Diwygiedig 2018-2033

Sir Gaerfyrddin

Cynllun Datblygu Lleol

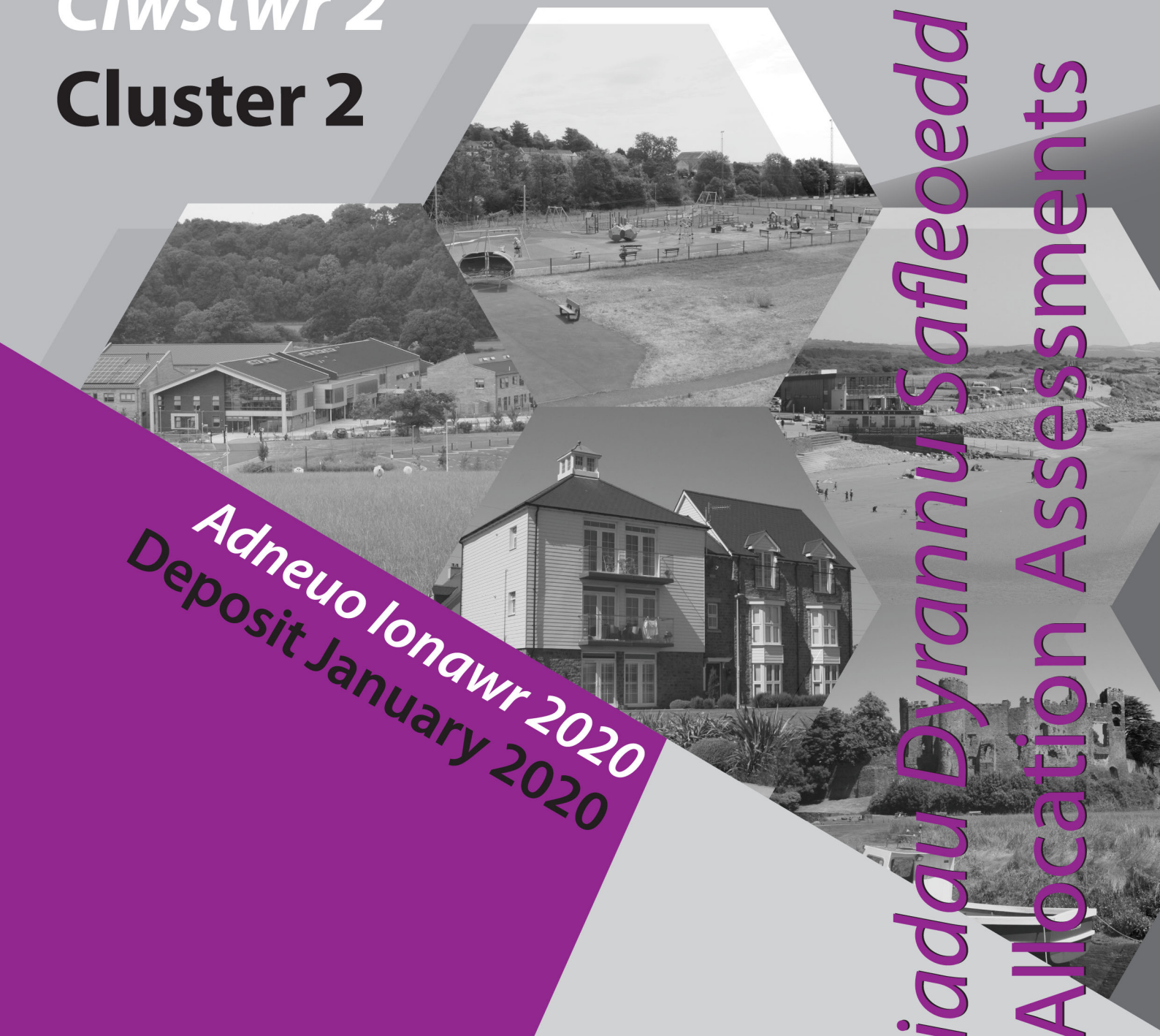
Revised 2018-2033

Carmarthenshire

Local Development Plan

Clwstwr 2

Cluster 2



Asesiadau Dyraniad Safleoedd /

Site Allocation Assessments

Adneuo Ionawr 2020

Deposit January 2020

Cyngor Sir Gâr Carmarthenshire County Council

Clwstwr 2 / Cluster 2

PrC2 Llanelli 3
SeC3 Cydweli / Kidwelly 132
SeC4 Porth Tywyn / Burry Port 152
SeC5 Pen-bre / Pembrey 177
SeC6 Yr Hendy, Fforest / Hendy Fforest 185
SeC7 Llangennech 209
SeC8 Trimsaran, Carwe / Timsaran, Carway 231
SuV22 Mynyddygarreg 241
SuV23 Pum Heol, Horeb / Five Rads, Horeb 256

PrC2
Llanelli

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

Manylion y Safle / Site Details			
Rhif y Safle Ymgeisio / Candidate Site Number:	CA0260 - SR/086/021	Cyfeirnod y Safle / Site Reference	PrC2/h1
Cyfeiriad y Safle / Site Address:	Beech Grove, y Pwll / Beech Grove, Pwll	Ardal Safle / Site Area:	0.719
Defnydd Presennol / Existing Use:	Amaethyddol / *Agricultural*	Defnydd Arfaethedig / Proposed Use:	Preswyl / *Residential*

Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History	
A yw'r safle yn Ddyraniad CDLl 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, Na / Yes, No**	**Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA Objectives**	**AC / SA**
1. A yw'r safle'n gydnaws â lleoliad twf yn y dyfodol a gyflwynir yn y Strategaeth a Ffefrir? / Is the site compatible against the location of future growth presented in the Preferred Strategy?	✓	SA1	+

Sylwadau ychwanegol / Additional Comments

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

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 of the Site Assessment

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

C8. A fyddai datblygu'r safle'n cael effaith niweidiol ar gymeriad ac amgylchiadau'r anheddiad neu ei nodweddion? / Q8. Would the development of the site have a detrimental impact on the character and setting of the settlement or its features?	×	SA8 SA9	+
C9. A fydd y cynnig yn cynnwys ailddefnyddio tir a/neu adeiladau addas a ddatblygwyd yn flaenorol? / Q9. Will the proposal involve the re-use of suitable previously developed land and/or buildings?	×	SA9, SA7	-
Cyffredinol - Sylwadau Ychwanegol / General – Additional Comments			
Hygyrchedd / Accessibility			
C10. A yw'r safle'n hygyrch o'r briffordd gyhoeddus bresennol? Q10 Is the site accessible from the existing public highway?	✓		
C11 A oes gan y safle bwynt mynediad sydd â gweledegdd digonol? / Q11 Does the site have an available access point with adequate visibility?	✓		
C12 A oes unrhyw faterion sylweddol ar y briffordd wedi'u nodi ar sail tystiolaeth mewn perthynas â'r safle? / Q12 Have any significant and evidenced highway issues been identified relating to the site?	×	SA3	+
C13 A oes gan y safle fynediad addas i drafnidiaeth gyhoeddus a/neu lwybr teithio llesol? / Q13 Does the site have suitable access to public transport and/or active travel route?	✓	SA3, SA4, SA6, SA12, SA13, SA15	+
C14 A oes gan y safle fynediad i lecynnau gwyrdd/hamdden/cyfleusterau hamdden sydd o fewn pellter rhesymol? / Q14 Does the site have access to green space/ leisure/ recreational facilities that are within a reasonable distance?	✓	SA12, SA15	+
C15 A yw'r safle o fewn pellter rhesymol i'r canlynol: / Q15 Is the site within reasonable distance			
(a) Darpariaeth cyflogaeth / Employment provision	✓	SA6, SA10, SA14, SA15	+
(b) Darpariaeth fanwerthu / Retail provision	✓		+
(c) Gwasanaethau a chyfleusterau eraill / Other services and facilities	✓		+
C16 A yw'r safle o fewn pellter rhesymol i gyfleusterau addysg? / Q16 Is the site within a reasonable distance to education facilities?	✓	SA13	+
Hygyrchedd – Sylwadau Ychwanegol / Accessibility - Additional Comments			
Cam 2b – Asesiad Manwl Pellach o'r Safle – Parhad / Stage 2b – Further Detailed Site Assessment – Continued			
Ystyriaethau Amgylcheddol / Environmental Considerations			
C17 A yw'r safle wedi'i leoli o fewn neu wrth ymyl parth clustogi mwynau? / Q17 Is the site located within or adjacent to a mineral buffer zone?	×	SA6	+
C18 A yw'r safle o fewn neu'n union wrth ymyl ardal rheoli ansawdd aer? / Q18 Is the site within or immediately adjacent to an AQMA?	×	SA3	+
C19 A yw'r safle yn cynnwys pridd carbon uchel e.e. mawn? / Q19 Does the site contain high carbon soil e.g. peat?	×	SA7	+
C20 A yw'r safle'n cynnwys tir amaethyddol o ansawdd uchel? / Q20 Does the site contain high quality agricultural land?	×	SA7	+

