

Diwygiedig 2018-2033
Cynllun Datblygu Lleol

Revised 2018-2033
Local Development Plan

Aseidiadau Dyrannu Safle / **Site Allocation Assessments**

Clwstwr 4 / Cluster 4



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

Clwster 4 / Cluster 4

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SeC12

**Castell Newydd Emlyn
/ Newcastle Emlyn**

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: | SeC12/h1 |
| Cyfeiriad y Safle / Site Address: | Trem y Ddol | Ardal Safle / Site Area: | 0.895 |
| Defnydd Presennol / Existing Use: | Tir Amaethyddol / Agricultural | Defnydd Arfaethedig / Proposed Use: | Preswyl Residential |
| | | 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 | W/18258 |

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 Ffefrir? / Is the site compatible against the location of future growth presented in the Preferred Strategy? | ✓ | ACI1 ISA1 | + |

Sylwadau Ychwanegol / Additional Comments

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

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

| Ystyriaeth / Consideration | Ie, 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 Asesiad Safle / If the site accords with the analysis above, then it moves on to Stage 2b

Cam 2b – Asesiad 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

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|---|---|---|---|
| 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

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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)? | ✓ | 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

Mwynau: 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.

Tir Amaethyddol: Mae'r safle'n disgyn ar tir amaethyddol gradd 3a, ond mae'r tir yn gorwedd gerllaw'r ffurf adeiledig. Nid yw'n glir a ellid defnyddio'r tir hwn ar gyfer tyfu cynydau sy'n ffafriol i 3a tir amaethyddol. Nid yw'r SFCA yn nodi unrhyw ystyriaethau risg llifogydd sylweddol. /

Minerals: 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.

Agricultural Land: The site falls on 3a agricultural land, however the land forms lies adjacent the built form. It is not clear whether this land could be utilised for the growing of crops conducive to 3a agricultural land. The SFCA identifies no significant flood risk considerations./

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 roi sylw i lefelau ffosffad sy'n gysylltiedig â'u datblygiad.

Capasiti cyfyngedig sydd gan y gwaith trin dŵr gwastraff ar gyfer datblygu o fewn yr anheddiad. Bydd angen ystyried unrhyw ddatblygiad o dan Gynllun Rheoli Asedau Dŵr Cymru. /

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

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

Y Gymraeg / Welsh Language

| | | | |
|--|---|----------------|---|
| 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

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

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

**Cynllun Datblygu Lleol Diwygiedig Sir Gar 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: | SeC12/h1 |
| Cyfeiriad y Safle / Site Address: | Trem y Ddol | Arwynebedd y Safle / Site Area: | 0.895 |
| Defnydd Presennol / Existing Use: | Tir Amaethyddol / Agricultural | Defnydd Arfaethedig / Proposed Use: | Preswyl Residential |
| | | 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. 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.

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. 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.

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: | CA0693 / SR/121/003 & CA0513 / SR/121/004 | Cyfeirnod y Safle / Site Reference: | SeC12/h2 |
| Cyfeiriad y Safle / Site Address: | Heol Dewi | Ardal Safle / Site Area: | 0.175 |
| Defnydd Presennol / Existing Use: | Tir gwag / Vacant | Defnydd Arfaethedig / Proposed Use: | Preswyl Residential |
| | | 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 | W/31162, W/37399 |

| 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 |
|--|
| Mae datblygiad y safle wedi hen ddechrau ac mae bron â gorffen. Development of the site is well underway and is nearing completion. |

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

Mae'r safle wedi ei leoli yn agos at ACA Afon Teifi, ond nid yn union gerllaw. Fel rhan o gais cynllunio W/37399, cyflwynodd yr ymgeisydd adroddiad ar ddiogelu'r ACA / atal llygredd a nodai'r mesurau i'w rhoi ar waith yn ystod y broses o adeiladu'r safle./

The site is located close to the Afon Tefi SAC, but not immediately adjacent. As part of planning application W/37399, the applicant submitted a SAC safeguard / Pollution prevention Report detailing measures to put in

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 aildddefnyddio 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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| | | | |
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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? | ✓ | 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? | ✓ | 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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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. / Nid yw'r SFCA yn nodi unrhyw ystyriaethau risg llifogydd sylweddol. /

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. The SFCA identifies no significant flood risk considerations.

