skills	+
14. Yr Economi / Economy	+
15. Gwead Cymdeithas / Social Fabric	++

Meini Prawf Cynladwyedd / Sustainability Criteria	
++	Mae'r safle arfaethedig yn cydymffurfio ag Amcanion lluosog / Proposed site complies with multiple Objectives.
+	Mae'r safle arfaethedig yn cydymffurfio â'r Amcan / Proposed site complies with Objective
+/-	Mae'r safle arfaethedig yn cydymffurfio â rhai elfennau o'r Amcan tra'n rhwystro eraill. Ystyriwch liniaru'r effeithiau negyddol. / Proposed site complies with some elements of the Objective whilst hindering others. Consider mitigating the negative effects.
-	Mae'r safle arfaethedig yn gwrthdaro ag Amcan. Gall y safle fod yn amhriodol i'w ddatblygu. Ystyried lliniaru sylweddol. / Proposed site is in conflict with an Objective. Site may be inappropriate for development. Consider significant mitigation.
--	Mae'r safle arfaethedig yn gwrthdaro â nifer o Amcanion. Gall y safle fod yn amhriodol i'w ddatblygu. Ystyried lliniaru sylweddol. / Proposed site is in conflict with multiple Objectives. Site may be inappropriate for development. Consider significant mitigation.
0	Effaith niwtral o gymharu â'r sefyllfa bresennol / Neutral effect compared to the current situation.

Sylwebaeth Arfarniad Cynladwyedd Integredig / Intergrated Sustainability Appraisal Commentary

Lleolir y safle o fewn Ardal Cadwraeth Arbennig (ACA) Ddalgyrch Dŵr Croyw Sensitif Ffosfforws. Bydd angen i gynigion gael eu hadolygu gan yr ARC i benderfynu ar eu heffaith ar y safle dynodedig cysylltiedig a'i nodweddion. Cyfeirir at CCH4: Ansawdd Dŵr a Diogelu Adnoddau Dŵr. Drwy beidio â defnyddio tir sydd wedi ei ddatblygu'n flaenorol, bydd y datblygiad ar y safle hwn yn lleihau asedau feidraidd (e.e., adnoddau tir a phridd) a gall fod yn debygol o achosi colled/dadleoli bioamrywiaeth – yn gyffredinol, ac o bosib effeithio ar reoli cynaliadwy adnoddau naturiol a rhwystro cadwraeth natur/hinsawdd. Mae'r safle arfaethedig yn gwrthdaro â sawl Amcan ACI. Disgwylir i bolisiâu lliniarol a nodir o fewn y CDLID ddatrys y materion hyn, fodd bynnag, bydd angen sicrhau bod y rhain yn cael eu gweithredu'n gywir ac yn cael eu monitro'n briodol, yn amodol ar ofynion cynllunio.

The site is located within a Phosphorus Sensitive SAC Freshwater Catchment. Proposals will need to be reviewed by a HRA to determine their impact on the associated designated site and its features. Reference is made to CCH4: Water Quality and Protection of Water Resources. By not utilising previously developed land, development on this site will reduce finite assets (e.g., land and soil resources) and may cause a loss/displacement of biodiversity – overall, potentially impacting the sustainable management of natural resources and hindering nature/climate conservation. The proposed site conflicts with several ISA Objectives. Mitigative policies set out within the rLDP are expected to resolve these issues, however, it will be necessary to ensure these are correctly implemented and appropriately monitored, subject to planning requirements.

Gadewir y dudalen hon yn wag yn fwriadol

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**Cynllun Datblygu Lleol Diwygiedig Sir Gar 2018-2033 / Carmarthenshire Revised Local Development Plan
2018 - 2033**

Manylion y Safle / Site Details			
Rhif y Safle Ymgeisio / Candidate Site Number:	SR/080/015 (CA0908)	Cyfeirnod y Safle / Site Reference:	SeC16/MU1
Cyfeiriad y Safle / Site Address:	Beechwood	Ardal Safle / Site Area:	0.755ha
Defnydd Presennol / Existing Use:	Safle Glas	Defnydd Arfaethedig / Proposed Use:	Cyflogaeth / Employment
		Os arall, nodwch / If other, specify:	

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 - Asesiad Cychwynnol / Stage 1 – Initial Assessment			
Ystyriaeth / Consideration	Ie, Yes, Na, No	Amcanion cysylltiedig / Related objectives	Sgôr ACI / ISA score
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?	✓	ACI1 ISA1	+

Sylwadau Ychwanegol / Additional Comments

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

Cam 2a - Asesiad Manwl Cychwynnol o'r Safle / Stage 2a – Initial Detailed Site Assessment			
Ystyriaeth / Consideration	Ie, Yes, Na, No	Amcanion cysylltiedig / Related objectives	Sgôr ACI / ISA score
2. A oes lle ar y safle am 5 neu ragor o anheddau? / Can the site accommodate 5 or more dwellings?	Dim yn berthnasol / Not applicable		
3. A yw'r safle o fewn anheddiad Haen 1-3 neu'n uniongyrchol gysylltiedig ag ef yn y Strategaeth a Ffeirir? / Is the site within or directly related to a Tier 1 - 3 settlement in the Preferred Strategy?	✓		
4. A yw'r safle wedi'i leoli mewn parth lle ceir perygl o lifogydd fel y'i nodir ar Fapiau Cyngor Datblygu TAN 15? / Is the site located within a flood risk zone as identified in the TAN 15 Development Advice Maps?	X	ACI4 ACI5 ISA4 ISA5	+

5. 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? / Is the site located within or immediately adjacent to any sites designated for importance to nature conservation?	X	ACI2 ISA2	+
6. A yw'r safle wedi'i leoli o fewn neu'n union wrth ymyl unrhyw Henebion Cofrestredig? / Is the site located within or immediately adjacent to any Scheduled Monuments?	X	ACI8 ISA8	+

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

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

Ystyriaeth / Consideration	Ie, Yes, Na, No	Amcanion cysylltiedig / Related objectives	Sgôr ACI / ISA score +/-
Cyffredinol / General			
7. A fyddai datblygu'r safle'n mynd yn groes i egwyddorion cynllunio cyffredinol? / Would development of the site be contrary to general planning principles?	X		
8. A fyddai datblygu'r safle'n cael effaith niweidiol ar gymeriad ac amgylchiadau'r anheddiad neu ei nodweddion? / Would the development of the site have a detrimental impact on the character and setting of the settlement or its features?	X	ACI8 ACI9 ISA8 ISA9	+
9. A fydd y cynnig yn cynnwys aildefnyddio tir a/neu adeiladau addas a ddatblygwyd yn flaenorol? / Will the proposal involve the re-use of suitable previously developed land and/or buildings?	X	ACI7 ACI9 ISA7 ISA9	-

Cyffredinol - Sylwadau Ychwanegol / General – Additional Comments

Hygyrchedd / Accessibility

10. A yw'r safle'n hygyrch o'r briffordd gyhoeddus bresennol? / Is the site accessible from the existing public highway?	✓		
11. A oes gan y safle bwynt mynediad sydd â gwelededd digonol? / Does the site have an available access point with adequate visibility?	✓		
12. A oes unrhyw faterion sylweddol ar y briffordd wedi'u nodi ar sail tystiolaeth mewn perthynas â'r safle? / Have any significant and evidenced highway issues been identified relating to the site?	X		

13. A oes gan y safle fynediad addas i drafnidiaeth gyhoeddus a/neu lwybr teithio llesol? / Does the site have suitable access to public transport and/or active travel route?	✓	ACI3 ACI4 ACI6 ACI12 ACI13 ACI15 / ISA3 ISA4 ISA6 ISA12 ISA13 ISA15	+
14. 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?	✓	ACI12 ACI15 ISA12 ISA15	+

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

17. A yw'r safle wedi'i leoli o fewn neu wrth ymyl parth clustogi mwynau? / Is the site located within or adjacent to a mineral buffer zone?	X	ACI6 ISA6	+
18. A yw'r safle o fewn Ardal Diogelu Mwynau? / Is the site located within a Mineral Safeguarding Area?	X	ACI6 ISA6	+
19. A yw'r safle o fewn neu'n union wrth ymyl ardal rheoli ansawdd aer? / Is the site within or immediately adjacent to an AQMA?	X	ACI3 ISA3	+
20. A yw'r safle yn cynnwys pridd carbon uchel e.e. mawndiroedd? / Does the site contain high carbon soil e.g., peatlands?	X	ACI7 ISA7	+
21. A yw'r safle'n cynnwys tir amaethyddol o ansawdd uchel (gradd 1, 2, 3a)? / Does the site contain high quality agricultural land (grade 1, 2, 3a)?	X	ACI7 ISA7	+
22. A yw'r safle wedi'i leoli o fewn neu'n union gerllaw unrhyw Safleoedd Daearegol a Geomorffolegol Pwysig Rhanbarthol? / Is the site located within or immediately adjacent to any RIGs?	X	ACI9 ISA9	+
23. A oes unrhyw bryderon sylweddol wedi'u nodi yn yr Aseiad Strategol o Ganlyniadau Llifogydd - Cam 1 a allai effeithio ar gyflawni'r safle? / Are there any significant concerns set out in the SFCA - Stage 1 which could impact on the delivery of the site?	X	ACI4 ACI5 ISA4 ISA5	+

Ystyriaethau Amgylcheddol - Sylwadau Ychwanegol / Environmental Considerations - Additional Comments

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Seilwaith a Chyfleustodau / Infrastructure and Utilities

24. A oes cysylltiad dŵr ar gael ar y safle? / Does the site have an available water connection?	✓		
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25. A yw'r safle o fewn neu'n gyfagos i ddalgylch SAC sensitif ffosffad? / Is the site within or adjacent to a phosphate sensitive SAC catchment?	✓	ACI2 ACI5 ACI7 ISA2 ISA5 ISA7	-
26. A oes gan y safle gysylltiadau â gofynion seilwaith eraill? / Does the site have connections to other infrastructure requirements?	✓		

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

Os oes angen, fel rhan o unrhyw gais cynllunio dilynol, bydd angen i'r ymgeisydd / datblygwr fodloni'r gofynion i ostwng lefelau ffosffad sy'n gysylltiedig â'u datblygiad.

If necessary, as part of any subsequent planning application, the applicant / developer will need to satisfy the requirements to reduce phosphate levels associated with their development.

Y Gymraeg / Welsh Language

27. A oes gan leoliad a / neu raddfa'r safle'r potensial i gael effaith niweidiol ar yr Iaith Gymraeg? / Does the location and/or scale of the site have the potential to have a detrimental impact on Welsh Language?	X	ACI11 ISA11	+
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Y Gymraeg - Sylwadau Ychwanegol / Welsh Language - Additional Comments

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

Ystyriaeth / Consideration	Ie, Yes, Na, No	Amcanion cysylltiedig / Related objectives	Sgôr ACI / ISA score
Hyfywedd ac Ymarferoldeb / Viability and Deliverability			
28. A yw'r ymgeisydd wedi darparu digon o dystiolaeth i ddangos bod modd cyflawni'r datblygiad a'i fod yn hyfyw ? / Has the applicant provided sufficient evidence to show the development is deliverable ?	X		
29. A yw'r ymgeisydd wedi darparu digon o dystiolaeth i nodi pryd y caiff y safle ei gyflwyno i'w ddatblygu? / Has the applicant provided sufficient evidence to identify when the site will be brought forward for development?	X		

Sylwadau Ychwanegol / Additional Comments

Mae'r safle'n rhan o ddyraniad cyflogaeth yn y CDLI presennol. Mae'r elfen newydd o ddefnydd cymysg (sy'n cynnwys rhai defnydd cyflogaeth) yn adlewyrchu dyheadau newydd ar gyfer y safle a ddylai gynyddu anallu'r safle. Mae maint y safle yn caniatáu'r cyfle i ddatblygu ar raddfa fach i ganolig, ac nid yw'n ymddangos bod unrhyw effaith andwyol i fygu'r datblygiad. Mae isadeiledd y ffordd ar y safle yn ei le o'r stad ddiwydiannol bresennol sy'n golygu bod y safle ar gael yn syth i'w ddatblygu.

O ran y gallu i gyflenwi'r safle, mae trafodaethau cyn ymgeisio wedi digwydd ynglŷn â'r cynigion defnydd cymysg. Gofynnir am wybodaeth ychwanegol yn ôl yr angen wrth i'r CDLI fynd rhagddo tuag at arholiad i nodi pryd mae'n debygol y bydd y safle yn cael ei gyflwyno.

The site forms part of an employment allocation in the current LDP. The new mixed use element (which includes some employment uses) reflects new aspirations for the site which should increase the site's deliverability. The site's size allows the opportunity for small to medium scale development, and there does not appear to be any adverse impact to stifle the development. The site has road infrastructure in place from the existing industrial estate which makes the site immediately available for development.

In terms of deliverability, pre-application discussions have taken place regarding the mixed use proposals. Additional information will be sought as necessary as the LDP progresses towards examination to identify when the site is likely to be brought forward.