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

Ystyriaethau Amgylcheddol - Sylwadau Ychwanegol / Environmental Considerations - Additional Comments

Categori Asesiad Strategol o Ganlyniadau Llifogydd Cam 1- Gwyrdd (risg isel)

Stage 1 SFCA category - Green (low risk)

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

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

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

Y Gymraeg - Sylwadau Ychwanegol / Welsh Language - Additional Comments

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

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

Sylwadau Ychwanegol / Additional Comments

Roedd y safle yn ddyraniad newydd yn y CDLl cyfredol. Yn y cyflwyniad ar gyfer y safle ymgeisio nodir bod Swyddogion Priffyrdd yn cynghori ynghylch mynediad i'r safle, a bod cynllun arolwg topograffig a chynllun dangosol o osodiad y safle yn cael eu comisiynu. Dywedodd y tirfeddiannwr a'r cynigydd (y Cyngor Sir) ym mis Hydref 2019 y rhagwelwyd y byddai cais amlinellol yn cael ei gyflwyno'n fuan yn 2020, a bod y safle hwn wedi'i gynnwys yn rhaglen Derbyniadau Cyfalaf y Cyngor. O ystyried y sicrwydd a roddwyd o ran darparu, ystyrir bod y safle hwn yn addas i'w ailddyrannu yn y CDLl Diwygiedig. Byddai'r safle llai hwn yn cyferbynnu â'r safleoedd mwy ac ehangach sy'n cael eu dyrannu yn rhannau eraill o ardal Llanelli, ac felly'n cyfrannu at ddarparu ystod a chymysgedd o safleoedd tai ar draws y clwstwr. Gofynnir am wybodaeth ychwanegol yn ôl yr angen wrth i'r CDLl fynd tuag at archwiliad.

The site was a new allocation in the current LDP. Within the candidate site submission, it is stated that Highway Officers are advising on access to the site and a topographical survey plan and indicative layout plan are being commissioned. The landowner and proponent (the County Council) stated in October 2019 that an outline application was envisaged for early 2020 and that this site sits within the Council's Capital Receipts programme. Given the assurances provided in terms of delivery, it is considered that the site is suitable for re allocation in the Revised LDP. This smaller site would contrast with those larger and more expansive sites being allocated elsewhere in the Llanelli area therefore contributing to the provision of a range and mix of housing sites across the cluster. Additional information will be sought as necessary as the LDP goes towards examination.

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

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number:	CA0260 - SR/086/021	Cyfeirnod y Safle / Site Reference:	PrC2/h1
Cyfeiriad y Safle / Site Address:	Beech Grove, y Pwll / Beech Grove, Pwll	Arwynebedd y Safle / Site Area:	0.719
Defnydd Presennol / Existing Use:	Amaethyddol / Agricultural	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential

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

Sustainability Criteria

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

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

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

Sylwebaeth Gwerthuso Cynaliadwyedd / Sustainability Appraisal Commentary

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

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

Gadewir y dudalen hon yn wag yn fwriadol

This page is left intentionally blank

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

Manylion y Safle / Site Details			
Rhif y Safle Ymgeisio / Candidate Site Number:	Dim yn berthnasol / *N/A*	Cyfeirnod y Safle / Site Reference	PrC2/h2
Cyfeiriad y Safle / Site Address:	Hen Labordy Lôn Pen y Fai / *Former Laboratory Pen y Fai Lane*	Ardal Safle / Site Area:	0.835
Defnydd Presennol / Existing Use:	Cyn Labordy / *Former Laboratory*	Defnydd Arfaethedig / Proposed Use:	Preswyl / *Residential*

Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History	
A yw'r safle yn Ddyraniad CDLl presennol? / Is the site an existing LDP Allocation?	×
Hanes Cynllunio Perthnasol / Relevant Planning History	S/36817

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

Sylwadau ychwanegol / Additional Comments

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

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 of the Site Assessment

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

C8. A fyddai datblygu'r safle'n cael effaith niweidiol ar gymeriad ac amgylchiadau'r anheddiad neu ei nodweddion? / Q8. Would the development of the site have a detrimental impact on the character and setting of the settlement or its features?	×	SA8 SA9	+
C9. A fydd y cynnig yn cynnwys ailddefnyddio tir a/neu adeiladau addas a ddatblygwyd yn flaenorol? / Q9. Will the proposal involve the re-use of suitable previously developed land and/or buildings?	✓	SA9, SA7	+
Cyffredinol - Sylwadau Ychwanegol / General – Additional Comments			
Hygyrchedd / Accessibility			
C10. A yw'r safle'n hygyrch o'r briffordd gyhoeddus bresennol? Q10 Is the site accessible from the existing public highway?	✓		
C11 A oes gan y safle bwynt mynediad sydd â gweledegdd digonol? / Q11 Does the site have an available access point with adequate visibility?	✓		
C12 A oes unrhyw faterion sylweddol ar y briffordd wedi'u nodi ar sail tystiolaeth mewn perthynas â'r safle? / Q12 Have any significant and evidenced highway issues been identified relating to the site?	×	SA3	+
C13 A oes gan y safle fynediad addas i drafnidiaeth gyhoeddus a/neu lwybr teithio llesol? / Q13 Does the site have suitable access to public transport and/or active travel route?	✓	SA3, SA4, SA6, SA12, SA13, SA15	+
C14 A oes gan y safle fynediad i lecynnau gwyrdd/hamdden/cyfleusterau hamdden sydd o fewn pellter rhesymol? / Q14 Does the site have access to green space/ leisure/ recreational facilities that are within a reasonable distance?	✓	SA12, SA15	+
C15 A yw'r safle o fewn pellter rhesymol i'r canlynol: / Q15 Is the site within reasonable distance			
(a) Darpariaeth cyflogaeth / Employment provision	✓	SA6, SA10, SA14, SA15	+
(b) Darpariaeth fanwerthu / Retail provision	✓		+
(c) Gwasanaethau a chyfleusterau eraill / Other services and facilities	✓		+
C16 A yw'r safle o fewn pellter rhesymol i gyfleusterau addysg? / Q16 Is the site within a reasonable distance to education facilities?	✓	SA13	+
Hygyrchedd – Sylwadau Ychwanegol / Accessibility - Additional Comments			
Cam 2b – Asesiad Manwl Pellach o'r Safle – Parhad / Stage 2b – Further Detailed Site Assessment – Continued			
Ystyriaethau Amgylcheddol / Environmental Considerations			
C17 A yw'r safle wedi'i leoli o fewn neu wrth ymyl parth clustogi mwynau? / Q17 Is the site located within or adjacent to a mineral buffer zone?	×	SA6	+
C18 A yw'r safle o fewn neu'n union wrth ymyl ardal rheoli ansawdd aer? / Q18 Is the site within or immediately adjacent to an AQMA?	×	SA3	+
C19 A yw'r safle yn cynnwys pridd carbon uchel e.e. mawn? / Q19 Does the site contain high carbon soil e.g. peat?	×	SA7	+
C20 A yw'r safle'n cynnwys tir amaethyddol o ansawdd uchel? / Q20 Does the site contain high quality agricultural land?	×	SA7	+

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

Ystyriaethau Amgylcheddol - Sylwadau Ychwanegol / Environmental Considerations - Additional Comments

Ni aeth y safle hwn drwy Gam 1 yr ACLlS - mae ganddo statws cynllunio.

This site did not go through the SFCA Stage 1 - it has planning status.

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

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

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

Y Gymraeg - Sylwadau Ychwanegol / Welsh Language - Additional Comments

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

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

Sylwadau Ychwanegol / Additional Comments

Rhoddwyd caniatâd cynllunio amlinellol ar gyfer y safle yn ddiweddar. Y mae hefyd yn cynnwys ailddefnyddio adeiladau o fewn y ffurf drefol sefydledig, lle mae'r cyd-destun cyffredinol o natur breswyl. Byddai'r safle llai hwn yn cyferbynnu â'r safleoedd mwy ac ehangach sy'n cael eu dyrannu yn rhannau eraill o ardal Llanelli, ac felly'n cyfrannu at ddarparu ystod a chymysgedd o safleoedd tai ar draws y clwstwr.

The site has a recently issued outline planning permission. It also involves the re use of buildings within the established urban form where the overall context is residential. This smaller site would contrast with those larger and more expansive sites being allocated elsewhere in the Llanelli area therefore contributing to the provision of a range and mix of housing sites across the cluster.