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

Er bod y safle yn disgyn o fewn dalgylch SAC sensitif i ffosffad, mae'r safle yn cael ei ddatblygu ac mae bron â chael ei gwblhau./

Whilst the site falls within a phosphate sensitive SAC catchment, the site is being developed and is nearing completion.

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 – 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

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

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

**Cynllun Datblygu Lleol Diwygiedig Sir Gar 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: | CA0693 / SR/121/003 & CA0513 / SR/121/00 | Cyfeirnod y Safle / Site Reference: | SeC12/h2 |
| Cyfeiriad y Safle / Site Address: | Heol Dewi | Arwynebedd y Safle / Site Area: | 0.175 |
| Defnydd Presennol / Existing Use: | Tir gwag / Vacant | Defnydd Arfaethedig / Proposed Use: | Preswyl Residential |
| | | 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. 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.

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. 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.

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

| |
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| |
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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

| | | | |
|--|--|--|--|
| | | | |
|--|--|--|--|

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)? | 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

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. Nid yw'r SFCA yn nodi unrhyw ystyriaethau risg llifogydd sylweddol. /

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. The SFCA identifies no significant flood risk considerations. /

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 roi sylw i lefelau ffosffad sy'n gysylltiedig â'u datblygiad.

Capasiti cyfyngedig sydd gan y gwaith trin dŵr gwastraff ar gyfer datblygu o fewn yr anheddiad. Bydd angen ystyried unrhyw ddatblygiad o dan Gynllun Rheoli Asedau Dŵr Cymru. /

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

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

Y Gymraeg / Welsh Language

| | | | |
|--|---|----------------|---|
| 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 – 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

Dyrannwyd y safle gyntaf yn y CDLI presennol. Ystyrir bod y safle yn briodol ar gyfer parhau i'w ddyrannu yn y

CDLI oherwydd ei leoliad cynaliadwy. Cyflwynwyd y safle fel safle ymgeisio ac mae'r asiant wedi darparu tystiolaeth sy'n dangos hyfywedd y safle. Gofynnir am wybodaeth ychwanegol yn ôl yr angen wrth i'r CDLI fynd tuag at archwiliad./

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

Cynllun Datblygu Lleol Diwygiedig Sir Gar 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: | CA0404 / SR/121/001 | Cyfeirnod y Safle / Site Reference: | SeC12/h3 |
| Cyfeiriad y Safle / Site Address: | Tir y tu ôl i Ddolcoed/ Land r/o Dolcoed | Arwynebedd y Safle / Site Area: | 1.339 |
| Defnydd Presennol / Existing Use: | Tir Amaethyddol / Agricultural | Defnydd Arfaethedig / Proposed Use: | Preswyl Residential |
| | | 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

| |
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|--|

SeC13

Llanybydder

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: | N/A | Cyfeirnod y Safle / Site Reference: | SeC13/h1 |
| Cyfeiriad y Safle / Site Address: | Ger Y Neuadd/ Adj. Y Neuadd | Ardal Safle / Site Area: | 0.5 |
| Defnydd Presennol / Existing Use: | Tir gwag / Vacant | Defnydd Arfaethedig / Proposed Use: | Preswyl Residential |
| | | 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? | ✓ | | |
| 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? | ✓ | 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

| | | | | |
|--|--|--|--|--|
| | | | | |
|--|--|--|--|--|

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)? | 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

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. Nid yw'r SFCA yn nodi unrhyw ystyriaethau risg llifogydd sylweddol. / 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. The SFCA identifies no significant flood risk considerations.

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 roi sylw i 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 address 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 hyfyw yn ariannol? / Has the applicant provided sufficient evidence to show the development is deliverable and financially viable? | 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 safle dyranedig sydd ar werth ar hyn o bryd. Mae'r safle yn lleoliad mewnlenni ac mewn lleoliad cynaliadwy. Gofynnir am wybodaeth ychwanegol yn ôl yr angen wrth i'r CDLI fynd tuag at archwiliad./

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

Cynllun Datblygu Lleol Diwygiedig Sir Gar 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: | N/A | Cyfeirnod y Safle / Site Reference: | SeC13/h1 |
| Cyfeiriad y Safle / Site Address: | Ger Y Neuadd/ Adj. Y Neuadd | Arwynebedd y Safle / Site Area: | 0.5 |
| Defnydd Presennol / Existing Use: | Tir gwag / Vacant | Defnydd Arfaethedig / Proposed Use: | Preswyl Residential |
| | | 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. 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.

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. 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.