**Cynllun Datblygu Lleol Diwygiedig Sir Gar 2018 - 2033 / Carmarthenshire Revised Local Development Plan 2018 - 2033
Arfarniad Cynladwyedd Integredig / Intergrated Sustainability Appraisal**

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number:	SR/080/015 (CA0908)	Cyfeirnod y Safle / Site Reference:	SeC16/MU1
Cyfeiriad y Safle / Site Address:	Beechwood	Arwynebedd y Safle / Site Area:	0.755ha
Defnydd Presennol / Existing Use:	Safle Glas	Defnydd Arfaethedig / Proposed Use:	Cyflogaeth / Employment
		Os arall, Na, Nodwch / If other, specify:	0

Amcanion ACI / ISA Objectives	Sgôr ACI / ISA score
1. Datblygu Cynaliadwy / Sustainable Development	+
2. Bioamrywiaeth / Biodiversity	-
3. Ansawdd Aer / Air Quality	+/-
4. Ffactorau hinsoddol / Climatic Factors	+
5. Dŵr / Water	--
6. Asedau Materol / Material Assets	+
7. Pridd / Soil	--
8. Treftadaeth Ddiwylliannol ac Amgylchedd Hanesyddol / Cultural Heritage and Historic Environment	0
9. Tirwedd / Landscape	+/-
10. Poblogaeth / Population	+
11. Y Gymraeg / The Welsh Language	+
12. Iechyd a Llesiant / Health and Well-being	+
13. Addysg a Sgiliau / Education and Skills	+
14. Yr Economi / Economy	++
15. Gwead Cymdeithas / Social Fabric	+

Meini Prawf Cynladwyedd / Sustainability Criteria	
++	Mae'r safle arfaethedig yn cydymffurfio ag Amcanion lluosog / Proposed site complies with multiple Objectives.
+	Mae'r safle arfaethedig yn cydymffurfio â'r Amcan / Proposed site complies with Objective
+/-	Mae'r safle arfaethedig yn cydymffurfio â rhai elfennau o'r Amcan tra'n rhwystro eraill. Ystyriwch liniaru'r effeithiau negyddol. / Proposed site complies with some elements of the Objective whilst hindering others. Consider mitigating the negative effects.
-	Mae'r safle arfaethedig yn gwrthdaro ag Amcan. Gall y safle fod yn amhriodol i'w ddatblygu. Ystyried lliniaru sylweddol. / Proposed site is in conflict with an Objective. Site may be inappropriate for development. Consider significant mitigation.
--	Mae'r safle arfaethedig yn gwrthdaro â nifer o Amcanion. Gall y safle fod yn amhriodol i'w ddatblygu. Ystyried lliniaru sylweddol. / Proposed site is in conflict with multiple Objectives. Site may be inappropriate for development. Consider significant mitigation.
0	Effaith niwtral o gymharu â'r sefyllfa bresennol / Neutral effect compared to the current situation.

Sylwebaeth Arfarniad Cynladwyedd Integredig / Intergrated Sustainability Appraisal Commentary

Lleolir y safle o fewn Ardal Cadwraeth Arbennig (ACA) Ddalgyrch Dŵr Croyw Sensitif Ffosforws. Bydd angen i gynigion gael eu hadolygu gan yr ARC i benderfynu ar eu heffaith ar y safle dynodedig cysylltiedig a'i nodweddion. Cyfeirir at CCH4: Ansawdd Dŵr a Diogelu Adnoddau Dŵr. Mae'n debygol y bydd adeiladu a chynefinoedd/defnydd o'r safle arfaethedig yn cynyddu'r defnydd o adnoddau naturiol, aflonyddwch cynefin/rhywogaethau, ac o bosibl yn cyfrannu'n negyddol at y lefelau presennol o lygredd (e.e., aer, dŵr, golau, a sain). Disgwylir i bolisiau lliniarol a nodir yn y CDLID e.e., SP12: Creu lleoedd a lleoedd Cynaliadwy fynd i'r afael â'r effeithiau hyn. O ystyried yr effaith negyddol a roddir ar fioamrywiaeth o ganlyniad i newid datblygiad/defnydd tir, cyfeirir at Bolisi Strategol – SP 14: Cynnal a Gwella'r Amgylchedd Naturiol. Mae'r safle arfaethedig yn gwrthdaro â sawl Amcan ACI. Disgwylir i bolisiau lliniarol a nodir o fewn y CDLID ddatrys y materion hyn, fodd bynnag, bydd angen sicrhau bod y rhain yn cael eu gweithredu'n gywir ac yn cael eu monitro'n briodol, yn amodol ar ofynion cynllunio.

The site is located within a Phosphorus Sensitive SAC Freshwater Catchment. Proposals will need to be reviewed by a HRA to determine their impact on the associated designated site and its features. Reference is made to CCH4: Water Quality and Protection of Water Resources. Both construction and habitation/usage of the proposed site is likely to increase the consumption of natural resources, disturbance of habitat/species, and potentially contribute negatively to existing levels of pollution (e.g., air, water, light, and sound). Mitigative policies set out within the rLDP (e.g., SP12: Placemaking and Sustainable Places) are expected to address these effects. Given the negative impact placed upon biodiversity as a result of development/land use change, reference is made to Strategic Policy – SP 14: Maintaining and Enhancing the Natural Environment. The proposed site conflicts with several ISA Objectives. Mitigative policies set out within the rLDP are expected to resolve these issues, however, it will be necessary to ensure these are correctly implemented and appropriately monitored, subject to planning requirements.

Gadewir y dudalen hon yn wag yn fwriadol

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**Cynllun Datblygu Lleol Diwygiedig Sir Gar 2018-2033 / Carmarthenshire Revised Local Development Plan
2018 - 2033**

Manylion y Safle / Site Details			
Rhif y Safle Ymgeisio / Candidate Site Number:	SR/080/14 (CA0868)	Cyfeirnod y Safle / Site Reference:	SeC16/E1
Cyfeiriad y Safle / Site Address:	Ystad Diwyddiannol Beechwood / Beechwood Industrial Estate	Ardal Safle / Site Area:	0.289ha
Defnydd Presennol / Existing Use:	Tir Gwag / Vacant Land	Defnydd Arfaethedig / Proposed Use:	Cyflogaeth / Employment
		Os arall, nodwch / If other, specify:	

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 - Asesiad Cychwynnol / Stage 1 – Initial Assessment			
Ystyriaeth / Consideration	Ie, Yes, Na, No	Amcanion cysylltiedig / Related objectives	Sgôr ACI / ISA score
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?	✓	ACI1 ISA1	+

Sylwadau Ychwanegol / Additional Comments

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

Cam 2a - Asesiad Manwl Cychwynnol o'r Safle / Stage 2a – Initial Detailed Site Assessment			
Ystyriaeth / Consideration	Ie, Yes, Na, No	Amcanion cysylltiedig / Related objectives	Sgôr ACI / ISA score
2. A oes lle ar y safle am 5 neu ragor o anheddau? / Can the site accommodate 5 or more dwellings?	Dim yn berthnasol / Not applicable		
3. A yw'r safle o fewn anheddiad Haen 1-3 neu'n uniongyrchol gysylltiedig ag ef yn y Strategaeth a Ffefrir? / Is the site within or directly related to a Tier 1 - 3 settlement in the Preferred Strategy?	✓		
4. A yw'r safle wedi'i leoli mewn parth lle ceir perygl o lifogydd fel y'i nodir ar Fapiau Cyngor Datblygu TAN 15? / Is the site located within a flood risk zone as identified in the TAN 15 Development Advice Maps?	X	ACI4 ACI5 ISA4 ISA5	+

5. 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? / Is the site located within or immediately adjacent to any sites designated for importance to nature conservation?	X	ACI2 ISA2	+
6. A yw'r safle wedi'i leoli o fewn neu'n union wrth ymyl unrhyw Henebion Cofrestredig? / Is the site located within or immediately adjacent to any Scheduled Monuments?	X	ACI8 ISA8	+

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

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

Ystyriaeth / Consideration	Ie, Yes, Na, No	Amcanion cysylltiedig / Related objectives	Sgôr ACI / ISA score +/-
Cyffredinol / General			
7. A fyddai datblygu'r safle'n mynd yn groes i egwyddorion cynllunio cyffredinol? / Would development of the site be contrary to general planning principles?	X		
8. A fyddai datblygu'r safle'n cael effaith niweidiol ar gymeriad ac amgylchiadau'r anheddiad neu ei nodweddion? / Would the development of the site have a detrimental impact on the character and setting of the settlement or its features?	X	ACI8 ACI9 ISA8 ISA9	+
9. A fydd y cynnig yn cynnwys aildefnyddio tir a/neu adeiladau addas a ddatblygwyd yn flaenorol? / Will the proposal involve the re-use of suitable previously developed land and/or buildings?	X	ACI7 ACI9 ISA7 ISA9	-

Cyffredinol - Sylwadau Ychwanegol / General – Additional Comments

Hygyrchedd / Accessibility

10. A yw'r safle'n hygyrch o'r briffordd gyhoeddus bresennol? / Is the site accessible from the existing public highway?	✓		
11. A oes gan y safle bwynt mynediad sydd â gwelededd digonol? / Does the site have an available access point with adequate visibility?	✓		
12. A oes unrhyw faterion sylweddol ar y briffordd wedi'u nodi ar sail tystiolaeth mewn perthynas â'r safle? / Have any significant and evidenced highway issues been identified relating to the site?	X		

13. A oes gan y safle fynediad addas i drafnidiaeth gyhoeddus a/neu lwybr teithio llesol? / Does the site have suitable access to public transport and/or active travel route?	✓	ACI3 ACI4 ACI6 ACI12 ACI13 ACI15 / ISA3 ISA4 ISA6 ISA12 ISA13 ISA15	+
14. 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?	✓	ACI12 ACI15 ISA12 ISA15	+

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

17. A yw'r safle wedi'i leoli o fewn neu wrth ymyl parth clustogi mwynau? / Is the site located within or adjacent to a mineral buffer zone?	X	ACI6 ISA6	+
18. A yw'r safle o fewn Ardal Diogelu Mwynau? / Is the site located within a Mineral Safeguarding Area?	X	ACI6 ISA6	+
19. A yw'r safle o fewn neu'n union wrth ymyl ardal rheoli ansawdd aer? / Is the site within or immediately adjacent to an AQMA?	X	ACI3 ISA3	+
20. A yw'r safle yn cynnwys pridd carbon uchel e.e. mawndiroedd? / Does the site contain high carbon soil e.g., peatlands?	X	ACI7 ISA7	+
21. A yw'r safle'n cynnwys tir amaethyddol o ansawdd uchel (gradd 1, 2, 3a)? / Does the site contain high quality agricultural land (grade 1, 2, 3a)?	X	ACI7 ISA7	+
22. A yw'r safle wedi'i leoli o fewn neu'n union gerllaw unrhyw Safleoedd Daearegol a Geomorffolegol Pwysig Rhanbarthol? / Is the site located within or immediately adjacent to any RIGs?	X	ACI9 ISA9	+
23. A oes unrhyw bryderon sylweddol wedi'u nodi yn yr Aseiad Strategol o Ganlyniadau Llifogydd - Cam 1 a allai effeithio ar gyflawni'r safle? / Are there any significant concerns set out in the SFCA - Stage 1 which could impact on the delivery of the site?	X	ACI4 ACI5 ISA4 ISA5	+

Ystyriaethau Amgylcheddol - Sylwadau Ychwanegol / Environmental Considerations - Additional Comments

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Seilwaith a Chyfleustodau / Infrastructure and Utilities

24. A oes cysylltiad dŵr ar gael ar y safle? / Does the site have an available water connection?	✓		
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25. A yw'r safle o fewn neu'n gyfagos i ddalgylch SAC sensitif ffosffad? / Is the site within or adjacent to a phosphate sensitive SAC catchment?	✓	ACI2 ACI5 ACI7 ISA2 ISA5 ISA7	-
26. A oes gan y safle gysylltiadau â gofynion seilwaith eraill? / Does the site have connections to other infrastructure requirements?	✓		

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

Os oes angen, fel rhan o unrhyw gais cynllunio dilynol, bydd angen i'r ymgeisydd / datblygwr fodloni'r gofynion i ostwng lefelau ffosffad sy'n gysylltiedig â'u datblygiad.

If necessary, as part of any subsequent planning application, the applicant / developer will need to satisfy the requirements to reduce phosphate levels associated with their development.

Y Gymraeg / Welsh Language

27. A oes gan leoliad a / neu raddfa'r safle'r potensial i gael effaith niweidiol ar yr Iaith Gymraeg? / Does the location and/or scale of the site have the potential to have a detrimental impact on Welsh Language?	X	ACI11 ISA11	+
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Y Gymraeg - Sylwadau Ychwanegol / Welsh Language - Additional Comments

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

Ystyriaeth / Consideration	Ie, Yes, Na, No	Amcanion cysylltiedig / Related objectives	Sgôr ACI / ISA score
Hyfywedd ac Ymarferoldeb / Viability and Deliverability			
28. A yw'r ymgeisydd wedi darparu digon o dystiolaeth i ddangos bod modd cyflawni'r datblygiad a'i fod yn hyfyw? / Has the applicant provided sufficient evidence to show the development is deliverable?	X		
29. A yw'r ymgeisydd wedi darparu digon o dystiolaeth i nodi pryd y caiff y safle ei gyflwyno i'w ddatblygu? / Has the applicant provided sufficient evidence to identify when the site will be brought forward for development?	X		

Sylwadau Ychwanegol / Additional Comments

Mae'r safle yn cynnwys tair elfen ar wahân ac mae dwy ohonynt wedi eu lleoli o fewn ffiniau safle cyflogaeth presennol yn Ystad Ddiwydiannol Beechwood. Mae maint y safle yn caniatáu'r cyfle i ddatblygu ar raddfa fach i ganolig, ac nid yw'n ymddangos bod unrhyw effaith andwyol i atal y datblygiad. Mae gan y safle seilwaith ffyrdd ar waith o'r ystad ddiwydiannol bresennol sy'n golygu bod y safle ar gael i'w ddatblygu ar unwaith.

O ran y gallu i gyflenwi'r safle, fe ofynner am ragor o wybodaeth fel bo'r angen wrth i'r CDLI ddatblygu trwy'r broses tuag at archwiliad i ddangos pryd fydd y safle yn debygol o gael ei ddatblygu.