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

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number:	Dim yn berthnasol / N/A	Cyfeirnod y Safle / Site Reference:	PrC2/h2
Cyfeiriad y Safle / Site Address:	Hen Labordy Lôn Pen y Fai / Former Laboratory Pen y Fai Lane	Arwynebedd y Safle / Site Area:	0.835
Defnydd Presennol / Existing Use:	Cyn Labordy / Former Laboratory	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential

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

Sustainability Criteria

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

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

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

Sylwebaeth Gwerthuso Cynaliadwyedd / Sustainability Appraisal Commentary

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

This site performs very well against the SA Framework.

Gadewir y dudalen hon yn wag yn fwriadol

This page is left intentionally blank

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

Manylion y Safle / Site Details			
Rhif y Safle Ymgeisio / Candidate Site Number:	Dim yn berthnasol / *N/A*	Cyfeirnod y Safle / Site Reference	PrC2/h3
Cyfeiriad y Safle / Site Address:	Parc y Strade, Gorllewin Llanelli / *Parc y Strade, Llanelli West*	Ardal Safle / Site Area:	0.99
Defnydd Presennol / Existing Use:	Yn cael ei adeiladu / wedi'i gwblhau'n sylweddol / *Under construction/ substantively complete*	Defnydd Arfaethedig / Proposed Use:	Preswyl / *Residential*

Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History	
A yw'r safle yn Ddyraniad CDLl presennol? / Is the site an existing LDP Allocation?	✓
Hanes Cynllunio Perthnasol / Relevant Planning History	S/18743

Sylwadau Ychwanegol / Additional Comments

Mae gwaith adeiladu'n mynd rhagddo ar y safle. Mae 94 o unedau o'r caniatâd cynllunio heb eu hadeiladu ar y dyddiad sylfaen. Dyrannu ar gyfer 94 o unedau yn y CDLl Diwygiedig.

The site is under construction. 94 units from the planning permission are not built as at base date. Allocate for 94 units in Revised LDP.

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

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number:	Dim yn berthnasol / N/A	Cyfeirnod y Safle / Site Reference:	PrC2/h3
Cyfeiriad y Safle / Site Address:	Parc y Strade, Gorllewin Llanelli / Parc y Strade, Llanelli West	Arwynebedd y Safle / Site Area:	0.99
Defnydd Presennol / Existing Use:	Yn cael ei adeiladu / wedi'i gwblhau'n sylweddol / Under construction/ substantively complete	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential

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

Sustainability Criteria

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

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

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

Sylwebaeth Gwerthuso Cynaliadwyedd / Sustainability Appraisal Commentary

Safle'n cael ei adeiladu.

Site is under construction.

Gadewir y dudalen hon yn wag yn fwriadol

This page is left intentionally blank

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

Manylion y Safle / Site Details			
Rhif y Safle Ymgeisio / Candidate Site Number:	CA0720 - SR/086/066	Cyfeirnod y Safle / Site Reference	PrC2/h4
Cyfeiriad y Safle / Site Address:	Doc y Gogledd (gan gynnwys Pontrilas gynt) / *North Dock (inc former Pontrilas)*	Ardal Safle / Site Area:	6.409
Defnydd Presennol / Existing Use:	Gwag / *Vacant*	Defnydd Arfaethedig / Proposed Use:	Preswyl / *Residential*

Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History	
A yw'r safle yn Ddyraniad CDLl presennol? / Is the site an existing LDP Allocation?	✓
Hanes Cynllunio Perthnasol / Relevant Planning History	S/38285 - Pwyllgor Cynllunio - penderfyniad ar 14/1/20 / *Planning Committee resolution on 14/1/20* - (210 uned/units) , S/36027

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

Sylwadau ychwanegol / Additional Comments

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

Sylwadau Ychwanegol / Additional Comments
Mae Cilfach Tywyn yn ardal o bwysigrwydd rhyngwladol er cadwraeth natur. *The Burry Inlet is an area of International importance for nature conservation.*

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 of the Site Assessment

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

C8. A fyddai datblygu'r safle'n cael effaith niweidiol ar gymeriad ac amgylchiadau'r anheddiad neu ei nodweddion? / Q8. Would the development of the site have a detrimental impact on the character and setting of the settlement or its features?	×	SA8 SA9	+
C9. A fydd y cynnig yn cynnwys ailddefnyddio tir a/neu adeiladau addas a ddatblygwyd yn flaenorol? / Q9. Will the proposal involve the re-use of suitable previously developed land and/or buildings?	✓	SA9, SA7	+
Cyffredinol - Sylwadau Ychwanegol / General – Additional Comments			
Hygyrchedd / Accessibility			
C10. A yw'r safle'n hygyrch o'r briffordd gyhoeddus bresennol? Q10 Is the site accessible from the existing public highway?	✓		
C11 A oes gan y safle bwynt mynediad sydd â gweledegdd digonol? / Q11 Does the site have an available access point with adequate visibility?	✓		
C12 A oes unrhyw faterion sylweddol ar y briffordd wedi'u nodi ar sail tystiolaeth mewn perthynas â'r safle? / Q12 Have any significant and evidenced highway issues been identified relating to the site?	×	SA3	+
C13 A oes gan y safle fynediad addas i drafnidiaeth gyhoeddus a/neu lwybr teithio llesol? / Q13 Does the site have suitable access to public transport and/or active travel route?	✓	SA3, SA4, SA6, SA12, SA13, SA15	+
C14 A oes gan y safle fynediad i lecynnau gwyrdd/hamdden/cyfleusterau hamdden sydd o fewn pellter rhesymol? / Q14 Does the site have access to green space/ leisure/ recreational facilities that are within a reasonable distance?	×	SA12, SA15	-
C15 A yw'r safle o fewn pellter rhesymol i'r canlynol: / Q15 Is the site within reasonable distance			
(a) Darpariaeth cyflogaeth / Employment provision	✓	SA6, SA10, SA14, SA15	+
(b) Darpariaeth fanwerthu / Retail provision	✓		+
(c) Gwasanaethau a chyfleusterau eraill / Other services and facilities	✓		+
C16 A yw'r safle o fewn pellter rhesymol i gyfleusterau addysg? / Q16 Is the site within a reasonable distance to education facilities?	✓	SA13	+
Hygyrchedd – Sylwadau Ychwanegol / Accessibility - Additional Comments			
Nid yw'r safle wedi'i leoli o fewn 400m i ddarpariaeth mannau chwarae *The site is not located within 400m of a play space provision*			
Cam 2b – Asesiad Manwl Pellach o'r Safle – Parhad / Stage 2b – Further Detailed Site Assessment – Continued			
Ystyriaethau Amgylcheddol / Environmental Considerations			
C17 A yw'r safle wedi'i leoli o fewn neu wrth ymyl parth clustogi mwynau? / Q17 Is the site located within or adjacent to a mineral buffer zone?	×	SA6	+
C18 A yw'r safle o fewn neu'n union wrth ymyl ardal rheoli ansawdd aer? / Q18 Is the site within or immediately adjacent to an AQMA?	×	SA3	+
C19 A yw'r safle yn cynnwys pridd carbon uchel e.e. mawn? / Q19 Does the site contain high carbon soil e.g. peat?	×	SA7	+
C20 A yw'r safle'n cynnwys tir amaethyddol o ansawdd uchel? / Q20 Does the site contain high quality agricultural land?	×	SA7	+

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

Ystyriaethau Amgylcheddol - Sylwadau Ychwanegol / Environmental Considerations - Additional Comments

Mae'r cynnig a gyflwynwyd ar gyfer y safle ymgeisio yn cyfeirio at Asesiad Ansawdd yr Aer (a luniwyd i gefnogi'r cais cynllunio) a gynhaliwyd ar y safle. Categori Asesiad Strategol o Ganlyniadau Llifogydd Cam 1 - Coch (risg uchel) - ardal y safle ymgeisio. Wrth nodi canlyniadau Cam 1 ACLIS, cyfeirir at sylfaen dystiolaeth ehangach y CDLl Diwygiedig - yn enwedig yn nhermau risg llifogydd. Hefyd, mae unrhyw broblem yn gysylltiedig â pherygl llifogydd ymhlith nifer o faterion technegol y byddai angen mynd i'r afael â hwy o fewn y cais cynllunio.

The candidate site submission refers to an Air Quality Assessment (prepared in support of the planning application) that has been carried out on the site. Stage 1 SFCA category - Red (high risk) - candidate site area. In noting the SFCA Stage 1 outcomes, reference is made to the wider evidence base of the Revised LDP - particularly in terms of flood risk. Also, any issue with flood risk is one of a number of technical issues that would have to be addressed within the planning application.