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: | SeC13/h4 |
| Cyfeiriad y Safle / Site Address: | Bro Einon | Ardal Safle / Site Area: | 0.3ha |
| Defnydd Presennol / Existing Use: | Tir gwag / Vacant land | 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 | W/30639, W/39176, PL/03841 |

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

Mae dechrau deunydd wedi'i wneud ar y safle sydd wedi'i gadarnhau gan y cais PL/03841. /
A material start has been made on the site which has been confirmed by the application PL/03841.

**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 aildddefnyddio 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? | 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

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)? | 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

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. Nid yw'r SFCA yn nodi unrhyw ystyriaethau risg llifogydd sylweddol. /

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. The SFCA identifies no significant flood risk considerations.

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

Er bod y safle yn disgyn o fewn dalgylch SAC sensitif i ffosffad, mae gan y safle ganiatâd cynllunio dilys gyda dechrau materol wedi'i gadarnhau./

Whilst the site falls within a phosphate sensitive SAC catchment, the site has a valid planning permission with a material start confirmed.

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 – 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 caniatad cynllunio wedi'u caniatáu ar y safle ac mae dechreuad wedi ei wneud ar y safle. Yn ogystal, ystyrir bod y safle yn gyfle datblygu rhesymol yn Llanybydder. Gofynnir am wybodaeth ychwanegol yn ôl yr angen wrth i'r CDLI fynd tuag at archwiliad.

Planning permission has been granted on the site and a material start has been made. Additionally, the site is considered to be a reasonable development opportunity within Llanybydder. 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: | SeC13/h4 |
| Cyfeiriad y Safle / Site Address: | Bro Einon | Arwynebedd y Safle / Site Area: | 0.3ha |
| Defnydd Presennol / Existing Use: | Tir gwag / Vacant land | 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. 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.

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. 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.

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 / Not applicable | Cyfeirnod y Safle / Site Reference: | SeC13/E1 |
| Cyfeiriad y Safle / Site Address: | Hen Ffowndri Llanybydder / Old Foundry Llanybydder | Ardal Safle / Site Area: | 0.405ha |
| 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 | W/38609 |

| 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 Asesiad Safle / If the site accords with the analysis above, then it moves on to Stage 2b

Cam 2b – Asesiad 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

| | | | |
|--|--|--|--|
| | | | |
|--|--|--|--|

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 SFCAs - Stage 1 which could impact on the delivery of the site? | X | ACI4 ACI5 ISA4 ISA5 | + |

Ystyriaethau Amgylcheddol - Sylwadau Ychwanegol / Environmental Considerations - Additional Comments

| | | | |
|--|--|--|--|
| | | | |
|--|--|--|--|

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 cyn cyhoeddi canllawiau ffosffad.

The site obtained planning permission 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 | + |
|--|---|----------------|---|

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? | X | | |

Sylwadau Ychwanegol / Additional Comments

Mae ganddo ganiatâd cynllunio ar gyfer adeilad diwydiannol newydd a gynigir ar gyfer defnydd diwydiant ysgafn B1. Ystyrir ei bod yn briodol cadw'r safle hwn yn ddyraniad gyda'r bwriad o'i ddatblygu.

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 has planning permission for a proposed new industrial building for B1 Light Industrial use. It is considered appropriate that this site is retained as an allocation with the intention of it being developed.

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: | Dim yn berthnasol / Not applicable | Cyfeirnod y Safle / Site Reference: | SeC13/E1 |
| Cyfeiriad y Safle / Site Address: | Hen Ffowndri Llanybydder / Old Foundry Llanybydder | Arwynebedd y Safle / Site Area: | 0.405ha |
| 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 hinsodol / 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.

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 bolisiâu 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 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. 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.

SeC14

Pencader

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: | CA0362 / SR/124/002 | Cyfeirnod y Safle / Site Reference: | SeC14/h1 |
| Cyfeiriad y Safle / Site Address: | Garej Blossom / Blossom Garage | Ardal Safle / Site Area: | 0.6 |
| Defnydd Presennol / Existing Use: | Business cludio / Haulage business | 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 | W/39283 |

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

Mae caniatâd cynllunio wedi cael ei wrthod ar y safle (Cyf: W/39283) am nifer o resymau, gan gynnwys lleoliad y safle y tu allan i'r terfynau datblygu presennol a diffyg lliniaru ffosffad. / Planning permission has been refused on the site (ref: W/39283) for a number of reasons including the site being located outside the current development limits and a lack of phosphate mitigation.