The site is located within the confines of an existing employment site at Beechwood Industrial Estate. The site's size allows the opportunity for small to medium scale development, and there does not appear to be any adverse impact to stifle the development. The site has road infrastructure in place from the existing industrial estate which makes the site immediately available for development.

In terms of deliverability, additional information will be sought as necessary as the LDP progresses towards examination to identify when the site is likely to be brought forward.

**Cynllun Datblygu Lleol Diwygiedig Sir Gar 2018 - 2033 / Carmarthenshire Revised Local Development Plan 2018 - 2033
Arfarniad Cynladwyedd Integredig / Intergrated Sustainability Appraisal**

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number:	SR/80/14 (CA0868)	Cyfeirnod y Safle / Site Reference:	SeC16/E1
Cyfeiriad y Safle / Site Address:	Ystad Diwyddiannol Beechwood / Beechwood Industrial Estate	Arwynebedd y Safle / Site Area:	0.289ha
Defnydd Presennol / Existing Use:	Tir Gwag / Vacant Land	Defnydd Arfaethedig / Proposed Use:	Cyflogaeth / Employment
		Os arall, Na, Nodwch / If other, specify:	0

Amcanion ACI / ISA Objectives	Sgôr ACI / ISA score
1. Datblygu Cynaliadwy / Sustainable Development	+
2. Bioamrywiaeth / Biodiversity	-
3. Ansawdd Aer / Air Quality	+/-
4. Ffactorau hinsoddol / Climatic Factors	+
5. Dŵr / Water	--
6. Asedau Materol / Material Assets	+
7. Pridd / Soil	--
8. Treftadaeth Ddiwylliannol ac Amgylchedd Hanesyddol / Cultural Heritage and Historic Environment	0
9. Tirwedd / Landscape	+/-
10. Poblogaeth / Population	+
11. Y Gymraeg / The Welsh Language	+
12. Iechyd a Llesiant / Health and Well-being	+
13. Addysg a Sgiliau / Education and Skills	+
14. Yr Economi / Economy	++
15. Gwead Cymdeithas / Social Fabric	+

Meini Prawf Cynladwyedd / Sustainability Criteria	
++	Mae'r safle arfaethedig yn cydymffurfio ag Amcanion lluosog / Proposed site complies with multiple Objectives.
+	Mae'r safle arfaethedig yn cydymffurfio â'r Amcan / Proposed site complies with Objective
+/-	Mae'r safle arfaethedig yn cydymffurfio â rhai elfennau o'r Amcan tra'n rhwystro eraill. Ystyriwch liniaru'r effeithiau negyddol. / Proposed site complies with some elements of the Objective whilst hindering others. Consider mitigating the negative effects.
-	Mae'r safle arfaethedig yn gwrthdaro ag Amcan. Gall y safle fod yn amhriodol i'w ddatblygu. Ystyried lliniaru sylweddol. / Proposed site is in conflict with an Objective. Site may be inappropriate for development. Consider significant mitigation.
--	Mae'r safle arfaethedig yn gwrthdaro â nifer o Amcanion. Gall y safle fod yn amhriodol i'w ddatblygu. Ystyried lliniaru sylweddol. / Proposed site is in conflict with multiple Objectives. Site may be inappropriate for development. Consider significant mitigation.
0	Effaith niwtral o gymharu â'r sefyllfa bresennol / Neutral effect compared to the current situation.

Sylwebaeth Arfarniad Cynladwyedd Integredig / Intergrated Sustainability Appraisal Commentary

Lleolir y safle o fewn Ardal Cadwraeth Arbennig (ACA) Ddalgyllch Dŵr Croyw Sensitif Ffosfforws. Bydd angen i gynigion gael eu hadolygu gan yr ARC i benderfynu ar eu heffaith ar y safle dynodedig cysylltiedig a'i nodweddion. Cyfeirir at CCH4: Ansawdd Dŵr a Diogelu Adnoddau Dŵr. Mae'n debygol y bydd adeiladu a chynefinoedd/defnydd o'r safle arfaethedig yn cynyddu'r defnydd o adnoddau naturiol, aflonyddwch cynefin/rhywogaethau, ac o bosibl yn cyfrannu'n negyddol at y lefelau presennol o lygredd (e.e., aer, dŵr, golau, a sain). Disgwylir i bolisiau lliniarol a nodir yn y CDLID e.e., SP12: Creu lleoedd a lleoedd Cynaliadwy fynd i'r afael â'r effeithiau hyn. O ystyried yr effaith negyddol a roddir ar fioamrywiaeth o ganlyniad i newid datblygiad/defnydd tir, cyfeirir at Bolisi Strategol – SP 14: Cynnal a Gwella'r Amgylchedd Naturiol. Mae'r safle arfaethedig yn gwrthdaro â sawl Amcan ACI. Disgwylir i bolisiau lliniarol a nodir o fewn y CDLID ddatrys y materion hyn, fodd bynnag, bydd angen sicrhau bod y rhain yn cael eu gweithredu'n gywir ac yn cael eu monitro'n briodol, yn amodol ar ofynion cynllunio.

The site is located within a Phosphorus Sensitive SAC Freshwater Catchment. Proposals will need to be reviewed by a HRA to determine their impact on the associated designated site and its features. Reference is made to CCH4: Water Quality and Protection of Water Resources. Both construction and habitation/usage of the proposed site is likely to increase the consumption of natural resources, disturbance of habitat/species, and potentially contribute negatively to existing levels of pollution (e.g., air, water, light, and sound). Mitigative policies set out within the rLDP (e.g., SP12: Placemaking and Sustainable Places) are expected to address these effects. Given the negative impact placed upon biodiversity as a result of development/land use change, reference is made to Strategic Policy – SP 14: Maintaining and Enhancing the Natural Environment. The proposed site conflicts with several ISA Objectives. Mitigative policies set out within the rLDP are expected to resolve these issues, however, it will be necessary to ensure these are correctly implemented and appropriately monitored, subject to planning requirements.

Gadewir y dudalen hon yn wag yn fwriadol

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**Cynllun Datblygu Lleol Diwygiedig Sir Gar 2018-2033 / Carmarthenshire Revised Local Development Plan
2018 - 2033**

Manylion y Safle / Site Details			
Rhif y Safle Ymgeisio / Candidate Site Number:	SR/021/031 (CA0607)	Cyfeirnod y Safle / Site Reference:	SeC16/E2
Cyfeiriad y Safle / Site Address:	Hen Neuadd y Farchnad / Former Market Hall	Ardal Safle / Site Area:	0.2ha
Defnydd Presennol / Existing Use:	Tir Gwag / Vacant land	Defnydd Arfaethedig / Proposed Use:	Cyflogaeth / Employment
		Os arall, nodwch / If other, specify:	

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	E/39454; E/39445 & E/39446

Cam 1 - Aseiad Cychwynnol / Stage 1 – Initial Assessment			
Ystyriaeth / Consideration	Ie, Yes, Na, No	Amcanion cysylltiedig / Related objectives	Sgôr ACI / ISA score
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?	✓	ACI1 ISA1	+

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, Yes, Na, No	Amcanion cysylltiedig / Related objectives	Sgôr ACI / ISA score
2. A oes lle ar y safle am 5 neu ragor o anheddau? / Can the site accommodate 5 or more dwellings?	Dim yn berthnasol / Not applicable		
3. A yw'r safle o fewn anheddiad Haen 1-3 neu'n uniongyrchol gysylltiedig ag ef yn y Strategaeth a Ffeirir? / Is the site within or directly related to a Tier 1 - 3 settlement in the Preferred Strategy?	✓		
4. A yw'r safle wedi'i leoli mewn parth lle ceir perygl o lifogydd fel y'i nodir ar Fapiau Cyngor Datblygu TAN 15? / Is the site located within a flood risk zone as identified in the TAN 15 Development Advice Maps?	X	ACI4 ACI5 ISA4 ISA5	+

5. 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? / Is the site located within or immediately adjacent to any sites designated for importance to nature conservation?	X	ACI2 ISA2	+
6. A yw'r safle wedi'i leoli o fewn neu'n union wrth ymyl unrhyw Henebion Cofrestredig? / Is the site located within or immediately adjacent to any Scheduled Monuments?	X	ACI8 ISA8	+

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

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

Ystyriaeth / Consideration	Ie, Yes, Na, No	Amcanion cysylltiedig / Related objectives	Sgôr ACI / ISA score +/-
Cyffredinol / General			
7. A fyddai datblygu'r safle'n mynd yn groes i egwyddorion cynllunio cyffredinol? / Would development of the site be contrary to general planning principles?	X		
8. A fyddai datblygu'r safle'n cael effaith niweidiol ar gymeriad ac amgylchiadau'r anheddiad neu ei nodweddion? / Would the development of the site have a detrimental impact on the character and setting of the settlement or its features?	X	ACI8 ACI9 ISA8 ISA9	+
9. A fydd y cynnig yn cynnwys aildefnyddio tir a/neu adeiladau addas a ddatblygwyd yn flaenorol? / Will the proposal involve the re-use of suitable previously developed land and/or buildings?	✓	ACI7 ACI9 ISA7 ISA9	+

Cyffredinol - Sylwadau Ychwanegol / General – Additional Comments

Hygyrchedd / Accessibility

10. A yw'r safle'n hygyrch o'r briffordd gyhoeddus bresennol? / Is the site accessible from the existing public highway?	✓		
11. A oes gan y safle bwynt mynediad sydd â gwelededd digonol? / Does the site have an available access point with adequate visibility?	✓		
12. A oes unrhyw faterion sylweddol ar y briffordd wedi'u nodi ar sail tystiolaeth mewn perthynas â'r safle? / Have any significant and evidenced highway issues been identified relating to the site?	X		

13. A oes gan y safle fynediad addas i drafnidiaeth gyhoeddus a/neu lwybr teithio llesol? / Does the site have suitable access to public transport and/or active travel route?	✓	ACI3 ACI4 ACI6 ACI12 ACI13 ACI15 / ISA3 ISA4 ISA6 ISA12 ISA13 ISA15	+
14. 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?	✓	ACI12 ACI15 ISA12 ISA15	+

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

17. A yw'r safle wedi'i leoli o fewn neu wrth ymyl parth clustogi mwynau? / Is the site located within or adjacent to a mineral buffer zone?	X	ACI6 ISA6	+
18. A yw'r safle o fewn Ardal Diogelu Mwynau? / Is the site located within a Mineral Safeguarding Area?	X	ACI6 ISA6	+
19. A yw'r safle o fewn neu'n union wrth ymyl ardal rheoli ansawdd aer? / Is the site within or immediately adjacent to an AQMA?	X	ACI3 ISA3	+
20. A yw'r safle yn cynnwys pridd carbon uchel e.e. mawndiroedd? / Does the site contain high carbon soil e.g., peatlands?	X	ACI7 ISA7	+
21. A yw'r safle'n cynnwys tir amaethyddol o ansawdd uchel (gradd 1, 2, 3a)? / Does the site contain high quality agricultural land (grade 1, 2, 3a)?	X	ACI7 ISA7	+
22. A yw'r safle wedi'i leoli o fewn neu'n union gerllaw unrhyw Safleoedd Daearegol a Geomorffolegol Pwysig Rhanbarthol? / Is the site located within or immediately adjacent to any RIGs?	X	ACI9 ISA9	+
23. A oes unrhyw bryderon sylweddol wedi'u nodi yn yr Aseiad Strategol o Ganlyniadau Llifogydd - Cam 1 a allai effeithio ar gyflawni'r safle? / Are there any significant concerns set out in the SFCA - Stage 1 which could impact on the delivery of the site?	X	ACI4 ACI5 ISA4 ISA5	+

Ystyriaethau Amgylcheddol - Sylwadau Ychwanegol / Environmental Considerations - Additional Comments

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Seilwaith a Chyfleustodau / Infrastructure and Utilities

24. A oes cysylltiad dŵr ar gael ar y safle? / Does the site have an available water connection?	✓		
25. A yw'r safle o fewn neu'n gyfagos i ddalgylch SAC sensitif ffosffad? / Is the site within or adjacent to a phosphate sensitive SAC catchment?	✓	ACI2 ACI5 ACI7 ISA2 ISA5 ISA7	-

26. A oes gan y safle gysylltiadau â gofynion seilwaith eraill? / Does the site have connections to other infrastructure requirements?	✓		
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Seilwaith a Chyfleustodau - Sylwadau Ychwanegol / Infrastructure and Utilities - Additional Comments

Cafodd y safle ganiatâd cynllunio a dechreuodd y datblygiad cyn cyhoeddi canllawiau ffosffad.

The site obtained planning permission and development commenced before the publication of phosphate guidance.

Y Gymraeg / Welsh Language

27. A oes gan leoliad a / neu raddfa'r safle'r potensial i gael effaith niweidiol ar yr Iaith Gymraeg? / Does the location and/or scale of the site have the potential to have a detrimental impact on Welsh Language?	X	ACI11 ISA11	+
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Y Gymraeg - Sylwadau Ychwanegol / Welsh Language - Additional Comments

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

Ystyriaeth / Consideration	Ie, Yes, Na, No	Amcanion cysylltiedig / Related objectives	Sgôr ACI / ISA score
Hyfywedd ac Ymarferoldeb / Viability and Deliverability			
28. A yw'r ymgeisydd wedi darparu digon o dystiolaeth i ddangos bod modd cyflawni'r datblygiad a'i fod yn hyfyw? / Has the applicant provided sufficient evidence to show the development is deliverable?	✓		
29. A yw'r ymgeisydd wedi darparu digon o dystiolaeth i nodi pryd y caiff y safle ei gyflwyno i'w ddatblygu? / 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 ar gyfer datblygiad defnydd cymysg ar gyfer ei adnewyddu a'i ymestyn, ac mae defnydd cyflogaeth B1 yn brif weithgarwch. Mae'r cynnydd ar y datblygiad ar y gweill.