Seilwaith a Chyfleustodau / Infrastructure and Utilities

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

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

Y Gymraeg / Welsh Language

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

Y Gymraeg - Sylwadau Ychwanegol / Welsh Language - Additional Comments

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

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

Sylwadau Ychwanegol / Additional Comments

Mae Doc y Gogledd yn un o nifer o safleoedd ar hyd arfordir Llanelli sydd yn rhan o fenter adfywio economaidd ar y cyd rhwng y Cyngor Sir a Llywodraeth Cymru. Yn rhan o'r CDLl cyfredol, cafodd yr ardal ei chynnwys yng Nghanllawiau Cynllunio Atodol Briff Cynllunio a Datblygu De Llanelli. Nodwyd ardal Doc y Gogledd yn GA2/Mu7 (gyda'r ardal ymgeisio wedi'i chlustnodi ar gyfer datblygu preswyl). Bu cynnydd o ran cyflawni, gan gynnwys cyflwyno cais cynllunio amlinellol a chyflawni gwaith dymchwel. Ym mis Mehefin 2019, cadarnhaodd y Cyngor (y tirfeddiannwr a'r cynigydd) fod arolygon ecolegol tymhorol yn cael eu cynnal gyda golwg ar gyflwyno'r cais i'r Pwyllgor Cynllunio yn ddiweddarach yn 2019. (Nodir cafod y safle penderfyniad gan y Pwyllgor Cynllunio 14/1/20). Mae'n rhesymegol dyrannu'r safle hwn ar gyfer datblygiad preswyl yn y CDLl Diwygiedig.

North Dock is one of a number of sites along the Llanelli coastline which is part of a joint venture economic regeneration initiative between the County Council and Welsh Government. As part of the current LDP, the area was included within the South Llanelli Planning and Development Brief SPG. The North Dock area was identified as GA2/Mu7 (with the candidate area earmarked for residential development). There has been progress in terms of delivery, including the submission of an outline planning application and the undertaking of demolition work. As at June 2019, the Council (landowner and proponent) confirmed that seasonal ecological surveys are being undertaken with a view to getting the application to Planning Committee later in 2019. (Note - site given Planning Committee resolution on January 14 2020). It is logical to allocate this site for residential in the Revised LDP.

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

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number:	CA0720 - SR/086/066	Cyfeirnod y Safle / Site Reference:	PrC2/h4
Cyfeiriad y Safle / Site Address:	Doc y Gogledd (gan gynnwys Pontrilas gynt) / North Dock (inc former Pontrilas)	Arwynebedd y Safle / Site Area:	6.409
Defnydd Presennol / Existing Use:	Gwag / Vacant	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential

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

Sustainability Criteria

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

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

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

Sylwebaeth Gwerthuso Cynaliadwyedd / Sustainability Appraisal Commentary

Yn gyffredinol, mae'r safle'n perfformio'n dda yn erbyn y fframwaith AC. Mae'r safle'n union wrth ymyl Safle Morol Ewropeaidd Bae Caerfyrddin a'r Aberoedd, felly bydd yn rhaid i'r safle sicrhau nad oes effaith niweidiol ar ansawdd dŵr o ganlyniad i ddŵr ffo yn ystod y gwaith adeiladu/gweithredu. Nodir y safle fel un sydd mewn perygl o lifogydd llanw mewn senarios newid hinsawdd yn yr ACLlS - Cam 1, ond cynhaliwyd ACLl arall ar y safle a chlustnodwyd camau lliniaru ymarferol. Nid yw'r safle hwn o fewn pellter cerdded rhesymol i ddarpariaeth man agored ac bydd rhaid i unrhyw gais cynllunio ar y safle nodi a oes digon o ddarpariaeth man agored yn yr ardal a sicrhau ei bod yn unol â'r polisi Mannau Agored.

This site generally preforms well against the SA Framework. The site is immediately adjacent to CBEEMS and so the site will be required to ensure no detrimental effect on water quality as a result of run-off during construction/operation. The site is identified as being at risk of tidal flooding under climate change scenarios within the SFCA Stage 1, however a further FCA has been carried out on the site and has identified feasible mitigation. This site is also not within a reasonable walking distance to an open space provision and any proposed application on the site would need to identify if there is sufficient open space provision in the area and ensure accordance with the Open Space policy.

Gadewir y dudalen hon yn wag yn fwriadol

This page is left intentionally blank

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

Manylion y Safle / Site Details			
Rhif y Safle Ymgeisio / Candidate Site Number:	CA0262 - SR/086/023	Cyfeirnod y Safle / Site Reference	PrC2/h5
Cyfeiriad y Safle / Site Address:	Y Rhodfa, Morfa / *The Avenue, Morfa*	Ardal Safle / Site Area:	1.138
Defnydd Presennol / Existing Use:	Glaswelltir a Phrysgwydd / *Grassland & Scrub*	Defnydd Arfaethedig / Proposed Use:	Preswyl / *Residential*

Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History	
A yw'r safle yn Ddyraniad CDLl presennol? / Is the site an existing LDP Allocation?	✓
Hanes Cynllunio Perthnasol / Relevant Planning History	S/27604 (25 uned / *units*) Hwn yw y tir ger y safle ymgeisio sydd wedi adeiladu yn barod / *This is the land next to the candidate site which has been built already*

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

Sylwadau ychwanegol / Additional Comments

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

Sylwadau Ychwanegol / Additional Comments
Byddai hyn yn effeithio ar gyfran fechan iawn / yn gyfagos â MCDau C1, ond nid ystyrir bod hyn yn rhwystr i ddatblygu'r safle nac i gydymffurfio â'r polisi. *A very small portion would be affected / adjacent to the DAMs C1, however this is not considered to be a barrier to the site's development or compliance with policy.*

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 of the Site Assessment

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

C8. A fyddai datblygu'r safle'n cael effaith niweidiol ar gymeriad ac amgylchiadau'r anheddiad neu ei nodweddion? / Q8. Would the development of the site have a detrimental impact on the character and setting of the settlement or its features?	×	SA8 SA9	+
C9. A fydd y cynnig yn cynnwys ailddefnyddio tir a/neu adeiladau addas a ddatblygwyd yn flaenorol? / Q9. Will the proposal involve the re-use of suitable previously developed land and/or buildings?	✓	SA9, SA7	+
Cyffredinol - Sylwadau Ychwanegol / General – Additional Comments			
Hygyrchedd / Accessibility			
C10. A yw'r safle'n hygyrch o'r briffordd gyhoeddus bresennol? Q10 Is the site accessible from the existing public highway?	✓		
C11 A oes gan y safle bwynt mynediad sydd â gweledegdd digonol? / Q11 Does the site have an available access point with adequate visibility?	✓		
C12 A oes unrhyw faterion sylweddol ar y briffordd wedi'u nodi ar sail tystiolaeth mewn perthynas â'r safle? / Q12 Have any significant and evidenced highway issues been identified relating to the site?	×	SA3	+
C13 A oes gan y safle fynediad addas i drafnidiaeth gyhoeddus a/neu lwybr teithio llesol? / Q13 Does the site have suitable access to public transport and/or active travel route?	✓	SA3, SA4, SA6, SA12, SA13, SA15	+
C14 A oes gan y safle fynediad i lecynnau gwyrdd/hamdden/cyfleusterau hamdden sydd o fewn pellter rhesymol? / Q14 Does the site have access to green space/ leisure/ recreational facilities that are within a reasonable distance?	✓	SA12, SA15	+
C15 A yw'r safle o fewn pellter rhesymol i'r canlynol: / Q15 Is the site within reasonable distance			
(a) Darpariaeth cyflogaeth / Employment provision	✓	SA6, SA10, SA14, SA15	+
(b) Darpariaeth fanwerthu / Retail provision	✓		+
(c) Gwasanaethau a chyfleusterau eraill / Other services and facilities	✓		+
C16 A yw'r safle o fewn pellter rhesymol i gyfleusterau addysg? / Q16 Is the site within a reasonable distance to education facilities?	✓	SA13	+
Hygyrchedd – Sylwadau Ychwanegol / Accessibility - Additional Comments			
Cam 2b – Asesiad Manwl Pellach o'r Safle – Parhad / Stage 2b – Further Detailed Site Assessment – Continued			
Ystyriaethau Amgylcheddol / Environmental Considerations			
C17 A yw'r safle wedi'i leoli o fewn neu wrth ymyl parth clustogi mwynau? / Q17 Is the site located within or adjacent to a mineral buffer zone?	×	SA6	+
C18 A yw'r safle o fewn neu'n union wrth ymyl ardal rheoli ansawdd aer? / Q18 Is the site within or immediately adjacent to an AQMA?	×	SA3	+
C19 A yw'r safle yn cynnwys pridd carbon uchel e.e. mawn? / Q19 Does the site contain high carbon soil e.g. peat?	×	SA7	+
C20 A yw'r safle'n cynnwys tir amaethyddol o ansawdd uchel? / Q20 Does the site contain high quality agricultural land?	×	SA7	+

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

Ystyriaethau Amgylcheddol - Sylwadau Ychwanegol / Environmental Considerations - Additional Comments

Categori Asesiad Strategol o Ganlyniadau Llifogydd Cam 1 - Melyn (risg canolig)

Stage 1 SFCA category - Yellow (medium risk)

Seilwaith a Chyfleustodau / Infrastructure and Utilities

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

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

Deallir fod asedion Dŵr Cymru yn croesi y safle. Gall hwn fod ymhlith y manylion i'w hystyried mewn unrhyw cais cynllunio yn y dyfodol, ond nid ystyrir y byddai'n rhwystr i ddatblygu ar y safle.