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? | ✓ | 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

| | | | |
|--|--|--|--|
| | | | |
|--|--|--|--|

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)? | 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

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. Nid yw'r SFCA yn nodi unrhyw ystyriaethau risg llifogydd sylweddol. /

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. The SFCA identifies no significant flood risk considerations./

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 roi sylw i 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 address 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 – 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 rhan fwyaf o'r safle wedi ei leoli o fewn terfynau datblygu'r CDLI presennol ac yn cael ei ddefnyddio ar hyn o bryd ar gyfer busnes cludo nwyddau. Ystyrir bod y safle yn gyfle datblygu rhesymol ym Mhencader i adeiladwyr tai ar raddfa fach a chanolig. Gofynnir am wybodaeth ychwanegol yn ôl yr angen wrth i'r CDLI fynd tuag at archwiliad./

The majority of the site is located within the development limits of the current LDP and is currently used for a haulage business. The site is considered to be a reasonable development opportunity within Pencader for small to medium scale housebuilders. Additional information will be sought as necessary as the LDP goes towards examination.

**Cynllun Datblygu Lleol Diwygiedig Sir Gar 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: | CA0362 / SR/124/002 | Cyfeirnod y Safle / Site Reference: | SeC14/h1 |
| Cyfeiriad y Safle / Site Address: | Garej Blossom / Blossom Garage | Arwynebedd y Safle / Site Area: | 0.6 |
| Defnydd Presennol / Existing Use: | Business cludio / Haulage business | 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) Ddalgyllch 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. 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'n defnyddio tir a ddatblygwyd yn flaenorol ac, felly, mae ei aildefnydd yn debygol o hyrwyddo egwyddorion cynaliadwyedd ac yn lleddfu'r pwysau ar gyfer datblygu ar safleoedd tir glas.

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. 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 site utilises previously developed land and, therefore, its re-use likely promote sustainability principles and relieves pressure for development on greenfield sites.

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: | CA0531 / SR/124/005 | Cyfeirnod y Safle / Site Reference: | SeC14/h2 |
| Cyfeiriad y Safle / Site Address: | Tir ger Maescader/ Land adj Maescader | Ardal Safle / Site Area: | 0.755 |
| Defnydd Presennol / Existing Use: | Rhandir / Allotment | Defnydd Arfaethedig / Proposed Use: | Preswyl Residential |
| | | 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? | ✓ | | |
| 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 aildddefnyddio 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

| | | | | |
|--|--|--|--|--|
| | | | | |
|--|--|--|--|--|

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)? | 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

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. Nid yw'r SFCA yn nodi unrhyw ystyriaethau risg llifogydd sylweddol. /

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. The SFCA identifies no significant flood risk considerations./

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

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

**Cynllun Datblygu Lleol Diwygiedig Sir Gar 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: | CA0531 / SR/124/005 | Cyfeirnod y Safle / Site Reference: | SeC14/h2 |
| Cyfeiriad y Safle / Site Address: | Tir ger Maescader/ Land adj Maescader | Arwynebedd y Safle / Site Area: | 0.755 |
| Defnydd Presennol / Existing Use: | Rhandir / Allotment | Defnydd Arfaethedig / Proposed Use: | Preswyl Residential |
| | | 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. 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.

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. 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.

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.

SuV32

Waungilwen

**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: | N/A | Cyfeirnod y Safle / Site Reference: | SuV32/h1 |
| Cyfeiriad y Safle / Site Address: | Gyferbyn â Springfield/ Opposite Springfield | Ardal Safle / Site Area: | 0.7 |
| Defnydd Presennol / Existing Use: | Tir gwag / Vacant | 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 | W/34664 |

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

Mae gan y safle ganiatâd cynllunio dilys ac mae'r gwaith wedi dechrau ar y safle./

The site has a valid planning permission and work has commenced on site.

**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 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

| | | | |
|--|--|--|--|
| | | | |
|--|--|--|--|

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

| | | | |
|--|--|--|--|
| | | | |
|--|--|--|--|

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 gan y safle ganiatâd cynllunio dilys ac mae'r gwaith wedi dechrau ar y safle. Nid yw'r SFCA yn nodi unrhyw ystyriaethau risg llifogydd sylweddol. /

The site has a valid planning permission and work has commenced on site. The SFCA identifies no significant flood risk considerations.