The site has planning permission for a mixed use development for refurbishment and extension, with B1 employment use being the dominant activity. Progress on the development is underway.

**Cynllun Datblygu Lleol Diwygiedig Sir Gar 2018 - 2033 / Carmarthenshire Revised Local Development Plan 2018 - 2033
Arfarniad Cynladwyedd Integredig / Intergrated Sustainability Appraisal**

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number:	SR/021/031 (CA0607)	Cyfeirnod y Safle / Site Reference:	SeC16/E2
Cyfeiriad y Safle / Site Address:	Hen Neuadd y Farchnad / Former Market Hall	Arwynebedd y Safle / Site Area:	0.2ha
Defnydd Presennol / Existing Use:	Tir Gwag / Vacant land	Defnydd Arfaethedig / Proposed Use:	Cyflogaeth / Employment
		Os arall, Na, Nodwch / If other, specify:	0

Amcanion ACI / ISA Objectives	Sgôr ACI / ISA score
1. Datblygu Cynaliadwy / Sustainable Development	+
2. Bioamrywiaeth / Biodiversity	-
3. Ansawdd Aer / Air Quality	+/-
4. Ffactorau hinsoddol / Climatic Factors	+
5. Dŵr / Water	--
6. Asedau Materol / Material Assets	+
7. Pridd / Soil	+/-
8. Treftadaeth Ddiwylliannol ac Amgylchedd Hanesyddol / Cultural Heritage and Historic Environment	0
9. Tirwedd / Landscape	+
10. Poblogaeth / Population	+
11. Y Gymraeg / The Welsh Language	+
12. Iechyd a Llesiant / Health and Well-being	+
13. Addysg a Sgiliau / Education and Skills	+
14. Yr Economi / Economy	++
15. Gwead Cymdeithas / Social Fabric	+

Meini Prawf Cynladwyedd / Sustainability Criteria	
++	Mae'r safle arfaethedig yn cydymffurfio ag Amcanion lluosog / Proposed site complies with multiple Objectives.
+	Mae'r safle arfaethedig yn cydymffurfio â'r Amcan / Proposed site complies with Objective
+/-	Mae'r safle arfaethedig yn cydymffurfio â rhai elfennau o'r Amcan tra'n rhwystro eraill. Ystyriwch liniaru'r effeithiau negyddol. / Proposed site complies with some elements of the Objective whilst hindering others. Consider mitigating the negative effects.
-	Mae'r safle arfaethedig yn gwrthdaro ag Amcan. Gall y safle fod yn amhriodol i'w ddatblygu. Ystyried lliniaru sylweddol. / Proposed site is in conflict with an Objective. Site may be inappropriate for development. Consider significant mitigation.
--	Mae'r safle arfaethedig yn gwrthdaro â nifer o Amcanion. Gall y safle fod yn amhriodol i'w ddatblygu. Ystyried lliniaru sylweddol. / Proposed site is in conflict with multiple Objectives. Site may be inappropriate for development. Consider significant mitigation.
0	Effaith niwtral o gymharu â'r sefyllfa bresennol / Neutral effect compared to the current situation.

Sylwebaeth Arfarniad Cynladwyedd Integredig / Intergrated Sustainability Appraisal Commentary

Lleolir y safle o fewn Ardal Cadwraeth Arbennig (ACA) Ddalgyrch Dŵr Croyw Sensitif Ffosforws. Bydd angen i gynigion gael eu hadolygu gan yr ARC i benderfynu ar eu heffaith ar y safle dynodedig cysylltiedig a'i nodweddion. Cyfeirir at CCH4: Ansawdd Dŵr a Diogelu Adnoddau Dŵr. Mae'n debygol y bydd adeiladu a chynefinoedd/defnydd o'r safle arfaethedig yn cynyddu'r defnydd o adnoddau naturiol, aflonyddwch cynefin/rhywogaethau, ac o bosibl yn cyfrannu'n negyddol at y lefelau presennol o lygredd (e.e., aer, dŵr, golau, a sain). Disgwylir i bolisiau lliniarol a nodir yn y CDLID e.e., SP12: Creu lleoedd a lleoedd Cynaliadwy fynd i'r afael â'r effeithiau hyn. O ystyried yr effaith negyddol a roddir ar fioamrywiaeth o ganlyniad i newid datblygiad/defnydd tir, cyfeirir at Bolisi Strategol – SP 14: Cynnal a Gwella'r Amgylchedd Naturiol. Mae'r safle arfaethedig yn gwrthdaro â sawl Amcan ACI. Disgwylir i bolisiau lliniarol a nodir o fewn y CDLID ddatrys y materion hyn, fodd bynnag, bydd angen sicrhau bod y rhain yn cael eu gweithredu'n gywir ac yn cael eu monitro'n briodol, yn amodol ar ofynion cynllunio.

The site is located within a Phosphorus Sensitive SAC Freshwater Catchment. Proposals will need to be reviewed by a HRA to determine their impact on the associated designated site and its features. Reference is made to CCH4: Water Quality and Protection of Water Resources. Both construction and habitation/usage of the proposed site is likely to increase the consumption of natural resources, disturbance of habitat/species, and potentially contribute negatively to existing levels of pollution (e.g., air, water, light, and sound). Mitigative policies set out within the rLDP (e.g., SP12: Placemaking and Sustainable Places) are expected to address these effects. Given the negative impact placed upon biodiversity as a result of development/land use change, reference is made to Strategic Policy – SP 14: Maintaining and Enhancing the Natural Environment. The proposed site conflicts with several ISA Objectives. Mitigative policies set out within the rLDP are expected to resolve these issues, however, it will be necessary to ensure these are correctly implemented and appropriately monitored, subject to planning requirements.

SeC17

Llangadog

**Cynllun Datblygu Lleol Diwygiedig Sir Gar 2018-2033 / Carmarthenshire Revised Local Development Plan
2018 - 2033**

Manylion y Safle / Site Details			
Rhif y Safle Ymgeisio / Candidate Site Number:	Rhan / Part SR/090/003 (CA0304)	Cyfeirnod y Safle / Site Reference:	SeC17/h1
Cyfeiriad y Safle / Site Address:	Tir gyferbyn ag Ysgol Gynradd Gymunedol Llangadog / Land opp. Llangadog C.P School	Ardal Safle / Site Area:	0.594ha
Defnydd Presennol / Existing Use:	Safle Glas / Green field	Defnydd Arfaethedig / Proposed Use:	Preswyl Residential
		Os arall, nodwch / If other, specify:	

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 - Asesiad Cychwynnol / Stage 1 – Initial Assessment			
Ystyriaeth / Consideration	Ie, Yes, Na, No	Amcanion cysylltiedig / Related objectives	Sgôr ACI / ISA score
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?	✓	ACI1 ISA1	+

Sylwadau Ychwanegol / Additional Comments

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

Cam 2a - Asesiad Manwl Cychwynnol o'r Safle / Stage 2a – Initial Detailed Site Assessment			
Ystyriaeth / Consideration	Ie, Yes, Na, No	Amcanion cysylltiedig / Related objectives	Sgôr ACI / ISA score
2. A oes lle ar y safle am 5 neu ragor o anheddau? / Can the site accommodate 5 or more dwellings?	✓		
3. A yw'r safle o fewn anheddiad Haen 1-3 neu'n uniongyrchol gysylltiedig ag ef yn y Strategaeth a Ffeirir? / Is the site within or directly related to a Tier 1 - 3 settlement in the Preferred Strategy?	✓		
4. A yw'r safle wedi'i leoli mewn parth lle ceir perygl o lifogydd fel y'i nodir ar Fapiau Cyngor Datblygu TAN 15? / Is the site located within a flood risk zone as identified in the TAN 15 Development Advice Maps?	X	ACI4 ACI5 ISA4 ISA5	+

5. 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? / Is the site located within or immediately adjacent to any sites designated for importance to nature conservation?	X	ACI2 ISA2	+
6. A yw'r safle wedi'i leoli o fewn neu'n union wrth ymyl unrhyw Henebion Cofrestredig? / Is the site located within or immediately adjacent to any Scheduled Monuments?	X	ACI8 ISA8	+

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

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

Ystyriaeth / Consideration	Ie, Yes, Na, No	Amcanion cysylltiedig / Related objectives	Sgôr ACI / ISA score +/-
Cyffredinol / General			
7. A fyddai datblygu'r safle'n mynd yn groes i egwyddorion cynllunio cyffredinol? / Would development of the site be contrary to general planning principles?	X		
8. A fyddai datblygu'r safle'n cael effaith niweidiol ar gymeriad ac amgylchiadau'r anheddiad neu ei nodweddion? / Would the development of the site have a detrimental impact on the character and setting of the settlement or its features?	X	ACI8 ACI9 ISA8 ISA9	+
9. A fydd y cynnig yn cynnwys aildefnyddio tir a/neu adeiladau addas a ddatblygwyd yn flaenorol? / Will the proposal involve the re-use of suitable previously developed land and/or buildings?	X	ACI7 ACI9 ISA7 ISA9	-

Cyffredinol - Sylwadau Ychwanegol / General – Additional Comments

Hygyrchedd / Accessibility

10. A yw'r safle'n hygyrch o'r briffordd gyhoeddus bresennol? / Is the site accessible from the existing public highway?	✓		
11. A oes gan y safle bwynt mynediad sydd â gwelededd digonol? / Does the site have an available access point with adequate visibility?	✓		
12. A oes unrhyw faterion sylweddol ar y briffordd wedi'u nodi ar sail tystiolaeth mewn perthynas â'r safle? / Have any significant and evidenced highway issues been identified relating to the site?	X		

13. A oes gan y safle fynediad addas i drafnidiaeth gyhoeddus a/neu lwybr teithio llesol? / Does the site have suitable access to public transport and/or active travel route?	✓	ACI3 ACI4 ACI6 ACI12 ACI13 ACI15 / ISA3 ISA4 ISA6 ISA12 ISA13 ISA15	+
14. A oes gan y safle fynediad i lecynnau gwyrdd/hamdden/cyfleusterau hamdden sydd o fewn pellter rhesymol? / Does the site have access to green space/ leisure/ recreational facilities that are within a reasonable distance?	✓	ACI12 ACI15 ISA12 ISA15	+
15. A yw'r safle o fewn pellter rhesymol i'r canlynol: / Is the site within reasonable distance of:			
(a) Darpariaeth cyflogaeth / Employment provision	✓		+
(b) Darpariaeth fanwerthu / Retail provision	✓	ACI6 ACI10 ACI14 ACI15 ISA6 ISA10 ISA14 ISA15	+
(c) Gwasanaethau a chyfleusterau eraill / Other services and facilities	✓		+
16. A yw'r safle o fewn pellter rhesymol i gyfleusterau addysg? / Is the site within a reasonable distance to education facilities?	✓	ACI13 ISA13	+

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

17. A yw'r safle wedi'i leoli o fewn neu wrth ymyl parth clustogi mwynau? / Is the site located within or adjacent to a mineral buffer zone?	X	ACI6 ISA6	+
18. A yw'r safle o fewn Ardal Diogelu Mwynau? / Is the site located within a Mineral Safeguarding Area?	✓	ACI6 ISA6	-
19. A yw'r safle o fewn neu'n union wrth ymyl ardal rheoli ansawdd aer? / Is the site within or immediately adjacent to an AQMA?	X	ACI3 ISA3	+
20. A yw'r safle yn cynnwys pridd carbon uchel e.e. mawndiroedd? / Does the site contain high carbon soil e.g., peatlands?	X	ACI7 ISA7	+
21. A yw'r safle'n cynnwys tir amaethyddol o ansawdd uchel (gradd 1, 2, 3a)? / Does the site contain high quality agricultural land (grade 1, 2, 3a)?	X	ACI7 ISA7	+
22. A yw'r safle wedi'i leoli o fewn neu'n union gerllaw unrhyw Safleoedd Daearegol a Geomorffolegol Pwysig Rhanbarthol? / Is the site located within or immediately adjacent to any RIGs?	X	ACI9 ISA9	+
23. A oes unrhyw bryderon sylweddol wedi'u nodi yn yr Asesiad Strategol o Ganlyniadau Llifogydd - Cam 1 a allai effeithio ar gyflawni'r safle? / Are there any significant concerns set out in the SFCA - Stage 1 which could impact on the delivery of the site?	X	ACI4 ACI5 ISA4 ISA5	+

Ystyriaethau Amgylcheddol - Sylwadau Ychwanegol / Environmental Considerations - Additional Comments

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Mae dyddodion tywod a graean o dan y safle, ond ystyrir bod yr adnodd yn y lleoliad hwn eisoes wedi'i sterileiddio i raddau helaeth gan ei fod o fewn 200m o ddatblygiad sensitif.

Sand and gravel deposits underlie the site, however the resource at this location is considered to be already largely sterilised as it is within 200m of sensitive development.

Seilwaith a Chyfleustodau / Infrastructure and Utilities

24. A oes cysylltiad dŵr ar gael ar y safle? / Does the site have an available water connection?	✓		
25. A yw'r safle o fewn neu'n gyfagos i ddalgylch SAC sensitif ffosffad? / Is the site within or adjacent to a phosphate sensitive SAC catchment?	✓	ACI2 ACI5 ACI7 ISA2 ISA5 ISA7	-
26. A oes gan y safle gysylltiadau â gofynion seilwaith eraill? / Does the site have connections to other infrastructure requirements?	✓		

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

Mae Dŵr Cymru wedi nodi y byddai angen prif gyflenwad oddi ar y safle a charthffosydd oddi ar y safle.

Fel rhan o unrhyw gais cynllunio dilynol, bydd angen i'r ymgeisydd / datblygwr fodloni'r gofynion i ostwng lefelau ffosffad sy'n gysylltiedig â'u datblygiad.