It is understood that there are DCWW assets traversing the site. This could be amongst those details for consideration as part of any future planning application, however it is not considered that this would sterilise the site.

Y Gymraeg / Welsh Language

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

Y Gymraeg - Sylwadau Ychwanegol / Welsh Language - Additional Comments

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

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

Sylwadau Ychwanegol / Additional Comments

Mae'r safle yn barod i'w ddatblygu ac mewn lleoliad cynaliadwy. Ceir momentwm o ran datblygu yn yr ardal, yn enwedig o ystyried yr uchelgeisiau ynghylch safle Pentref Llesiant Llynnoedd Delta. O ran y gallu i'w gyflenwi, nodir bod rhan isaf dyraniad presennol y CDLl wedi'i adeiladu arno. Deallir fod y safle wedi'i gynnwys fel opsiwn i'r Adran Tai i'w symud ymlaen fel ddatblygiad mewnol y Cyngor, yn rhan o'i raglen ddatblygu Tai Fforddiadwy. Ystyrir ei bod hi'n briodol dyrannu'r rhan o'r dyraniad sydd heb ei datblygu ar gyfer datblygiad preswyl (hy, ardal y safle ymgeisio) yn y CDLl Diwygiedig.

The site presents as ripe for development within a sustainable location. There is developmental momentum within the area, particularly given the ambitions on the Wellness Village site at Delta Lakes. In terms of deliverability, it is noted that the lower part of the existing LDP allocation is built. It is understood that the site is included as an option for the housing department to take forward as an in-house Council development as part of the Affordable Housing development programme. It is considered appropriate to allocate the undeveloped part of the allocation for residential development (i.e the candidate site area) in the Revised LDP.

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

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number:	CA0262 - SR/086/023	Cyfeirnod y Safle / Site Reference:	PrC2/h5
Cyfeiriad y Safle / Site Address:	Y Rhodfa, Morfa / The Avenue, Morfa	Arwynebedd y Safle / Site Area:	1.138
Defnydd Presennol / Existing Use:	Glaswelltir a Phrysgwydd / Grassland & Scrub	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential

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

Sustainability Criteria

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

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

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

Sylwebaeth Gwerthuso Cynaliadwyedd / Sustainability Appraisal Commentary

Mae rhan fach iawn o'r safle wedi'i lleoli o fewn parth llifogydd C1, ond nid yw hyn yn effeithio ar brif ran y safle na'i lwybr mynediad. Fel arall, mae'r safle'n perfformio'n dda yn erbyn y fframwaith AC.

A very small part of the site sits within C1 flood zone, however this does not affect the major part of the site or its access route. This site otherwise performs well against the SA Framework.

Gadewir y dudalen hon yn wag yn fwriadol

This page is left intentionally blank

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

Manylion y Safle / Site Details			
Rhif y Safle Ymgeisio / Candidate Site Number:	Dim yn berthnasol / *N/A*	Cyfeirnod y Safle / Site Reference	PrC2/h6
Cyfeiriad y Safle / Site Address:	107 Heol yr Orsaf / *107 Station Road*	Ardal Safle / Site Area:	0.019
Defnydd Presennol / Existing Use:	Cyn Swyddfa / *Former Office*	Defnydd Arfaethedig / Proposed Use:	Preswyl / *Residential*

Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History	
A yw'r safle yn Ddyraniad CDLl presennol? / Is the site an existing LDP Allocation?	x
Hanes Cynllunio Perthnasol / Relevant Planning History	S/32874

Sylwadau Ychwanegol / Additional Comments
Yng Nghyd-astudiaeth Tir ar gyfer Tai 2019, cadarnhawyd bod y safle wedi'i gwblhau o fewn cyfnod y CDLl Diwygiedig. Dyrannu ar gyfer 7 uned yn y CDLl Diwygiedig. *The 2019 Joint Housing Land Study confirms that the site was completed within the Revised LDP plan period. Allocate for 7 units in the Revised LDP.*

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

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number:	Dim yn berthnasol / N/A	Cyfeirnod y Safle / Site Reference:	PrC2/h6
Cyfeiriad y Safle / Site Address:	107 Heol yr Orsaf / 107 Station Road	Arwynebedd y Safle / Site Area:	0.019
Defnydd Presennol / Existing Use:	Cyn Swyddfa / Former Office	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential

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

Sustainability Criteria

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

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

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

Sylwebaeth Gwerthuso Cynaliadwyedd / Sustainability Appraisal Commentary

Safle'n cael ei adeiladu.

Site is under construction.

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

Manylion y Safle / Site Details			
Rhif y Safle Ymgeisio / Candidate Site Number:	Dim yn berthnasol / *N/A*	Cyfeirnod y Safle / Site Reference	PrC2/h7
Cyfeiriad y Safle / Site Address:	13 Heol yr Orsaf / *13-15 Station Road*	Ardal Safle / Site Area:	0.041
Defnydd Presennol / Existing Use:	Cyn Masnachol / Preswyl / *Former Commercial / residential*	Defnydd Arfaethedig / Proposed Use:	Preswyl / *Residential*

Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History	
A yw'r safle yn Ddyraniad CDLl presennol? / Is the site an existing LDP Allocation?	x
Hanes Cynllunio Perthnasol / Relevant Planning History	S/29644

Sylwadau Ychwanegol / Additional Comments
Mae Cyd-Astudiaeth Tir ar gyfer Tai 2019 yn cadarnhau bod gwaith adeiladu yn digwydd ar y safle. Dyrannu ar gyfer 9 uned yn y CDLl Diwygiedig. *The 2019 Joint Housing Land Study confirms that the site is under construction. Allocate for 9 units in the Revised LDP.*

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

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number:	Dim yn berthnasol / N/A	Cyfeirnod y Safle / Site Reference:	PrC2/h7
Cyfeiriad y Safle / Site Address:	13 Heol yr Orsaf / 13-15 Station Road	Arwynebedd y Safle / Site Area:	0.041
Defnydd Presennol / Existing Use:	Cyn Masnachol / Preswyl / Former Commercial / residential	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential

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

Sustainability Criteria

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

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

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

Sylwebaeth Gwerthuso Cynaliadwyedd / Sustainability Appraisal Commentary

Safle'n cael ei adeiladu.

This site is under construction.

Gadewir y dudalen hon yn wag yn fwriadol

This page is left intentionally blank

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

Manylion y Safle / Site Details			
Rhif y Safle Ymgeisio / Candidate Site Number:	Dim yn berthnasol / *N/A*	Cyfeirnod y Safle / Site Reference	PrC2/h8
Cyfeiriad y Safle / Site Address:	2-4 Teras Coleshill / *2-4 Coleshill Terrace*	Ardal Safle / Site Area:	0.05
Defnydd Presennol / Existing Use:	Cyn swyddfa / *Former office*	Defnydd Arfaethedig / Proposed Use:	Preswyl / *Residential*

Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History	
A yw'r safle yn Ddyraniad CDLl 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, Na / Yes, No**	**Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA Objectives**	**AC / SA**
1. A yw'r safle'n gydnaws â lleoliad twf yn y dyfodol a gyflwynir yn y Strategaeth a Ffefrir? / Is the site compatible against the location of future growth presented in the Preferred Strategy?	✓	SA1	+