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

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

**Cynllun Datblygu Lleol Diwygiedig Sir Gar 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: | N/A | Cyfeirnod y Safle / Site Reference: | SuV32/h1 |
| Cyfeiriad y Safle / Site Address: | Gyferbyn â Springfield/ Opposite Springfield | Arwynebedd y Safle / Site Area: | 0.7 |
| Defnydd Presennol / Existing Use: | Tir gwag / Vacant | 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) 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. 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.

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.

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. 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.

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.

SuV33

Llangelier

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: | CA0859 / SR/093/001 | Cyfeirnod y Safle / Site Reference: | SuV33/h1 |
| Cyfeiriad y Safle / Site Address: | Tir gyferbyn â Brogeler / Land opposite Brogeler | Ardal Safle / Site Area: | 0.4 |
| Defnydd Presennol / Existing Use: | Tir amaethyddol / Agricultural | 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? | 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

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

Nid yw'r SFCA yn nodi unrhyw ystyriaethau risg llifogydd sylweddol. / The SFCA identifies no significant flood risk considerations.

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 roi sylw i lefelau ffosffad sy'n gysylltiedig â'u datblygiad.

Capasiti cyfyngedig sydd gan y gwaith trin dŵr gwastraff ar gyfer datblygu o fewn yr anheddiad. Bydd angen ystyried unrhyw ddatblygiad o dan Gynllun Rheoli Asedau Dŵr Cymru. /

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

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

Y Gymraeg / Welsh Language

| | | | |
|--|---|----------------|---|
| 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 – 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

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

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

**Cynllun Datblygu Lleol Diwygiedig Sir Gar 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: | CA0859 / SR/093/001 | Cyfeirnod y Safle / Site Reference: | SuV33/h1 |
| Cyfeiriad y Safle / Site Address: | Tir gyferbyn â Brogeler/ Land opposite Brogeler | Arwynebedd y Safle / Site Area: | 0.4 |
| Defnydd Presennol / Existing Use: | Tir amaethyddol / Agricultural | 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) 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. 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.

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.

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. 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.

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.

SuV35

Saron, Rhos

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: | CA0494 / SR/148/003 | Cyfeirnod y Safle / Site Reference: | SuV34/h1 |
| Cyfeiriad y Safle / Site Address: | Tir ger Arwynfa/ Land adj Arwynfa | Ardal Safle / Site Area: | 0.5 |
| Defnydd Presennol / Existing Use: | Tir amaethyddol / Agricultural | 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

| |
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| |
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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 | ✓ | 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

| | | | |
|--|--|--|--|
| | | | |
|--|--|--|--|

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

Nid yw'r SFCA yn nodi unrhyw ystyriaethau risg llifogydd sylweddol. / The SFCA identifies no significant flood risk considerations.

| | | | |
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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? | ✓ | | |

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 roi sylw i lefelau ffosffad sy'n gysylltiedig â'u datblygiad.

Capasiti cyfyngedig sydd gan y gwaith trin dŵr gwastraff ar gyfer datblygu o fewn yr anheddiad. Bydd angen ystyried unrhyw ddatblygiad o dan Gynllun Rheoli Asedau Dŵr Cymru. /

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

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

Y Gymraeg / Welsh Language

| | | | |
|--|---|----------------|---|
| 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 – 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

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

It is considered that the site is appropriate for residential use and would be a reasonable development opportunity within Saron for self-build, and small to medium scale housebuilders. 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: | CA0494 / SR/148/003 | Cyfeirnod y Safle / Site Reference: | SuV34/h1 |
| Cyfeiriad y Safle / Site Address: | Tir ger Arwynfa/ Land adj Arwynfa | Arwynebedd y Safle / Site Area: | 0.5 |
| Defnydd Presennol / Existing Use: | Tir amaethyddol / Agricultural | 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) 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. 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.

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.

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. 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.

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.

SuV36

Llanllwni

**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: | CA0244 / SR/099/001 | Cyfeirnod y Safle / Site Reference: | SuV36/h1 |
| Cyfeiriad y Safle / Site Address: | Cae Pensarn Helen | Ardal Safle / Site Area: | 0.35 |
| Defnydd Presennol / Existing Use: | Tir amaethyddol / Agricultural | 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 | W/39283 |

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 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 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? | ✓ | | |
| 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 aildddefnyddio 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? | 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

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

Nid yw'r SFCA yn nodi unrhyw ystyriaethau risg llifogydd sylweddol. / The SFCA identifies no significant flood risk considerations.