DCWW have indicated that off-site mains and off-site sewers would be required.

As part of any subsequent planning application, the applicant / developer will need to satisfy the requirements to reduce phosphate levels associated with their development.

Y Gymraeg / Welsh Language

27. A oes gan leoliad a / neu raddfa'r safle'r potensial i gael effaith niweidiol ar yr Iaith Gymraeg? / Does the location and/or scale of the site have the potential to have a detrimental impact on Welsh Language?	X	ACI11 ISA11	+
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Y Gymraeg - Sylwadau Ychwanegol / Welsh Language - Additional Comments

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

Ystyriaeth / Consideration	Ie, Yes, Na, No	Amcanion cysylltiedig / Related objectives	Sgôr ACI / ISA score
Hyfywedd ac Ymarferoldeb / Viability and Deliverability			
28. A yw'r ymgeisydd wedi darparu digon o dystiolaeth i ddangos bod modd cyflawni'r datblygiad a'i fod yn hyfyw yn ariannol? / Has the applicant provided sufficient evidence to show the development is deliverable and financially viable?	✓		

29. A yw'r ymgeisydd wedi darparu digon o dystiolaeth i nodi pryd y caiff y safle ei gyflwyno i'w ddatblygu? / Has the applicant provided sufficient evidence to identify when the site will be brought forward for development?	✓		
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Sylwadau Ychwanegol / Additional Comments

Mae'r Cyngor wedi rhoi blaenoriaeth i'r safle i'w ddatblygu yn rhan o'i Raglen Darparu Tai. Gofynnir am wybodaeth ychwanegol yn ôl yr angen wrth i'r CDLI fynd tuag at ei archwilio.

The Council have prioritised the site for development as part of their Housing Delivery Programme. Additional information will be sought as necessary as the LDP goes towards examination.

**Cynllun Datblygu Lleol Diwygiedig Sir Gar 2018 - 2033 / Carmarthenshire Revised Local Development Plan 2018 - 2033
Arfarniad Cynladwyedd Integredig / Intergrated Sustainability Appraisal**

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number:	Rhan / Part SR/090/003 (CA0304)	Cyfeirnod y Safle / Site Reference:	SeC17/h1
Cyfeiriad y Safle / Site Address:	Tir gyferbyn ag Ysgol Gynradd Gymunedol Llangadog / Land opp. Llangadog C.P School	Arwynebedd y Safle / Site Area:	0.594ha
Defnydd Presennol / Existing Use:	Safle Glas / Green field	Defnydd Arfaethedig / Proposed Use:	Preswyl Residential
		Os arall, Na, Nodwch / If other, specify:	0

Amcanion ACI / ISA Objectives	Sgôr ACI / ISA score
1. Datblygu Cynaliadwy / Sustainable Development	+
2. Bioamrywiaeth / Biodiversity	-
3. Ansawdd Aer / Air Quality	+/-
4. Ffactorau hinsoddol / Climatic Factors	+
5. Dŵr / Water	--
6. Asedau Materol / Material Assets	+/-
7. Pridd / Soil	--
8. Treftadaeth Ddiwylliannol ac Amgylchedd Hanesyddol / Cultural Heritage and Historic Environment	0
9. Tirwedd / Landscape	+/-
10. Poblogaeth / Population	++
11. Y Gymraeg / The Welsh Language	+
12. Iechyd a Llesiant / Health and Well-being	+
13. Addysg a Sgiliau / Education and Skills	+
14. Yr Economi / Economy	+
15. Gwead Cymdeithas / Social Fabric	++

Meini Prawf Cynladwyedd / Sustainability Criteria	
++	Mae'r safle arfaethedig yn cydymffurfio ag Amcanion lluosog / Proposed site complies with multiple Objectives.
+	Mae'r safle arfaethedig yn cydymffurfio â'r Amcan / Proposed site complies with Objective
+/-	Mae'r safle arfaethedig yn cydymffurfio â rhai elfennau o'r Amcan tra'n rhwystro eraill. Ystyriwch liniaru'r effeithiau negyddol. / Proposed site complies with some elements of the Objective whilst hindering others. Consider mitigating the negative effects.
-	Mae'r safle arfaethedig yn gwrthdaro ag Amcan. Gall y safle fod yn amhriodol i'w ddatblygu. Ystyried lliniaru sylweddol. / Proposed site is in conflict with an Objective. Site may be inappropriate for development. Consider significant mitigation.
--	Mae'r safle arfaethedig yn gwrthdaro â nifer o Amcanion. Gall y safle fod yn amhriodol i'w ddatblygu. Ystyried lliniaru sylweddol. / Proposed site is in conflict with multiple Objectives. Site may be inappropriate for development. Consider significant mitigation.
0	Effaith niwtral o gymharu â'r sefyllfa bresennol / Neutral effect compared to the current situation.

Sylwebaeth Arfarniad Cynladwyedd Integredig / Intergrated Sustainability Appraisal Commentary

Lleolir y safle o fewn Ardal Cadwraeth Arbennig (ACA) Ddalgyrch Dŵr Croyw Sensitif Ffosforws. Bydd angen i gynigion gael eu hadolygu gan yr ARC i benderfynu ar eu heffaith ar y safle dynodedig cysylltiedig a'i nodweddion. Cyfeirir at CCH4: Ansawdd Dŵr a Diogelu Adnoddau Dŵr. Drwy beidio â defnyddio tir sydd wedi ei ddatblygu'n flaenorol, bydd y datblygiad ar y safle hwn yn lleihau asedau feidraidd (e.e., adnoddau tir a phridd) a gall fod yn debygol o achosi colled/dadleoli bioamrywiaeth – yn gyffredinol, ac o bosib effeithio ar reoli cynaliadwy adnoddau naturiol a rhwystro cadwraeth natur/hinsawdd.

Mae'r safle arfaethedig yn gwrthdaro â sawl Amcan ACI. Disgwylir i bolisiau lliniarol a nodir o fewn y CDLID ddatrys y materion hyn, fodd bynnag, bydd angen sicrhau bod y rhain yn cael eu gweithredu'n gywir ac yn cael eu monitro'n briodol, yn amodol ar ofynion cynllunio.

The site is located within a Phosphorus Sensitive SAC Freshwater Catchment. Proposals will need to be reviewed by a HRA to determine their impact on the associated designated site and its features. Reference is made to CCH4: Water Quality and Protection of Water Resources. By not utilising previously developed land, development on this site will reduce finite assets (e.g., land and soil resources) and may cause a loss/displacement of biodiversity – overall, potentially impacting the sustainable management of natural resources and hindering nature/climate conservation.

The proposed site conflicts with several ISA Objectives. Mitigative policies set out within the rLDP are expected to resolve these issues, however, it will be necessary to ensure these are correctly implemented and appropriately monitored, subject to planning requirements.

Gadewir y dudalen hon yn wag yn fwriadol

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Cynllun Datblygu Lleol Diwygiedig Sir Gar 2018-2033 / Carmarthenshire Revised Local Development Plan 2018 - 2033

Manylion y Safle / Site Details			
Rhif y Safle Ymgeisio / Candidate Site Number:	Rhan / Part SR/090/001 (CA0116)	Cyfeirnod y Safle / Site Reference:	SeC17/h2
Cyfeiriad y Safle / Site Address:	Tir oddi ar Heol Pendref / Land off Heol Pendref	Ardal Safle / Site Area:	0.4
Defnydd Presennol / Existing Use:	Safle Glas / Green field	Defnydd Arfaethedig / Proposed Use:	Preswyl Residential
		Os arall, nodwch / If other, specify:	

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 - Asesiad Cychwynnol / Stage 1 – Initial Assessment			
Ystyriaeth / Consideration	Ie, Yes, Na, No	Amcanion cysylltiedig / Related objectives	Sgôr ACI / ISA score
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?	✓	ACI1 ISA1	+

Sylwadau Ychwanegol / Additional Comments

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

Cam 2a - Asesiad Manwl Cychwynnol o'r Safle / Stage 2a – Initial Detailed Site Assessment			
Ystyriaeth / Consideration	Ie, Yes, Na, No	Amcanion cysylltiedig / Related objectives	Sgôr ACI / ISA score
2. A oes lle ar y safle am 5 neu ragor o anheddau? / Can the site accommodate 5 or more dwellings?	✓		
3. A yw'r safle o fewn anheddiad Haen 1-3 neu'n uniongyrchol gysylltiedig ag ef yn y Strategaeth a Ffeirir? / Is the site within or directly related to a Tier 1 - 3 settlement in the Preferred Strategy?	✓		
4. A yw'r safle wedi'i leoli mewn parth lle ceir perygl o lifogydd fel y'i nodir ar Fapiau Cyngor Datblygu TAN 15? / Is the site located within a flood risk zone as identified in the TAN 15 Development Advice Maps?	X	ACI4 ACI5 ISA4 ISA5	+

5. 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? / Is the site located within or immediately adjacent to any sites designated for importance to nature conservation?	X	ACI2 ISA2	+
6. A yw'r safle wedi'i leoli o fewn neu'n union wrth ymyl unrhyw Henebion Cofrestredig? / Is the site located within or immediately adjacent to any Scheduled Monuments?	X	ACI8 ISA8	+

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

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

Ystyriaeth / Consideration	Ie, Yes, Na, No	Amcanion cysylltiedig / Related objectives	Sgôr ACI / ISA score +/-
Cyffredinol / General			
7. A fyddai datblygu'r safle'n mynd yn groes i egwyddorion cynllunio cyffredinol? / Would development of the site be contrary to general planning principles?	X		
8. A fyddai datblygu'r safle'n cael effaith niweidiol ar gymeriad ac amgylchiadau'r anheddiad neu ei nodweddion? / Would the development of the site have a detrimental impact on the character and setting of the settlement or its features?	X	ACI8 ACI9 ISA8 ISA9	+
9. A fydd y cynnig yn cynnwys aildefnyddio tir a/neu adeiladau addas a ddatblygwyd yn flaenorol? / Will the proposal involve the re-use of suitable previously developed land and/or buildings?	X	ACI7 ACI9 ISA7 ISA9	-

Cyffredinol - Sylwadau Ychwanegol / General – Additional Comments

Hygyrchedd / Accessibility

10. A yw'r safle'n hygyrch o'r briffordd gyhoeddus bresennol? / Is the site accessible from the existing public highway?	✓		
11. A oes gan y safle bwynt mynediad sydd â gwelededd digonol? / Does the site have an available access point with adequate visibility?	✓		
12. A oes unrhyw faterion sylweddol ar y briffordd wedi'u nodi ar sail tystiolaeth mewn perthynas â'r safle? / Have any significant and evidenced highway issues been identified relating to the site?	X		

13. A oes gan y safle fynediad addas i drafnidiaeth gyhoeddus a/neu lwybr teithio llesol? / Does the site have suitable access to public transport and/or active travel route?	✓	ACI3 ACI4 ACI6 ACI12 ACI13 ACI15 / ISA3 ISA4 ISA6 ISA12 ISA13 ISA15	+
14. A oes gan y safle fynediad i lecynnau gwyrdd/hamdden/cyfleusterau hamdden sydd o fewn pellter rhesymol? / Does the site have access to green space/ leisure/ recreational facilities that are within a reasonable distance?	✓	ACI12 ACI15 ISA12 ISA15	+
15. A yw'r safle o fewn pellter rhesymol i'r canlynol: / Is the site within reasonable distance of:			
(a) Darpariaeth cyflogaeth / Employment provision	✓		+
(b) Darpariaeth fanwerthu / Retail provision	✓	ACI6 ACI10 ACI14 ACI15 ISA6 ISA10 ISA14 ISA15	+
(c) Gwasanaethau a chyfleusterau eraill / Other services and facilities	✓		+
16. A yw'r safle o fewn pellter rhesymol i gyfleusterau addysg? / Is the site within a reasonable distance to education facilities?	✓	ACI13 ISA13	+

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

17. A yw'r safle wedi'i leoli o fewn neu wrth ymyl parth clustogi mwynau? / Is the site located within or adjacent to a mineral buffer zone?	X	ACI6 ISA6	+
18. A yw'r safle o fewn Ardal Diogelu Mwynau? / Is the site located within a Mineral Safeguarding Area?	✓	ACI6 ISA6	-
19. A yw'r safle o fewn neu'n union wrth ymyl ardal rheoli ansawdd aer? / Is the site within or immediately adjacent to an AQMA?	X	ACI3 ISA3	+
20. A yw'r safle yn cynnwys pridd carbon uchel e.e. mawndiroedd? / Does the site contain high carbon soil e.g., peatlands?	X	ACI7 ISA7	+
21. A yw'r safle'n cynnwys tir amaethyddol o ansawdd uchel (gradd 1, 2, 3a)? / Does the site contain high quality agricultural land (grade 1, 2, 3a)?	X	ACI7 ISA7	+
22. A yw'r safle wedi'i leoli o fewn neu'n union gerllaw unrhyw Safleoedd Daearegol a Geomorffolegol Pwysig Rhanbarthol? / Is the site located within or immediately adjacent to any RIGs?	X	ACI9 ISA9	+
23. A oes unrhyw bryderon sylweddol wedi'u nodi yn yr Asesiad Strategol o Ganlyniadau Llifogydd - Cam 1 a allai effeithio ar gyflawni'r safle? / Are there any significant concerns set out in the SFCA - Stage 1 which could impact on the delivery of the site?	X	ACI4 ACI5 ISA4 ISA5	+

Ystyriaethau Amgylcheddol - Sylwadau Ychwanegol / Environmental Considerations - Additional Comments

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Mae dyddodion tywod a graean o dan y safle, ond ystyrir bod yr adnodd yn y lleoliad hwn eisoes wedi'i sterileiddio i raddau helaeth gan ei fod o fewn 200m o ddatblygiad sensitif.