Sylwadau ychwanegol / Additional Comments

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

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 of the Site Assessment

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

C8. A fyddai datblygu'r safle'n cael effaith niweidiol ar gymeriad ac amgylchiadau'r anheddiad neu ei nodweddion? / Q8. Would the development of the site have a detrimental impact on the character and setting of the settlement or its features?	×	SA8 SA9	+
C9. A fydd y cynnig yn cynnwys ailddefnyddio tir a/neu adeiladau addas a ddatblygwyd yn flaenorol? / Q9. Will the proposal involve the re-use of suitable previously developed land and/or buildings?	✓	SA9, SA7	+
Cyffredinol - Sylwadau Ychwanegol / General – Additional Comments			
Hygyrchedd / Accessibility			
C10. A yw'r safle'n hygyrch o'r briffordd gyhoeddus bresennol? Q10 Is the site accessible from the existing public highway?	✓		
C11 A oes gan y safle bwynt mynediad sydd â gweledegdd digonol? / Q11 Does the site have an available access point with adequate visibility?	✓		
C12 A oes unrhyw faterion sylweddol ar y briffordd wedi'u nodi ar sail tystiolaeth mewn perthynas â'r safle? / Q12 Have any significant and evidenced highway issues been identified relating to the site?	×	SA3	+
C13 A oes gan y safle fynediad addas i drafnidiaeth gyhoeddus a/neu lwybr teithio llesol? / Q13 Does the site have suitable access to public transport and/or active travel route?	✓	SA3, SA4, SA6, SA12, SA13, SA15	+
C14 A oes gan y safle fynediad i lecynnau gwyrdd/hamdden/cyfleusterau hamdden sydd o fewn pellter rhesymol? / Q14 Does the site have access to green space/ leisure/ recreational facilities that are within a reasonable distance?	✓	SA12, SA15	+
C15 A yw'r safle o fewn pellter rhesymol i'r canlynol: / Q15 Is the site within reasonable distance			
(a) Darpariaeth cyflogaeth / Employment provision	✓	SA6, SA10, SA14, SA15	+
(b) Darpariaeth fanwerthu / Retail provision	✓		+
(c) Gwasanaethau a chyfleusterau eraill / Other services and facilities	✓		+
C16 A yw'r safle o fewn pellter rhesymol i gyfleusterau addysg? / Q16 Is the site within a reasonable distance to education facilities?	✓	SA13	+
Hygyrchedd – Sylwadau Ychwanegol / Accessibility - Additional Comments			
Cam 2b – Asesiad Manwl Pellach o'r Safle – Parhad / Stage 2b – Further Detailed Site Assessment – Continued			
Ystyriaethau Amgylcheddol / Environmental Considerations			
C17 A yw'r safle wedi'i leoli o fewn neu wrth ymyl parth clustogi mwynau? / Q17 Is the site located within or adjacent to a mineral buffer zone?	×	SA6	+
C18 A yw'r safle o fewn neu'n union wrth ymyl ardal rheoli ansawdd aer? / Q18 Is the site within or immediately adjacent to an AQMA?	✓	SA3	-
C19 A yw'r safle yn cynnwys pridd carbon uchel e.e. mawn? / Q19 Does the site contain high carbon soil e.g. peat?	×	SA7	+
C20 A yw'r safle'n cynnwys tir amaethyddol o ansawdd uchel? / Q20 Does the site contain high quality agricultural land?	×	SA7	+

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

Ystyriaethau Amgylcheddol - Sylwadau Ychwanegol / Environmental Considerations - Additional Comments

Ni chymerwyd y safle drwy Gam 1 y ACLIS oherwydd daeth i'r amlwg fel cynnig yn ddiweddarach yn y broses o lunio'r cynllun. O rhan yr Ardal Rheoli Ansawdd Aer, dylid cyfeirio at Y Crynodeb Gwerthuso Cynaliadwyedd.

The site was not taken through the Stage 1 SFCA as it emerged as a proposal later in the plan preparation process. In terms of the AQMA, reference should be made to the Sustainability Appraisal Summary.

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

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

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

Y Gymraeg - Sylwadau Ychwanegol / Welsh Language - Additional Comments

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

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

Sylwadau Ychwanegol / Additional Comments

Mae'r safle o fewn pellter cerdded agos i ganol y dref gyferbyn â Neuadd y Dref. Ar y cyfan, ceir ymdeimlad preswyl i Deras Coleshill. O ran tystiolaeth o gyflenwi - mae cynnig ar gyfer Cynlluniau Byw gyda Chymorth (Anableddau Dysgu/Iechyd Meddwl/Pobl Hŷn yn 2-4 Coleshill wedi'i gynnwys yn Rhaglen Adeiladu Tai Newydd - Datblygiadau Band A y Cyngor - 9 o unedau.

The site is located within a short walk to the town centre opposite from the Town Hall. The overall sense of place for Coleshill Terrace itself is residential. In terms of evidencing delivery, a proposal for Assisted Living Schemes (Learning Disabilities/Mental Health/Older People) at 2-4 Coleshill is included within the Council New Build- Band A Developments programme – 9 units.

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

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number:	Dim yn berthnasol / N/A	Cyfeirnod y Safle / Site Reference:	PrC2/h8
Cyfeiriad y Safle / Site Address:	2-4 Teras Coleshill / 2-4 Coleshill Terrace	Arwynebedd y Safle / Site Area:	0.05
Defnydd Presennol / Existing Use:	Cyn swyddfa / Former office	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential

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

Sustainability Criteria

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

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

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

Sylwebaeth Gwerthuso Cynaliadwyedd / Sustainability Appraisal Commentary

Yn gyffredinol, mae'r safle'n perfformio'n dda yn erbyn y fframwaith AC. Mae'r safle wedi'i leoli o fewn neu'n gyfagos i Ardal Rheoli Ansawdd Aer, a chynghorir bod asesiad ansawdd aer yn cael ei gynnal fel rhan o unrhyw gais cynllunio i ddod er mwyn nodi a lleihau unrhyw effeithiau negyddol faterol.

This site generally performs well against the SA Framework. The site is within or adjacent to an AQMA, and it is advised that an air quality assessment is undertaken as part of any forthcoming planning application in order to identify and mitigate any material negative effects.

Gadewir y dudalen hon yn wag yn fwriadol

This page is left intentionally blank

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

Manylion y Safle / Site Details			
Rhif y Safle Ymgeisio / Candidate Site Number:	Dim yn berthnasol / *N/A*	Cyfeirnod y Safle / Site Reference	PrC2/h9
Cyfeiriad y Safle / Site Address:	3-5 Heol Goring / *3-5 Goring Road*	Ardal Safle / Site Area:	0.052
Defnydd Presennol / Existing Use:	Cyn swyddfeydd / *Former offices.*	Defnydd Arfaethedig / Proposed Use:	Preswyl / *Residential*

Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History	
A yw'r safle yn Ddyraniad CDLl presennol? / Is the site an existing LDP Allocation?	×
Hanes Cynllunio Perthnasol / Relevant Planning History	S/37971

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

Sylwadau ychwanegol / Additional Comments

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

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 of the Site Assessment

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

C8. A fyddai datblygu'r safle'n cael effaith niweidiol ar gymeriad ac amgylchiadau'r anheddiad neu ei nodweddion? / Q8. Would the development of the site have a detrimental impact on the character and setting of the settlement or its features?	×	SA8 SA9	+
C9. A fydd y cynnig yn cynnwys ailddefnyddio tir a/neu adeiladau addas a ddatblygwyd yn flaenorol? / Q9. Will the proposal involve the re-use of suitable previously developed land and/or buildings?	✓	SA9, SA7	+
Cyffredinol - Sylwadau Ychwanegol / General – Additional Comments			
Hygyrchedd / Accessibility			
C10. A yw'r safle'n hygyrch o'r briffordd gyhoeddus bresennol? Q10 Is the site accessible from the existing public highway?	✓		
C11 A oes gan y safle bwynt mynediad sydd â gweledegdd digonol? / Q11 Does the site have an available access point with adequate visibility?	✓		
C12 A oes unrhyw faterion sylweddol ar y briffordd wedi'u nodi ar sail tystiolaeth mewn perthynas â'r safle? / Q12 Have any significant and evidenced highway issues been identified relating to the site?	×	SA3	+
C13 A oes gan y safle fynediad addas i drafnidiaeth gyhoeddus a/neu lwybr teithio llesol? / Q13 Does the site have suitable access to public transport and/or active travel route?	✓	SA3, SA4, SA6, SA12, SA13, SA15	+
C14 A oes gan y safle fynediad i lecynnau gwyrdd/hamdden/cyfleusterau hamdden sydd o fewn pellter rhesymol? / Q14 Does the site have access to green space/ leisure/ recreational facilities that are within a reasonable distance?	✓	SA12, SA15	+
C15 A yw'r safle o fewn pellter rhesymol i'r canlynol: / Q15 Is the site within reasonable distance			
(a) Darpariaeth cyflogaeth / Employment provision	✓	SA6, SA10, SA14, SA15	+
(b) Darpariaeth fanwerthu / Retail provision	✓		+
(c) Gwasanaethau a chyfleusterau eraill / Other services and facilities	✓		+
C16 A yw'r safle o fewn pellter rhesymol i gyfleusterau addysg? / Q16 Is the site within a reasonable distance to education facilities?	✓	SA13	+
Hygyrchedd – Sylwadau Ychwanegol / Accessibility - Additional Comments			
Cam 2b – Asesiad Manwl Pellach o'r Safle – Parhad / Stage 2b – Further Detailed Site Assessment – Continued			
Ystyriaethau Amgylcheddol / Environmental Considerations			
C17 A yw'r safle wedi'i leoli o fewn neu wrth ymyl parth clustogi mwynau? / Q17 Is the site located within or adjacent to a mineral buffer zone?	×	SA6	+
C18 A yw'r safle o fewn neu'n union wrth ymyl ardal rheoli ansawdd aer? / Q18 Is the site within or immediately adjacent to an AQMA?	✓	SA3	-
C19 A yw'r safle yn cynnwys pridd carbon uchel e.e. mawn? / Q19 Does the site contain high carbon soil e.g. peat?	×	SA7	+
C20 A yw'r safle'n cynnwys tir amaethyddol o ansawdd uchel? / Q20 Does the site contain high quality agricultural land?	×	SA7	+

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

Ystyriaethau Amgylcheddol - Sylwadau Ychwanegol / Environmental Considerations - Additional Comments

Ni aeth y safle hwn drwy Gam 1 yr ACLlS - mae ganddo statws cynllunio. O rhan yr Ardal Rheoli Ansawdd Aer, dylid cyfeirio at Y Crynodeb Gwerthuso Cynaliadwyedd.