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 roi sylw i lefelau ffosffad sy'n gysylltiedig â'u datblygiad.

Rhagwelir y byddai angen defnyddio cynllun trin pecyn sengl ar gyfer y datblygiad./

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

It is anticipated that the use of a single package treatment plan would be required for the 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 – 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

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

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

**Cynllun Datblygu Lleol Diwygiedig Sir Gar 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: | CA0244 / SR/099/001 | Cyfeirnod y Safle / Site Reference: | SuV36/h1 |
| Cyfeiriad y Safle / Site Address: | Cae Pensarn Helen | Arwynebedd y Safle / Site Area: | 0.35 |
| Defnydd Presennol / Existing Use: | Tir amaethyddol / Agricultural | 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) Ddalgylch 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. 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.

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 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. 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.

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.

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: | CA0265 / SR/099/002 | Cyfeirnod y Safle / Site Reference: | SuV36/h2 |
| Cyfeiriad y Safle / Site Address: | Tir ym Mryndulais/ Land at Bryndulais | Ardal Safle / Site Area: | 0.7 |
| Defnydd Presennol / Existing Use: | Tir amaethyddol / Agricultural | 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

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

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. Nid yw'r SFCA yn nodi unrhyw ystyriaethau risg llifogydd sylweddol. /

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. The SFCA identifies no significant flood risk considerations.

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 roi sylw i lefelau ffosffad sy'n gysylltiedig â'u datblygiad. Rhagwelir y byddai angen defnyddio cynllun trin pecyn sengl ar gyfer y datblygiad./

As part of any subsequent planning application, the applicant / developer will need to satisfy the requirements to address phosphate levels associated with their development. It is anticipated that the use of a single package treatment plan would be required for the 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 – 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

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

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

**Cynllun Datblygu Lleol Diwygiedig Sir Gar 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: | CA0265 / SR/099/002 | Cyfeirnod y Safle / Site Reference: | SuV36/h2 |
| Cyfeiriad y Safle / Site Address: | Tir ym Mryndulais/ Land at Bryndulais | Arwynebedd y Safle / Site Area: | 0.7 |
| Defnydd Presennol / Existing Use: | Tir amaethyddol / Agricultural | Defnydd Arfaethedig / Proposed Use: | Preswyl Residential |
| | | Os arall, iNa, 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. 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.

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. 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.

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.

SuV37

Cwm-ann /

Cwmann

**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: | CA0663 / SR/034/004 | Cyfeirnod y Safle / Site Reference: | SuV37/h2 |
| Cyfeiriad y Safle / Site Address: | Tir i'r de o Gae Coedmor / Land south of Cae Coedmor | Ardal Safle / Site Area: | 1.0897 |
| Defnydd Presennol / Existing Use: | Tir amaethyddol / agricultural | Defnydd Arfaethedig / Proposed Use: | Preswyl Residential |
| | | 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 | W/32329 |

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 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

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)? | 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

Mae tywod arwynebol a blaendal graean yn cwmpasu'r safle, fodd bynnag, ystyrir bod yr adnodd yn y lleoliad hwn eisoes wedi'i sterileiddio i raddau helaeth gan ei fod o fewn 200m o ddatblygiad sensitif. Nid yw'r SFCA yn nodi unrhyw ystyriaethau risg llifogydd sylweddol. /

Superficial sand and gravel deposit covers the site, however the resource at this location is considered to be already largely sterilised as it is within 200m of sensitive development. The SFCA identifies no significant flood risk considerations.

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 roi sylw i 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 address 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 – 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

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

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

**Cynllun Datblygu Lleol Diwygiedig Sir Gar 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: | CA0663 / SR/034/004 | Cyfeirnod y Safle / Site Reference: | SuV37/h2 |
| Cyfeiriad y Safle / Site Address: | Tir i'r de o Gae Coedmor / Land south of Cae Coedmor | Arwynebedd y Safle / Site Area: | 1.0897 |
| Defnydd Presennol / Existing Use: | Tir amaethyddol / agricultural | Defnydd Arfaethedig / Proposed Use: | Preswyl Residential |
| | | 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. 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.

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. 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.