Sand and gravel deposits underlie the site, however the resource at this location is considered to be already largely sterilised as it is within 200m of sensitive development.

Seilwaith a Chyfleustodau / Infrastructure and Utilities

24. A oes cysylltiad dŵr ar gael ar y safle? / Does the site have an available water connection?	✓		
25. A yw'r safle o fewn neu'n gyfagos i ddalgylch SAC sensitif ffosffad? / Is the site within or adjacent to a phosphate sensitive SAC catchment?	✓	ACI2 ACI5 ACI7 ISA2 ISA5 ISA7	-
26. A oes gan y safle gysylltiadau â gofynion seilwaith eraill? / Does the site have connections to other infrastructure requirements?	✓		

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

Fel rhan o unrhyw gais cynllunio dilynol, bydd angen i'r ymgeisydd / datblygwr fodloni'r gofynion i ostwng lefelau ffosffad sy'n gysylltiedig â'u datblygiad.

As part of any subsequent planning application, the applicant / developer will need to satisfy the requirements to reduce phosphate levels associated with their development.

Y Gymraeg / Welsh Language

27. A oes gan leoliad a / neu raddfa'r safle'r potensial i gael effaith niweidiol ar yr Iaith Gymraeg? / Does the location and/or scale of the site have the potential to have a detrimental impact on Welsh Language?	X	ACI11 ISA11	+
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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, Yes, Na, No	Amcanion cysylltiedig / Related objectives	Sgôr ACI / ISA score
Hyfywedd ac Ymarferoldeb / Viability and Deliverability			
28. A yw'r ymgeisydd wedi darparu digon o dystiolaeth i ddangos bod modd cyflawni'r datblygiad a'i fod yn hyfyw yn ariannol? / Has the applicant provided sufficient evidence to show the development is deliverable and financially viable?	✓		
29. A yw'r ymgeisydd wedi darparu digon o dystiolaeth i nodi pryd y caiff y safle ei gyflwyno i'w ddatblygu? / Has the applicant provided sufficient evidence to identify when the site will be brought forward for development?	✓		

Sylwadau Ychwanegol / Additional Comments

Mae'r cynigydd wedi darparu tystiolaeth sy'n dangos hyfywedd y safle drwy gyflwyno safle ymgeisio. Gofynnir am wybodaeth ychwanegol yn ôl yr angen wrth i'r CDLI fynd tuag at ei archwilio.

The proponent has provided evidence showing the viability of the site through the submission of a candidate site. Additional information will be sought as necessary as the LDP goes towards examination.

**Cynllun Datblygu Lleol Diwygiedig Sir Gar 2018 - 2033 / Carmarthenshire Revised Local Development Plan 2018 - 2033
Arfarniad Cynladwyedd Integredig / Intergrated Sustainability Appraisal**

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number:	Rhan / Part SR/090/001 (CA0116)	Cyfeirnod y Safle / Site Reference:	SeC17/h2
Cyfeiriad y Safle / Site Address:	Tir oddi ar Heol Pendref / Land off Heol Pendref	Arwynebedd y Safle / Site Area:	0.4ha
Defnydd Presennol / Existing Use:	Safle Glas / Green field	Defnydd Arfaethedig / Proposed Use:	Preswyl Residential
		Os arall, Na, Nodwch / If other, specify:	0

Amcanion ACI / ISA Objectives	Sgôr ACI / ISA score
1. Datblygu Cynaliadwy / Sustainable Development	+
2. Bioamrywiaeth / Biodiversity	-
3. Ansawdd Aer / Air Quality	+/-
4. Ffactorau hinsoddol / Climatic Factors	+
5. Dŵr / Water	--
6. Asedau Materol / Material Assets	+/-
7. Pridd / Soil	--
8. Treftadaeth Ddiwylliannol ac Amgylchedd Hanesyddol / Cultural Heritage and Historic Environment	0
9. Tirwedd / Landscape	+/-
10. Poblogaeth / Population	++
11. Y Gymraeg / The Welsh Language	+
12. Iechyd a Llesiant / Health and Well-being	+
13. Addysg a Sgiliau / Education and Skills	+
14. Yr Economi / Economy	+
15. Gwead Cymdeithas / Social Fabric	++

Meini Prawf Cynladwyedd / Sustainability Criteria	
++	Mae'r safle arfaethedig yn cydymffurfio ag Amcanion lluosog / Proposed site complies with multiple Objectives.
+	Mae'r safle arfaethedig yn cydymffurfio â'r Amcan / Proposed site complies with Objective
+/-	Mae'r safle arfaethedig yn cydymffurfio â rhai elfennau o'r Amcan tra'n rhwystro eraill. Ystyriwch liniaru'r effeithiau negyddol. / Proposed site complies with some elements of the Objective whilst hindering others. Consider mitigating the negative effects.
-	Mae'r safle arfaethedig yn gwrthdaro ag Amcan. Gall y safle fod yn amhriodol i'w ddatblygu. Ystyried lliniaru sylweddol. / Proposed site is in conflict with an Objective. Site may be inappropriate for development. Consider significant mitigation.
--	Mae'r safle arfaethedig yn gwrthdaro â nifer o Amcanion. Gall y safle fod yn amhriodol i'w ddatblygu. Ystyried lliniaru sylweddol. / Proposed site is in conflict with multiple Objectives. Site may be inappropriate for development. Consider significant mitigation.
0	Effaith niwtral o gymharu â'r sefyllfa bresennol / Neutral effect compared to the current situation.

Sylwebaeth Arfarniad Cynladwyedd Integredig / Intergrated Sustainability Appraisal Commentary

Lleolir y safle o fewn Ardal Cadwraeth Arbennig (ACA) Ddalgyrch Dŵr Croyw Sensitif Ffosfforws. Bydd angen i gynigion gael eu hadolygu gan yr ARC i benderfynu ar eu heffaith ar y safle dynodedig cysylltiedig a'i nodweddion. Cyfeirir at CCH4: Ansawdd Dŵr a Diogelu Adnoddau Dŵr. Drwy beidio â defnyddio tir sydd wedi ei ddatblygu'n flaenorol, bydd y datblygiad ar y safle hwn yn lleihau asedau feidraidd (e.e., adnoddau tir a phridd) a gall fod yn debygol o achosi colled/dadleoli bioamrywiaeth – yn gyffredinol, ac o bosib effeithio ar reoli cynaliadwy adnoddau naturiol a rhwystro cadwraeth natur/hinsawdd.

Mae'r safle arfaethedig yn gwrthdaro â sawl Amcan ACI. Disgwylir i bolisiau lliniarol a nodir o fewn y CDLID ddatrys y materion hyn, fodd bynnag, bydd angen sicrhau bod y rhain yn cael eu gweithredu'n gywir ac yn cael eu monitro'n briodol, yn amodol ar ofynion cynllunio.

The site is located within a Phosphorus Sensitive SAC Freshwater Catchment. Proposals will need to be reviewed by a HRA to determine their impact on the associated designated site and its features. Reference is made to CCH4: Water Quality and Protection of Water Resources. By not utilising previously developed land, development on this site will reduce finite assets (e.g., land and soil resources) and may cause a loss/displacement of biodiversity – overall, potentially impacting the sustainable management of natural resources and hindering nature/climate conservation.

The proposed site conflicts with several ISA Objectives. Mitigative policies set out within the rLDP are expected to resolve these issues, however, it will be necessary to ensure these are correctly implemented and appropriately monitored, subject to planning requirements.

Gadewir y dudalen hon yn wag yn fwriadol

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**Cynllun Datblygu Lleol Diwygiedig Sir Gar 2018-2033 / Carmarthenshire Revised Local Development Plan
2018 - 2033**

Manylion y Safle / Site Details			
Rhif y Safle Ymgeisio / Candidate Site Number:	Dim yn berthnasol / N/A	Cyfeirnod y Safle / Site Reference:	SeC17/h3
Cyfeiriad y Safle / Site Address:	Ger yr Ysgol, Llangadog	Ardal Safle / Site Area:	0.67ha
Defnydd Presennol / Existing Use:	Safle wedi'i gwblhau / Site Complete	Defnydd Arfaethedig / Proposed Use:	Preswyl Residential
		Os arall, nodwch / If other, specify:	

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	E/39982; E/40623; E/40624; E/40625

Cam 1 - Asesiad Cychwynnol / Stage 1 – Initial Assessment			
Ystyriaeth / Consideration	Ie, Yes, Na, No	Amcanion cysylltiedig / Related objectives	Sgôr ACI / ISA score
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?	✓	ACI1 ISA1	+

Sylwadau Ychwanegol / Additional Comments

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

Cam 2a - Asesiad Manwl Cychwynnol o'r Safle / Stage 2a – Initial Detailed Site Assessment			
Ystyriaeth / Consideration	Ie, Yes, Na, No	Amcanion cysylltiedig / Related objectives	Sgôr ACI / ISA score
2. A oes lle ar y safle am 5 neu ragor o anheddau? / Can the site accommodate 5 or more dwellings?	✓		
3. A yw'r safle o fewn anheddiad Haen 1-3 neu'n uniongyrchol gysylltiedig ag ef yn y Strategaeth a Ffeirir? / Is the site within or directly related to a Tier 1 - 3 settlement in the Preferred Strategy?	✓		
4. A yw'r safle wedi'i leoli mewn parth lle ceir perygl o lifogydd fel y'i nodir ar Fapiau Cyngor Datblygu TAN 15? / Is the site located within a flood risk zone as identified in the TAN 15 Development Advice Maps?	X	ACI4 ACI5 ISA4 ISA5	+

5. 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? / Is the site located within or immediately adjacent to any sites designated for importance to nature conservation?	X	ACI2 ISA2	+
6. A yw'r safle wedi'i leoli o fewn neu'n union wrth ymyl unrhyw Henebion Cofrestredig? / Is the site located within or immediately adjacent to any Scheduled Monuments?	X	ACI8 ISA8	+

Sylwadau Ychwanegol / Additional Comments

Safle wedi'i gwblhau / Site Complete

**Cynllun Datblygu Lleol Diwygiedig Sir Gar 2018 - 2033 / Carmarthenshire Revised Local Development Plan 2018 - 2033
Arfarniad Cynladwyedd Integredig / Intergrated Sustainability Appraisal**

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number:	Dim yn berthnasol / N/A	Cyfeirnod y Safle / Site Reference:	SeC17/h3
Cyfeiriad y Safle / Site Address:	Ger yr Ysgol, Llangadog	Arwynebedd y Safle / Site Area:	0.67ha
Defnydd Presennol / Existing Use:	Safle wedi'i gwblhau / Site Complete	Defnydd Arfaethedig / Proposed Use:	Preswyl Residential
		Os arall, Na, Nodwch / If other, specify:	0

Amcanion ACI / ISA Objectives	Sgôr ACI / ISA score
1. Datblygu Cynaliadwy / Sustainable Development	
2. Bioamrywiaeth / Biodiversity	
3. Ansawdd Aer / Air Quality	
4. Ffactorau hinsoddol / Climatic Factors	
5. Dŵr / Water	
6. Asedau Materol / Material Assets	
7. Pridd / Soil	
8. Treftadaeth Ddiwylliannol ac Amgylchedd Hanesyddol / Cultural Heritage and Historic Environment	
9. Tirwedd / Landscape	
10. Poblogaeth / Population	
11. Y Gymraeg / The Welsh Language	
12. Iechyd a Llesiant / Health and Well-being	
13. Addysg a Sgiliau / Education and Skills	
14. Yr Economi / Economy	
15. Gwead Cymdeithas / Social Fabric	

Meini Prawf Cynladwyedd / Sustainability Criteria	
++	Mae'r safle arfaethedig yn cydymffurfio ag Amcanion lluosog / Proposed site complies with multiple Objectives.
+	Mae'r safle arfaethedig yn cydymffurfio â'r Amcan / Proposed site complies with Objective
+/-	Mae'r safle arfaethedig yn cydymffurfio â rhai elfennau o'r Amcan tra'n rhwystro eraill. Ystyriwch lliniaru'r effeithiau negyddol. / Proposed site complies with some elements of the Objective whilst hindering others. Consider mitigating the negative effects.
-	Mae'r safle arfaethedig yn gwrthdaro ag Amcan. Gall y safle fod yn amhriodol i'w ddatblygu. Ystyried lliniaru sylweddol. / Proposed site is in conflict with an Objective. Site may be inappropriate for development. Consider significant mitigation.
--	Mae'r safle arfaethedig yn gwrthdaro â nifer o Amcanion. Gall y safle fod yn amhriodol i'w ddatblygu. Ystyried lliniaru sylweddol. / Proposed site is in conflict with multiple Objectives. Site may be inappropriate for development. Consider significant mitigation.
0	Effaith niwtral o gymharu â'r sefyllfa bresennol / Neutral effect compared to the current situation.