This site did not go through the SFCA Stage 1 - it has planning status. In terms of the AQMA, reference should be made to the Sustainability Appraisal Summary.

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

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

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

Y Gymraeg - Sylwadau Ychwanegol / Welsh Language - Additional Comments

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

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

Sylwadau Ychwanegol / Additional Comments

Rhoddwyd caniatâd cynllunio llawn ar gyfer y safle yn ddiweddar (Rhag 2018). Mae potensial felly i'r safle gyfrannu at y gymysgedd gyffredinol o dai ar draws yr anheddiad a'r cyflenwad tai. Ystyrir y dylid dyrannu'r safle yn y CDLl Diwygiedig. Yn nhermau'r gallu i gyflenwi, nodir bod y sawl a ymgeisiodd am ganiatâd cynllunio yn Landlord Cymdeithasol Cofrestredig, a deellir y bydd cefnogaeth ariannol felly wedi'i sefydlu. Deellir bod y fflatiau eu hunain yn fforddiadwy ac y byddant yn parhau i fod felly am byth.

The site has a recently issued full planning permission (Dec 2018). The site has potential therefore to contribute towards the overall housing mix across the settlement and the housing supply. It is considered that the site be allocated in the Revised LDP. In terms of deliverability, it is noted that the applicant for the planning permission are a Registered Social Landlord and it is understood that funding support will therefore be in place. It is understood that the flats themselves are affordable and retained as such in perpetuity.

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

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number:	Dim yn berthnasol / N/A	Cyfeirnod y Safle / Site Reference:	PrC2/h9
Cyfeiriad y Safle / Site Address:	3-5 Heol Goring / 3-5 Goring Road	Arwynebedd y Safle / Site Area:	0.052
Defnydd Presennol / Existing Use:	Cyn swyddfeydd / Former offices.	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential

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

Sustainability Criteria

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

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

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

Sylwebaeth Gwerthuso Cynaliadwyedd / Sustainability Appraisal Commentary

Yn gyffredinol, mae'r safle'n perfformio'n dda yn erbyn y fframwaith AC. Mae'r safle wedi'i leoli o fewn neu'n gyfagos i Ardal Rheoli Ansawdd Aer, ond mae caniatâd cynllunio llawn eisoes wedi'i roi.

This site generally performs well against the SA Framework. The site is within or adjacent to an AQMA, however full planning permission has already been granted.

Gadewir y dudalen hon yn wag yn fwriadol

This page is left intentionally blank

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

Manylion y Safle / Site Details			
Rhif y Safle Ymgeisio / Candidate Site Number:	CA0022 - SR/086/002	Cyfeirnod y Safle / Site Reference	PrC2/h10
Cyfeiriad y Safle / Site Address:	Tir ger The Dell, Ffwrnes / *Land adjacent The Dell, Furnace*	Ardal Safle / Site Area:	3.338
Defnydd Presennol / Existing Use:	*Cyn gwarel / Former Quarry*	Defnydd Arfaethedig / Proposed Use:	Preswyl / *Residential*

Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History	
A yw'r safle yn Ddyraniad CDLl 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, Na / Yes, No**	**Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA Objectives**	**AC / SA**
1. A yw'r safle'n gydnaws â lleoliad twf yn y dyfodol a gyflwynir yn y Strategaeth a Ffefrir? / Is the site compatible against the location of future growth presented in the Preferred Strategy?	✓	SA1	+

Sylwadau ychwanegol / Additional Comments

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

Sylwadau Ychwanegol / Additional Comments
Ceir Heneb Restredig - Ffwrnais Raby, ond nid yw'n union wrth ymyl y safle. Cyfeirir at yr ymateb gan Ymddiriedolaeth Archaeolegol Dyfed, sy'n nodi "Nid oes angen unrhyw gamau pellach i warchod yr amgylchedd hanesyddol, ond argymhellwn y dylid ymgynghori â CADW er mwyn cael eu barn ynghylch effaith weledol bosibl y datblygiad ar yr heneb gyfagos (CM219).". Ystyrir y byddai materion o'r fath yn cael eu hystyried ar lefel y cais cynllunio, ac na fyddent atal y safle rhag cael ei gynnwys fel dyraniad. Mae'r safle'n debygol o fod o werth ecolegol (gan gynnwys coetir), felly bydd angen datrysiadau dylunio priodol yng ngham y cais cynllunio. Ceir gorchymyn cadw coed (TPOs) ar flaen y safle, ond nid ydynt yn mynd i fewn i ddyfnder y safle ei hun, a gellid cynnwys y rhain yn y dyluniad a gallent fod o gymorth i sgrinio'r safle. *There is a Scheduled Ancient Monument - Raby's Furnace, but this is not directly proximate. Reference is made to the response from Dyfed Archaeological Trust which states that "No further action required to protect historic environment, although we do recommend that CADW are consulted for their opinion on the potential visual impact of development on the nearby scheduled monument (CM219).". It is considered that such matters would be considered at planning application level and would not preclude the site's allocation. The site is likely to be of ecological value (including woodland) and such appropriate design solutions will be required at planning application stage. There are TPO's at the site frontage but not in the depth of the site and these could be incorporated into the design solution and assist in screening the site.*

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 of the Site Assessment

Cam 2b – Asesiad Manwl Pellach o'r Safle / Stage 2b - Further Detailed Site Assessment			
Ystyriaeth / Consideration	**Ie, Na / Yes, No**	**Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA Objectives**	**AC / SA**
Cyffredinol / General			
C7. A fyddai datblygu'r safle'n mynd yn groes i egwyddorion cynllunio cyffredinol? / Q7. Would development of the site be contrary to general planning principles?	×		
C8. A fyddai datblygu'r safle'n cael effaith niweidiol ar gymeriad ac amgylchiadau'r anheddiad neu ei nodweddion? / Q8. Would the development of the site have a detrimental impact on the character and setting of the settlement or its features?	×	SA8 SA9	+
C9. A fydd y cynnig yn cynnwys ailddefnyddio tir a/neu adeiladau addas a ddatblygwyd yn flaenorol? / Q9. Will the proposal involve the re-use of suitable previously developed land and/or buildings?	✓	SA9, SA7	+
Cyffredinol - Sylwadau Ychwanegol / General – Additional Comments			
Hygyrchedd / Accessibility			
C10. A yw'r safle'n hygyrch o'r briffordd gyhoeddus bresennol? Q10 Is the site accessible from the existing public highway?	✓		
C11 A oes gan y safle bwynt mynediad sydd â gweledded digonol? / Q11 Does the site have an available access point with adequate visibility?	✓		
C12 A oes unrhyw faterion sylweddol ar y briffordd wedi'u nodi ar sail tystiolaeth mewn perthynas â'r safle? / Q12 Have any significant and evidenced highway issues been identified relating to the site?	×	SA3	+
C13 A oes gan y safle fynediad addas i drafnidiaeth gyhoeddus a/neu lwybr teithio llesol? / Q13 Does the site have suitable access to public transport and/or active travel route?	✓	SA3, SA4, SA6, SA12, SA13, SA15	+
C14 A oes gan y safle fynediad i lecynnau gwyrdd/hamdden/cyfleusterau hamdden sydd o fewn pellter rhesymol? / Q14 Does the site have access to green space/ leisure/ recreational facilities that are within a reasonable distance?	×	SA12, SA15	-
C15 A yw'r safle o fewn pellter rhesymol i'r canlynol: / Q15 Is the site within reasonable distance			
(a) Darpariaeth cyflogaeth / Employment provision	✓	SA6, SA10, SA14, SA15	+
(b) Darpariaeth fanwerthu / Retail provision	✓		+
(c) Gwasanaethau a chyfleusterau eraill / Other services and facilities	✓		+
C16 A yw'r safle o fewn pellter rhesymol i gyfleusterau addysg? / Q16 Is the site within a reasonable distance to education facilities?	✓	SA13	+
Hygyrchedd – Sylwadau Ychwanegol / Accessibility - Additional Comments			
Nid yw'r safle wedi'i leoli o fewn 400m i ddarpariaeth mannau chwarae *The site is not located within 400m of a play space provision*			
Cam 2b – Asesiad Manwl Pellach o'r Safle – Parhad / Stage 2b – Further Detailed Site Assessment – Continued			
Ystyriaethau Amgylcheddol / Environmental Considerations			
C17 A yw'r safle wedi'i leoli o fewn neu wrth ymyl parth clustogi mwynau? / Q17 Is the site located within or adjacent to a mineral buffer zone?	×	SA6	+