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: | CA0028, CA0560 / SR/034/001 | Cyfeirnod y Safle / Site Reference: | SuV37/h3 |
| Cyfeiriad y Safle / Site Address: | Tir ger Lleinau / Land adjacent to Lleinau | Ardal Safle / Site Area: | 0.5 |
| Defnydd Presennol / Existing Use: | Tir amaethyddol / agricultural | 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 aildddefnyddio 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

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)? | 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

Mae tywod arwynebol a blaendal graean yn cwmpasu'r safle, fodd bynnag, ystyrir bod yr adnodd yn y lleoliad hwn eisoes wedi'i sterileiddio i raddau helaeth gan ei fod o fewn 200m o ddatblygiad sensitif. Nid yw'r SFCA yn nodi unrhyw ystyriaethau risg llifogydd sylweddol. /

Superficial sand and gravel deposit covers the site, however the resource at this location is considered to be already largely sterilised as it is within 200m of sensitive development. The SFCA identifies no significant flood risk considerations.

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 roi sylw i lefelau ffosffad sy'n gysylltiedig â'u datblygiad. Nid yw'r SFCA yn nodi unrhyw ystyriaethau risg llifogydd sylweddol. /

As part of any subsequent planning application, the applicant / developer will need to satisfy the requirements to address phosphate levels associated with their development. The SFCA identifies no significant flood risk considerations

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 – 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

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

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

**Cynllun Datblygu Lleol Diwygiedig Sir Gar 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: | CA0028, CA0560 / SR/034/001 | Cyfeirnod y Safle / Site Reference: | SuV37/h3 |
| Cyfeiriad y Safle / Site Address: | Tir ger Lleinau / Land adjacent to Lleinau | Arwynebedd y Safle / Site Area: | 0.5 |
| Defnydd Presennol / Existing Use: | Tir amaethyddol / agricultural | 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) 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. 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.

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. 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.

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.

SuV38

Capel Iwan

**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: | CA0692 / SR/019/005 | Cyfeirnod y Safle / Site Reference: | SuV38/h1 |
| Cyfeiriad y Safle / Site Address: | Maes y Bryn | Ardal Safle / Site Area: | 0.28 |
| Defnydd Presennol / Existing Use: | Tir amaethyddol / agricultural | 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 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 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

| | | | |
|--|--|--|--|
| | | | |
|--|--|--|--|

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

| | | | |
|--|--|--|--|
| | | | |
|--|--|--|--|

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 capasiti cyfyngedig yn y gwaith trin dŵr gwastraff am ddatblygiadau yn yr annedd. Bydd rhaid i'r datblygiad cael ei ystyried o dan AMP Dwr Cymru. Fel rhan o unrhyw gais cynllunio dilynol, bydd angen i'r ymgeisydd / datblygwr fodloni'r gofynion i roi sylw i lefelau ffosffad sy'n gysylltiedig â'u datblygiad./

Limited capacity exists in the Waste Water Treatment Works for development within the settlement. Any development will need to be considered under the Dwr Cymru Welsh Water AMP. As part of any subsequent planning application, the applicant / developer will need to satisfy the requirements to address 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 – 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

Ystyrir bod rhan o'r safle yn addas ar gyfer dyraniad preswyl yn ystod cyfnod y Cynllun i ganiatáu datblygiad ar raddfa fach. Mae datblygiadau ar raddfa fawr yng Nghapel Iwan wedi'i gyfyngu oherwydd bod y pentref wedi syrthio o fewn y dalgylch SAC sensitif ffosffad. Ystyrir bod y safle yn gyfle datblygu rhesymol yng Nghapel Iwan i adeiladwyr tai ar raddfa fach a chanolig. Cyflwynwyd y safle fel safle ymgeisio ac fel y cyfryw, mae'r asiant wedi darparu dystiolaeth sy'n dangos ei hyfywedd. Gofynnir am wybodaeth ychwanegol yn ôl yr angen wrth i'r CDLI fynd tuag at archwiliad.

It is considered that part of the site is suitable for residential allocation during the Plan period to allow for small scale development. Large scale development within Capel Iwan is limited due to the village falling within the phosphate sensitive SAC catchment. The site is considered to be a reasonable development opportunity within Capel Iwan for small to medium scale housebuilders. The site was submitted as a candidate site and as such, the agent has provided evidence showing it's viability . Additional information will be sought as necessary as the LDP goes towards examination.

**Cynllun Datblygu Lleol Diwygiedig Sir Gar 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: | CA0692 / SR/019/005 | Cyfeirnod y Safle / Site Reference: | SuV38/h1 |
| Cyfeiriad y Safle / Site Address: | Maes y Bryn | Arwynebedd y Safle / Site Area: | 0.28 |
| Defnydd Presennol / Existing Use: | Tir amaethyddol / agricultural | 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) Ddalgylch 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. 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.