Sylwebaeth Arfarniad Cynladwyedd Integredig / Intergrated Sustainability Appraisal Commentary

Safle wedi'i gwblhau / Site Complete

SuV49

Llanfynydd

**Cynllun Datblygu Lleol Diwygiedig Sir Gar 2018-2033 / Carmarthenshire Revised Local Development Plan
2018 - 2033**

Manylion y Safle / Site Details			
Rhif y Safle Ymgeisio / Candidate Site Number:	Dim yn berthnasol / N/A	Cyfeirnod y Safle / Site Reference:	SuV49/h1
Cyfeiriad y Safle / Site Address:	Awel Y Mynydd, Llanfynydd	Ardal Safle / Site Area:	0.925
Defnydd Presennol / Existing Use:	Yn cael ei adeiladu / Under construction	Defnydd Arfaethedig / Proposed Use:	Preswyl Residential
		Os arall, nodwch / If other, specify:	

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	E/18174; E/32536

Cam 1 - Asesiad Cychwynnol / Stage 1 – Initial Assessment			
Ystyriaeth / Consideration	Ie, Yes, Na, No	Amcanion cysylltiedig / Related objectives	Sgôr ACI / ISA score
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?	✓	ACI1 ISA1	+

Sylwadau Ychwanegol / Additional Comments

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

Cam 2a - Asesiad Manwl Cychwynnol o'r Safle / Stage 2a – Initial Detailed Site Assessment			
Ystyriaeth / Consideration	Ie, Yes, Na, No	Amcanion cysylltiedig / Related objectives	Sgôr ACI / ISA score
2. A oes lle ar y safle am 5 neu ragor o anheddau? / Can the site accommodate 5 or more dwellings?	✓		
3. A yw'r safle o fewn anheddiad Haen 1-3 neu'n uniongyrchol gysylltiedig ag ef yn y Strategaeth a Ffefrir? / Is the site within or directly related to a Tier 1 - 3 settlement in the Preferred Strategy?	✓		
4. A yw'r safle wedi'i leoli mewn parth lle ceir perygl o lifogydd fel y'i nodir ar Fapiau Cyngor Datblygu TAN 15? / Is the site located within a flood risk zone as identified in the TAN 15 Development Advice Maps?	X	ACI4 ACI5 ISA4 ISA5	+

5. 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? / Is the site located within or immediately adjacent to any sites designated for importance to nature conservation?	X	ACI2 ISA2	+
6. A yw'r safle wedi'i leoli o fewn neu'n union wrth ymyl unrhyw Henebion Cofrestredig? / Is the site located within or immediately adjacent to any Scheduled Monuments?	X	ACI8 ISA8	+

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

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

Ystyriaeth / Consideration	Ie, Yes, Na, No	Amcanion cysylltiedig / Related objectives	Sgôr ACI / ISA score +/-
Cyffredinol / General			
7. A fyddai datblygu'r safle'n mynd yn groes i egwyddorion cynllunio cyffredinol? / Would development of the site be contrary to general planning principles?	X		
8. A fyddai datblygu'r safle'n cael effaith niweidiol ar gymeriad ac amgylchiadau'r anheddiad neu ei nodweddion? / Would the development of the site have a detrimental impact on the character and setting of the settlement or its features?	X	ACI8 ACI9 ISA8 ISA9	+
9. A fydd y cynnig yn cynnwys aildefnyddio tir a/neu adeiladau addas a ddatblygwyd yn flaenorol? / Will the proposal involve the re-use of suitable previously developed land and/or buildings?	X	ACI7 ACI9 ISA7 ISA9	-

Cyffredinol - Sylwadau Ychwanegol / General – Additional Comments

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Hygyrchedd / Accessibility

10. A yw'r safle'n hygyrch o'r briffordd gyhoeddus bresennol? / Is the site accessible from the existing public highway?	✓		
11. A oes gan y safle bwynt mynediad sydd â gwelededd digonol? / Does the site have an available access point with adequate visibility?	✓		
12. A oes unrhyw faterion sylweddol ar y briffordd wedi'u nodi ar sail tystiolaeth mewn perthynas â'r safle? / Have any significant and evidenced highway issues been identified relating to the site?	X		

13. A oes gan y safle fynediad addas i drafnidiaeth gyhoeddus a/neu lwybr teithio llesol? / Does the site have suitable access to public transport and/or active travel route?	✓	ACI3 ACI4 ACI6 ACI12 ACI13 ACI15 / ISA3 ISA4 ISA6 ISA12 ISA13 ISA15	+
14. A oes gan y safle fynediad i lecynnau gwyrdd/hamdden/cyfleusterau hamdden sydd o fewn pellter rhesymol? / Does the site have access to green space/ leisure/ recreational facilities that are within a reasonable distance?	X	ACI12 ACI15 ISA12 ISA15	-
15. A yw'r safle o fewn pellter rhesymol i'r canlynol: / Is the site within reasonable distance of:			
(a) Darpariaeth cyflogaeth / Employment provision	✓		+
(b) Darpariaeth fanwerthu / Retail provision	✓	ACI6 ACI10 ACI14 ACI15 ISA6 ISA10 ISA14 ISA15	+
(c) Gwasanaethau a chyfleusterau eraill / Other services and facilities	✓		+
16. A yw'r safle o fewn pellter rhesymol i gyfleusterau addysg? / Is the site within a reasonable distance to education facilities?	✓	ACI13 ISA13	+

Hygyrchedd – Sylwadau Ychwanegol / Accessibility - Additional Comments

Mae gan y safle ganiatâd cynllunio. Byddai mynediad i iecynnau gwyrdd/ hamdden/ cyfleusterau hamdden wedi cael eu hystyried fel rhan o'r broses ymgeisio cynllunio.

The site has planning permission. Access to green space/ leisure/ recreational facilities would have been considered as part of the planning application process.

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

Ystyriaethau Amgylcheddol / Environmental Considerations

17. A yw'r safle wedi'i leoli o fewn neu wrth ymyl parth clustogi mwynau? / Is the site located within or adjacent to a mineral buffer zone?	X	ACI6 ISA6	+
18. A yw'r safle o fewn Ardal Diogelu Mwynau? / Is the site located within a Mineral Safeguarding Area?	X	ACI6 ISA6	+
19. A yw'r safle o fewn neu'n union wrth ymyl ardal rheoli ansawdd aer? / Is the site within or immediately adjacent to an AQMA?	X	ACI3 ISA3	+
20. A yw'r safle yn cynnwys pridd carbon uchel e.e. mawndiroedd? / Does the site contain high carbon soil e.g., peatlands?	X	ACI7 ISA7	+
21. A yw'r safle'n cynnwys tir amaethyddol o ansawdd uchel (gradd 1, 2, 3a)? / Does the site contain high quality agricultural land (grade 1, 2, 3a)?	X	ACI7 ISA7	+
22. A yw'r safle wedi'i leoli o fewn neu'n union gerllaw unrhyw Safleoedd Daearegol a Geomorffolegol Pwysig Rhanbarthol? / Is the site located within or immediately adjacent to any RIGs?	X	ACI9 ISA9	+
23. A oes unrhyw bryderon sylweddol wedi'u nodi yn yr Aseiad Strategol o Ganlyniadau Llifogydd - Cam 1 a allai effeithio ar gyflawni'r safle? / Are there any significant concerns set out in the SFCA - Stage 1 which could impact on the delivery of the site?	X	ACI4 ACI5 ISA4 ISA5	+

Ystyriaethau Amgylcheddol - Sylwadau Ychwanegol / Environmental Considerations - Additional Comments

Er na chafodd y safle ei asesu yn yr Asesiad Strategol o Ganlyniadau Llifogydd - Cam 1, nid yw wedi'i leoli o fewn parth risg llifogydd. Mae gan y safle ganiatâd cynllunio.

Whilst the site was not assessed in the SFCA – Stage 1, it is not located within a flood risk zone. The site has planning permission.

Seilwaith a Chyfleustodau / Infrastructure and Utilities

24. A oes cysylltiad dŵr ar gael ar y safle? / Does the site have an available water connection?	✓		
25. A yw'r safle o fewn neu'n gyfagos i ddalgylch SAC sensitif ffosffad? / Is the site within or adjacent to a phosphate sensitive SAC catchment?	✓	ACI2 ACI5 ACI7 ISA2 ISA5 ISA7	-
26. A oes gan y safle gysylltiadau â gofynion seilwaith eraill? / Does the site have connections to other infrastructure requirements?	✓		

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

Cafodd y safle ganiatâd cynllunio a dechreuodd y datblygiad cyn cyhoeddi canllawiau ffosffad.

The site obtained planning permission and development commenced before the publication of phosphate guidance.

Y Gymraeg / Welsh Language

27. A oes gan leoliad a / neu raddfa'r safle'r potensial i gael effaith niweidiol ar yr Iaith Gymraeg? / Does the location and/or scale of the site have the potential to have a detrimental impact on Welsh Language?	X	ACI11 ISA11	+
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Y Gymraeg - Sylwadau Ychwanegol / Welsh Language - Additional Comments

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

Ystyriaeth / Consideration	Ie, Yes, Na, No	Amcanion cysylltiedig / Related objectives	Sgôr ACI / ISA score
Hyfywedd ac Ymarferoldeb / Viability and Deliverability			
28. A yw'r ymgeisydd wedi darparu digon o dystiolaeth i ddangos bod modd cyflawni'r datblygiad a'i fod yn hyfw yn ariannol? / Has the applicant provided sufficient evidence to show the development is deliverable and financially viable?	✓		
29. A yw'r ymgeisydd wedi darparu digon o dystiolaeth i nodi pryd y caiff y safle ei gyflwyno i'w ddatblygu? / Has the applicant provided sufficient evidence to identify when the site will be brought forward for development?	✓		

Sylwadau Ychwanegol / Additional Comments

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**Cynllun Datblygu Lleol Diwygiedig Sir Gar 2018 - 2033 / Carmarthenshire Revised Local Development Plan 2018 - 2033
Arfarniad Cynladwyedd Integredig / Intergrated Sustainability Appraisal**

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number:	Dim yn berthnasol / N/A	Cyfeirnod y Safle / Site Reference:	SuV49/h1
Cyfeiriad y Safle / Site Address:	Awel Y Mynydd, Llanfynydd	Arwynebedd y Safle / Site Area:	0.925
Defnydd Presennol / Existing Use:	Yn cael ei adeiladu / Under construction	Defnydd Arfaethedig / Proposed Use:	Preswyl Residential
		Os arall, Na, Nodwch / If other, specify:	0

Amcanion ACI / ISA Objectives	Sgôr ACI / ISA score
1. Datblygu Cynaliadwy / Sustainable Development	+
2. Bioamrywiaeth / Biodiversity	-
3. Ansawdd Aer / Air Quality	+/-
4. Ffactorau hinsoddol / Climatic Factors	+
5. Dŵr / Water	--
6. Asedau Materol / Material Assets	+
7. Pridd / Soil	--
8. Treftadaeth Ddiwylliannol ac Amgylchedd Hanesyddol / Cultural Heritage and Historic Environment	0
9. Tirwedd / Landscape	+/-
10. Poblogaeth / Population	++
11. Y Gymraeg / The Welsh Language	+
12. Iechyd a Llesiant / Health and Well-being	+/-
13. Addysg a Sgiliau / Education and Skills	+
14. Yr Economi / Economy	+
15. Gwead Cymdeithas / Social Fabric	++

Meini Prawf Cynladwyedd / Sustainability Criteria	
++	Mae'r safle arfaethedig yn cydymffurfio ag Amcanion lluosog / Proposed site complies with multiple Objectives.
+	Mae'r safle arfaethedig yn cydymffurfio â'r Amcan / Proposed site complies with Objective
+/-	Mae'r safle arfaethedig yn cydymffurfio â rhai elfennau o'r Amcan tra'n rhwystro eraill. Ystyriwch liniaru'r effeithiau negyddol. / Proposed site complies with some elements of the Objective whilst hindering others. Consider mitigating the negative effects.
-	Mae'r safle arfaethedig yn gwrthdaro ag Amcan. Gall y safle fod yn amhriodol i'w ddatblygu. Ystyried lliniaru sylweddol. / Proposed site is in conflict with an Objective. Site may be inappropriate for development. Consider significant mitigation.
--	Mae'r safle arfaethedig yn gwrthdaro â nifer o Amcanion. Gall y safle fod yn amhriodol i'w ddatblygu. Ystyried lliniaru sylweddol. / Proposed site is in conflict with multiple Objectives. Site may be inappropriate for development. Consider significant mitigation.
0	Effaith niwtral o gymharu â'r sefyllfa bresennol / Neutral effect compared to the current situation.

Sylwebaeth Arfarniad Cynladwyedd Integredig / Intergrated Sustainability Appraisal Commentary

Lleolir y safle o fewn Ardal Cadwraeth Arbennig (ACA) Ddalgyrch Dŵr Croyw Sensitif Ffosforws. Bydd angen i gynigion gael eu hadolygu gan yr ARC i benderfynu ar eu heffaith ar y safle dynodedig cysylltiedig a'i nodweddion. Cyfeirir at CCH4: Ansawdd Dŵr a Diogelu Adnoddau Dŵr. Drwy beidio â defnyddio tir sydd wedi ei ddatblygu'n flaenorol, bydd y datblygiad ar y safle hwn yn lleihau asedau feidraidd (e.e., adnoddau tir a phridd) a gall fod yn debygol o achosi colled/dadleoli bioamrywiaeth – yn gyffredinol, ac o bosib effeithio ar reoli cynaliadwy adnoddau naturiol a rhwystro cadwraeth natur/hinsawdd.

Mae'r safle arfaethedig yn gwrthdaro â sawl Amcan ACI. Disgwylir i bolisiau lliniarol a nodir o fewn y CDLID ddatrys y materion hyn, fodd bynnag, bydd angen sicrhau bod y rhain yn cael eu gweithredu'n gywir ac yn cael eu monitro'n briodol, yn amodol ar ofynion cynllunio.

The site is located within a Phosphorus Sensitive SAC Freshwater Catchment. Proposals will need to be reviewed by a HRA to determine their impact on the associated designated site and its features. Reference is made to CCH4: Water Quality and Protection of Water Resources. By not utilising previously developed land, development on this site will reduce finite assets (e.g., land and soil resources) and may cause a loss/displacement of biodiversity – overall, potentially impacting the sustainable management of natural resources and hindering nature/climate conservation.

The proposed site conflicts with several ISA Objectives. Mitigative policies set out within the rLDP are expected to resolve these issues, however, it will be necessary to ensure these are correctly implemented and appropriately monitored, subject to planning requirements.

SuV51

Cwmifor

**Cynllun Datblygu Lleol Diwygiedig Sir Gar 2018-2033 / Carmarthenshire Revised Local Development Plan
2018 - 2033**

Manylion y Safle / Site Details			
Rhif y Safle Ymgeisio / Candidate Site Number:	Dim yn berthnasol / N/A	Cyfeirnod y Safle / Site Reference:	SuV51/h1
Cyfeiriad y Safle / Site Address:	Gyferbyn â Neuadd y Pentref, Cwmifor / Opp. Village Hall, Cwmifor	Ardal Safle / Site Area:	0.493ha
Defnydd Presennol / Existing Use:	Amaethyddiaeth / Agriculture	Defnydd Arfaethedig / Proposed Use:	Preswyl Residential
		Os arall, nodwch / If other, specify:	

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	E/39651 (presennol / current)

Cam 1 - Asesiad Cychwynnol / Stage 1 – Initial Assessment			
Ystyriaeth / Consideration	Ie, Yes, Na, No	Amcanion cysylltiedig / Related objectives	Sgôr ACI / ISA score
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?	✓	ACI1 ISA1	+

Sylwadau Ychwanegol / Additional Comments

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

Cam 2a - Asesiad Manwl Cychwynnol o'r Safle / Stage 2a – Initial Detailed Site Assessment			
Ystyriaeth / Consideration	Ie, Yes, Na, No	Amcanion cysylltiedig / Related objectives	Sgôr ACI / ISA score
2. A oes lle ar y safle am 5 neu ragor o anheddau? / Can the site accommodate 5 or more dwellings?	✓		
3. A yw'r safle o fewn anheddiad Haen 1-3 neu'n uniongyrchol gysylltiedig ag ef yn y Strategaeth a Ffefrir? / Is the site within or directly related to a Tier 1 - 3 settlement in the Preferred Strategy?	✓		
4. A yw'r safle wedi'i leoli mewn parth lle ceir perygl o lifogydd fel y'i nodir ar Fapiau Cyngor Datblygu TAN 15? / Is the site located within a flood risk zone as identified in the TAN 15 Development Advice Maps?	X	ACI4 ACI5 ISA4 ISA5	+

5. 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? / Is the site located within or immediately adjacent to any sites designated for importance to nature conservation?	X	ACI2 ISA2	+
6. A yw'r safle wedi'i leoli o fewn neu'n union wrth ymyl unrhyw Henebion Cofrestredig? / Is the site located within or immediately adjacent to any Scheduled Monuments?	X	ACI8 ISA8	+

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

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

Ystyriaeth / Consideration	Ie, Yes, Na, No	Amcanion cysylltiedig / Related objectives	Sgôr ACI / ISA score +/-
Cyffredinol / General			
7. A fyddai datblygu'r safle'n mynd yn groes i egwyddorion cynllunio cyffredinol? / Would development of the site be contrary to general planning principles?	X		
8. A fyddai datblygu'r safle'n cael effaith niweidiol ar gymeriad ac amgylchiadau'r anheddiad neu ei nodweddion? / Would the development of the site have a detrimental impact on the character and setting of the settlement or its features?	X	ACI8 ACI9 ISA8 ISA9	+
9. A fydd y cynnig yn cynnwys aildefnyddio tir a/neu adeiladau addas a ddatblygwyd yn flaenorol? / Will the proposal involve the re-use of suitable previously developed land and/or buildings?	X	ACI7 ACI9 ISA7 ISA9	-

Cyffredinol - Sylwadau Ychwanegol / General – Additional Comments

Hygyrchedd / Accessibility

10. A yw'r safle'n hygyrch o'r briffordd gyhoeddus bresennol? / Is the site accessible from the existing public highway?	✓		
11. A oes gan y safle bwynt mynediad sydd â gwelededd digonol? / Does the site have an available access point with adequate visibility?	✓		
12. A oes unrhyw faterion sylweddol ar y briffordd wedi'u nodi ar sail tystiolaeth mewn perthynas â'r safle? / Have any significant and evidenced highway issues been identified relating to the site?	X		

13. A oes gan y safle fynediad addas i drafndiaeth gyhoeddus a/neu lwybr teithio llesol? / Does the site have suitable access to public transport and/or active travel route?	✓	ACI3 ACI4 ACI6 ACI12 ACI13 ACI15 / ISA3 ISA4 ISA6 ISA12 ISA13 ISA15	+
14. A oes gan y safle fynediad i lecynnau gwyrdd/hamdden/cyfleusterau hamdden sydd o fewn pellter rhesymol? / Does the site have access to green space/ leisure/ recreational facilities that are within a reasonable distance?	X	ACI12 ACI15 ISA12 ISA15	-
15. A yw'r safle o fewn pellter rhesymol i'r canlynol: / Is the site within reasonable distance of:			
(a) Darpariaeth cyflogaeth / Employment provision	✓		+
(b) Darpariaeth fanwerthu / Retail provision	✓	ACI6 ACI10 ACI14 ACI15 ISA6 ISA10 ISA14 ISA15	+
(c) Gwasanaethau a chyfleusterau eraill / Other services and facilities	✓		+
16. A yw'r safle o fewn pellter rhesymol i gyfleusterau addysg? / Is the site within a reasonable distance to education facilities?	✓	ACI13 ISA13	+

Hygyrchedd – Sylwadau Ychwanegol / Accessibility - Additional Comments

Nid yw'r safle hwn o fewn pellter cerdded rhesymol i ddarpariaeth man agored

This site is not within a reasonable walking distance to an open space provision

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

Ystyriaethau Amgylcheddol / Environmental Considerations

17. A yw'r safle wedi'i leoli o fewn neu wrth ymyl parth clustogi mwynau? / Is the site located within or adjacent to a mineral buffer zone?	X	ACI6 ISA6	+
18. A yw'r safle o fewn Ardal Diogelu Mwynau? / Is the site located within a Mineral Safeguarding Area?	X	ACI6 ISA6	+
19. A yw'r safle o fewn neu'n union wrth ymyl ardal rheoli ansawdd aer? / Is the site within or immediately adjacent to an AQMA?	X	ACI3 ISA3	+
20. A yw'r safle yn cynnwys pridd carbon uchel e.e. mawndiroedd? / Does the site contain high carbon soil e.g., peatlands?	X	ACI7 ISA7	+
21. A yw'r safle'n cynnwys tir amaethyddol o ansawdd uchel (gradd 1, 2, 3a)? / Does the site contain high quality agricultural land (grade 1, 2, 3a)?	X	ACI7 ISA7	+
22. A yw'r safle wedi'i leoli o fewn neu'n union gerllaw unrhyw Safleoedd Daearegol a Geomorffolegol Pwysig Rhanbarthol? / Is the site located within or immediately adjacent to any RIGs?	X	ACI9 ISA9	+
23. A oes unrhyw bryderon sylweddol wedi'u nodi yn yr Aseiad Strategol o Ganlyniadau Llifogydd - Cam 1 a allai effeithio ar gyflawni'r safle? / Are there any significant concerns set out in the SFCA - Stage 1 which could impact on the delivery of the site?	X	ACI4 ACI5 ISA4 ISA5	+

Ystyriaethau Amgylcheddol - Sylwadau Ychwanegol / Environmental Considerations - Additional Comments

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Seilwaith a Chyfleustodau / Infrastructure and Utilities			
24. A oes cysylltiad dŵr ar gael ar y safle? / Does the site have an available water connection?	X		
25. A yw'r safle o fewn neu'n gyfagos i ddalgylch SAC sensitif ffosffad? / Is the site within or adjacent to a phosphate sensitive SAC catchment?	✓	ACI2 ACI5 ACI7 ISA2 ISA5 ISA7	-
26. A oes gan y safle gysylltiadau â gofynion seilwaith eraill? / Does the site have connections to other infrastructure requirements?	✓		

Seilwaith a Chyfleustodau - Sylwadau Ychwanegol / Infrastructure and Utilities - Additional Comments			
Fel rhan o gais cynllunio E/39651, bydd angen i'r ymgeisydd / datblygwr fodloni'r gofynion i ostwng lefelau ffosffad sy'n gysylltiedig â'u datblygiad.			
As part of planning application E/39651, the applicant / developer will need to satisfy the requirements to reduce phosphate levels associated with their development.			

Y Gymraeg / Welsh Language			
27. A oes gan leoliad a / neu raddfa'r safle'r potensial i gael effaith niweidiol ar yr Iaith Gymraeg? / Does the location and/or scale of the site have the potential to have a detrimental impact on Welsh Language?	X	ACI11 ISA11	+

Y Gymraeg - Sylwadau Ychwanegol / Welsh Language - Additional Comments			

Cam 2b – Asesiad Manwl Pellach o'r Safle – Parhad / Stage 2b – Further Detailed Site Assessment – Continued			
Ystyriaeth / Consideration	Ie, Yes, Na, No	Amcanion cysylltiedig / Related objectives	Sgôr ACI / ISA score
Hyfywedd ac Ymarferoldeb / Viability and Deliverability			
28. A yw'r ymgeisydd wedi darparu digon o dystiolaeth i ddangos bod modd cyflawni'r datblygiad a'i fod yn hyfw yn ariannol? / Has the applicant provided sufficient evidence to show the development is deliverable and financially viable?	✓		
29. A yw'r ymgeisydd wedi darparu digon o dystiolaeth i nodi pryd y caiff y safle ei gyflwyno i'w ddatblygu? / Has the applicant provided sufficient evidence to identify when the site will be brought forward for development?	✓		

Sylwadau Ychwanegol / Additional Comments			
Bydd y dyraniad presennol yn cael ei leihau o ran maint i'r tir sydd i'r flaen o'r safle yn unig, gyda'r nod o wneud y safle'n fwy cyflawnadwy.			
Mae'r cynigydd wedi darparu dystiolaeth sy'n dangos hyfywedd y safle drwy gyflwyno'r cais cynllunio llawn presennol. Gofynnir am wybodaeth ychwanegol yn ôl yr angen wrth i'r CDLI fynd tuag at ei archwilio.			
This current allocation is to be reduced in size to frontage only, with the aim of making the site more deliverable. The proponent has provided evidence showing the viability of the site through the submission of the current full planning application. Additional information will be sought as necessary as the LDP goes towards examination.			

**Cynllun Datblygu Lleol Diwygiedig Sir Gar 2018 - 2033 / Carmarthenshire Revised Local Development Plan 2018 - 2033
Arfarniad Cynladwyedd Integredig / Intergrated Sustainability Appraisal**

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number:	Dim yn berthnasol / N/A	Cyfeirnod y Safle / Site Reference:	SuV51/h1
Cyfeiriad y Safle / Site Address:	Gyferbyn â Neuadd y Pentref, Cwmifor / Opp. Village Hall, Cwmifor	Arwynebedd y Safle / Site Area:	0.493ha
Defnydd Presennol / Existing Use:	Amaethyddiaeth / Agriculture	Defnydd Arfaethedig / Proposed Use:	Preswyl Residential
		Os arall, Na, Nodwch / If other, specify:	0

Amcanion ACI / ISA Objectives	Sgôr ACI / ISA score
1. Datblygu Cynaliadwy / Sustainable Development	+
2. Bioamrywiaeth / Biodiversity	-
3. Ansawdd Aer / Air Quality	+/-
4. Ffactorau hinsoddol / Climatic Factors	+
5. Dŵr / Water	--
6. Asedau Materol / Material Assets	+
7. Pridd / Soil	--
8. Treftadaeth Ddiwylliannol ac Amgylchedd Hanesyddol / Cultural Heritage and Historic Environment	0
9. Tirwedd / Landscape	+/-
10. Poblogaeth / Population	++
11. Y Gymraeg / The Welsh Language	+
12. Iechyd a Llesiant / Health and Well-being	+/-
13. Addysg a Sgiliau / Education and Skills	+
14. Yr Economi / Economy	+
15. Gwead Cymdeithas / Social Fabric	++

Meini Prawf Cynladwyedd / Sustainability Criteria	
++	Mae'r safle arfaethedig yn cydymffurfio ag Amcanion lluosog / Proposed site complies with multiple Objectives.
+	Mae'r safle arfaethedig yn cydymffurfio â'r Amcan / Proposed site complies with Objective
+/-	Mae'r safle arfaethedig yn cydymffurfio â rhai elfennau o'r Amcan tra'n rhwystro eraill. Ystyriwch liniaru'r effeithiau negyddol. / Proposed site complies with some elements of the Objective whilst hindering others. Consider mitigating the negative effects.
-	Mae'r safle arfaethedig yn gwrthdaro ag Amcan. Gall y safle fod yn amhriodol i'w ddatblygu. Ystyried lliniaru sylweddol. / Proposed site is in conflict with an Objective. Site may be inappropriate for development. Consider significant mitigation.
--	Mae'r safle arfaethedig yn gwrthdaro â nifer o Amcanion. Gall y safle fod yn amhriodol i'w ddatblygu. Ystyried lliniaru sylweddol. / Proposed site is in conflict with multiple Objectives. Site may be inappropriate for development. Consider significant mitigation.
0	Effaith niwtral o gymharu â'r sefyllfa bresennol / Neutral effect compared to the current situation.

Sylwebaeth Arfarniad Cynladwyedd Integredig / Intergrated 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 ACI. 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. Mae'r safle arfaethedig yn gwrthdaro â sawl Amcan ACI. Disgwylir i bolisiâu lliniarol a nodir o fewn y CDLID ddatrys y materion hyn, fodd bynnag, bydd angen sicrhau bod y rhain yn cael eu gweithredu'n gywir ac yn cael eu monitro'n briodol, yn amodol ar ofynion cynllunio.

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 ISA 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. The proposed site conflicts with several ISA Objectives. Mitigative policies set out within the rLDP are expected to resolve these issues, however, it will be necessary to ensure these are correctly implemented and appropriately monitored, subject to planning requirements.