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 bolisïau 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. 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.

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.

SuV39

Llanfihangel-ar-arth

**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: | CA0382 / SR/088/004 | Cyfeirnod y Safle / Site Reference: | SuV39/h1 |
| Cyfeiriad y Safle / Site Address: | Ger Yr Hendre/ Adj Yr Hendre | Ardal Safle / Site Area: | 0.5 |
| Defnydd Presennol / Existing Use: | Tir amaethyddol / agricultural | 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 | W/39945 (withdrawn) |

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

| |
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**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

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)? | 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

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. Nid yw'r SFCA yn nodi unrhyw ystyriaethau risg llifogydd sylweddol. /

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. The SFCA identifies no significant flood risk considerations.

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 roi sylw i 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 address 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 – 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 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

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

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

Cynllun Datblygu Lleol Diwygiedig Sir Gar 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: | CA0382 / SR/088/004 | Cyfeirnod y Safle / Site Reference: | SuV39/h1 |
| Cyfeiriad y Safle / Site Address: | Ger Yr Hendre/ Adj Yr Hendre | Arwynebedd y Safle / Site Area: | 0.5 |
| Defnydd Presennol / Existing Use: | Tir amaethyddol / agricultural | Defnydd Arfaethedig / Proposed Use: | Preswyl Residential |
| | | Os arall, i'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. 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.

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. 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.

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.

SuV41

Pontywelli

**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: | SuV41/h2 |
| Cyfeiriad y Safle / Site Address: | Cilgwyn Bach | Ardal Safle / Site Area: | 0.98 ha |
| Defnydd Presennol / Existing Use: | Tir amaethyddol / Agricultural land | 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 | W/30682; W/35919 ; W/40921; W/40639; W/38352; W/40639; W/36715 |

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 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

| | | | |
|--|--|--|--|
| | | | |
|--|--|--|--|

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)? | 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

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. Nid yw'r SFCA yn nodi unrhyw ystyriaethau risg llifogydd sylweddol. /

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. The SFCA identifies no significant flood risk considerations.

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 roi sylw i 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 address 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 – 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 amryw caniatadau cynllunio wedi'u caniatáu ar y safle. Yn ogystal, ystyrir bod y safle yn gyfle datblygu rhesymol ym Mhontweli. Gofynnir am wybodaeth ychwanegol yn ôl yr angen wrth i'r CDLI fynd tuag at archwiliad.

Various planning permissions have been granted on the site. Additionally, the site is considered to be a reasonable development opportunity within Pontweli. 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: | SuV41/h2 |
| Cyfeiriad y Safle / Site Address: | Cilgwyn Bach | Arwynebedd y Safle / Site Area: | 0.98 ha |
| Defnydd Presennol / Existing Use: | Tir amaethyddol / Agricultural land | 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) 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. 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.

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. 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.

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.

SuV43

New Inn

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: | CA0643 / SR/120/001 | Cyfeirnod y Safle / Site Reference: | SuV43/h1 |
| Cyfeiriad y Safle / Site Address: | Blossom Inn | Ardal Safle / Site Area: | 0.722 |
| Defnydd Presennol / Existing Use: | Tir amaethyddol / agricultural | Defnydd Arfaethedig / Proposed Use: | Preswyl Residential |
| | | 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 | W/22520 |

Cam 1 - Asesiad Cychwynnol / Stage 1 – Initial Assessment

| Ystyriaeth / Consideration | le, 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 | le, 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 aildddefnyddio 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? | 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

| | | | | |
|--|--|--|--|--|
| | | | | |
|--|--|--|--|--|

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

Nid yw'r SFCA yn nodi unrhyw ystyriaethau risg llifogydd sylweddol. / The SFCA identifies no significant flood risk considerations.

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 roi sylw i 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 address 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 – 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

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

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

**Cynllun Datblygu Lleol Diwygiedig Sir Gar 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: | CA0643 / SR/120/001 | Cyfeirnod y Safle / Site Reference: | SuV43/h1 |
| Cyfeiriad y Safle / Site Address: | Blossom Inn | Arwynebedd y Safle / Site Area: | 0.722 |
| Defnydd Presennol / Existing Use: | Tir amaethyddol / agricultural | 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) 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. 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.

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.

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. 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.

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.