C18 A yw'r safle o fewn neu'n union wrth ymyl ardal rheoli ansawdd aer? / Q18 Is the site within or immediately adjacent to an AQMA?	×	SA3	+
C19 A yw'r safle yn cynnwys pridd carbon uchel e.e. mawn? / Q19 Does the site contain high carbon soil e.g. peat?	×	SA7	+
C20 A yw'r safle'n cynnwys tir amaethyddol o ansawdd uchel? / Q20 Does the site contain high quality agricultural land?	×	SA7	+
C21 A oes unrhyw bryderon sylweddol wedi'u nodi yn yr Asesiad Strategol o Ganlyniadau Llifogydd - Cam 1 a allai effeithio ar gyflawni'r safle? / Q21 Are there any significant concerns set out in the SFCA - Stage 1 which could impact on the delivery of the site?	×	SA4, SA5	+

Ystyriaethau Amgylcheddol - Sylwadau Ychwanegol / Environmental Considerations - Additional Comments

Categori Asesiad Strategol o Ganlyniadau Llifogydd Cam 1 - Melyn (risg canolig)

Stage 1 SFCA category - Yellow (medium risk)

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

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

Deallir fod asedion Dŵr Cymru yn croesi y safle. Gall hwn fod ymhlith y manylion i'w hystyried mewn unrhyw cais cynllunio yn y dyfodol, ond nid ystyrir y byddai'n rhwystr i ddatblygu ar y safle. Nodir yr angen posib am Asesiad Modelu Hydrolig.

It is understood that there are DCWW assets traversing the site. This could be amongst those details for consideration as part of any future planning application, however it is not considered that this would sterilise the site. The potential requirement for Hydraulic Modelling Assessment is noted.

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

Y Gymraeg - Sylwadau Ychwanegol / Welsh Language - Additional Comments

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

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

Sylwadau Ychwanegol / Additional Comments
O ran y gallu i gyflenwi'r safle, mae'r tirfeddiannwr wedi cyflwyno safle ymgeisio gan ddangos ymrwymiad cryf i ddwyn y safle yn ei flaen. Mae llu o astudiaethau ategol wedi cael eu cyflwyno, gan gynnwys Adroddiad Glo, Cynllun Arafu Traffig, cynllun draenio ffyrdd, adroddiad ar lo ac arfarniad ecolegol. Ceir hefyd arfarniad hyfywedd. Ceir hefyd gynllun arfaethedig o'r safle. Honnir y gallai'r safle gynnwys 13 o unedau. Mae'r cynnig yn gyfle i ddwyn datblygiad caeedig a graddfa fach ymlaen, a fydd yn cyferbynnu â'r safleoedd mwy hynny a ddyrannwyd yn rhannau eraill o Lanelli, ac a fydd felly'n cyfrannu at ystod a chymysgedd o safleoedd. *In terms of deliverability, the landowner has submitted a candidate site demonstrating a strong commitment to bringing the site forward. There is a host of supporting studies submitted, including - Coal Report, Traffic Calming Scheme, road drainage plan, coal report and ecological appraisal. There is also a viability appraisal. There is also a proposed layout plan. It is claimed that the site could accommodate 13 units. The proposal offers the opportunity to bring forward an enclosed and small scale development which will contrast with those larger sites allocated elsewhere in Llanelli therefore contributing to a range and mix of sites.*

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

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number:	CA0022 - SR/086/002	Cyfeirnod y Safle / Site Reference:	PrC2/h10
Cyfeiriad y Safle / Site Address:	Tir ger The Dell, Ffwrnes / Land adjacent The Dell, Furnace	Arwynebedd y Safle / Site Area:	3.338
Defnydd Presennol / Existing Use:	Cyn gwarel / Former Quarry	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential

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

Sustainability Criteria

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

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

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

Sylwebaeth Gwerthuso Cynaliadwyedd / Sustainability Appraisal Commentary

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

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

Gadewir y dudalen hon yn wag yn fwriadol

This page is left intentionally blank

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

Manylion y Safle / Site Details			
Rhif y Safle Ymgeisio / Candidate Site Number:	CA0619 - SR/086/059	Cyfeirnod y Safle / Site Reference	PrC2/h11
Cyfeiriad y Safle / Site Address:	Brynmefys, Ffwrnes / *Brynmefys , Furnace*	Ardal Safle / Site Area:	2.473
Defnydd Presennol / Existing Use:	Preswyl / Undedau gwag / *Residential / Vacant Units*	Defnydd Arfaethedig / Proposed Use:	Preswyl / *Residential*

Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History	
A yw'r safle yn Ddyraniad CDLl 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, Na / Yes, No**	**Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA Objectives**	**AC / SA**
1. A yw'r safle'n gydnaws â lleoliad twf yn y dyfodol a gyflwynir yn y Strategaeth a Ffefrir? / Is the site compatible against the location of future growth presented in the Preferred Strategy?	✓	SA1	+

Sylwadau ychwanegol / Additional Comments

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

Sylwadau Ychwanegol / Additional Comments
Mae'r safle o ddiddordeb ecolegol mawr, ond yn cael ei gyflwyno fel safle sydd yn barod i'w ailddatblygu. Byddai ystyriaethau ecolegol felly'n rhan annatod o unrhyw gais cynllunio yn y dyfodol. *The site is of high ecological interest, however the site presents as ripe for redevelopment. As such, ecological considerations would be an integral part of any future planning application.*

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 of the Site Assessment

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

C8. A fyddai datblygu'r safle'n cael effaith niweidiol ar gymeriad ac amgylchiadau'r anheddiad neu ei nodweddion? / Q8. Would the development of the site have a detrimental impact on the character and setting of the settlement or its features?	×	SA8 SA9	+
C9. A fydd y cynnig yn cynnwys ailddefnyddio tir a/neu adeiladau addas a ddatblygwyd yn flaenorol? / Q9. Will the proposal involve the re-use of suitable previously developed land and/or buildings?	✓	SA9, SA7	+
Cyffredinol - Sylwadau Ychwanegol / General – Additional Comments			
Hygyrchedd / Accessibility			
C10. A yw'r safle'n hygyrch o'r briffordd gyhoeddus bresennol? Q10 Is the site accessible from the existing public highway?	✓		
C11 A oes gan y safle bwynt mynediad sydd â gweledegdd digonol? / Q11 Does the site have an available access point with adequate visibility?	✓		
C12 A oes unrhyw faterion sylweddol ar y briffordd wedi'u nodi ar sail tystiolaeth mewn perthynas â'r safle? / Q12 Have any significant and evidenced highway issues been identified relating to the site?	×	SA3	+
C13 A oes gan y safle fynediad addas i drafnidiaeth gyhoeddus a/neu lwybr teithio llesol? / Q13 Does the site have suitable access to public transport and/or active travel route?	✓	SA3, SA4, SA6, SA12, SA13, SA15	+
C14 A oes gan y safle fynediad i lecynnau gwyrdd/hamdden/cyfleusterau hamdden sydd o fewn pellter rhesymol? / Q14 Does the site have access to green space/ leisure/ recreational facilities that are within a reasonable distance?	✓	SA12, SA15	+
C15 A yw'r safle o fewn pellter rhesymol i'r canlynol: / Q15 Is the site within reasonable distance			
(a) Darpariaeth cyflogaeth / Employment provision	✓	SA6, SA10, SA14, SA15	+
(b) Darpariaeth fanwerthu / Retail provision	✓		+
(c) Gwasanaethau a chyfleusterau eraill / Other services and facilities	✓		+
C16 A yw'r safle o fewn pellter rhesymol i gyfleusterau addysg? / Q16 Is the site within a reasonable distance to education facilities?	✓	SA13	+
Hygyrchedd – Sylwadau Ychwanegol / Accessibility - Additional Comments			
Cam 2b – Asesiad Manwl Pellach o'r Safle – Parhad / Stage 2b – Further Detailed Site Assessment – Continued			
Ystyriaethau Amgylcheddol / Environmental Considerations			
C17 A yw'r safle wedi'i leoli o fewn neu wrth ymyl parth clustogi mwynau? / Q17 Is the site located within or adjacent to a mineral buffer zone?	×	SA6	+
C18 A yw'r safle o fewn neu'n union wrth ymyl ardal rheoli ansawdd aer? / Q18 Is the site within or immediately adjacent to an AQMA?	×	SA3	+
C19 A yw'r safle yn cynnwys pridd carbon uchel e.e. mawn? / Q19 Does the site contain high carbon soil e.g. peat?	×	SA7	+
C20 A yw'r safle'n cynnwys tir amaethyddol o ansawdd uchel? / Q20 Does the site contain high quality agricultural land?	×	SA7	+

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

Ystyriaethau Amgylcheddol - Sylwadau Ychwanegol / Environmental Considerations - Additional Comments

Categori Asesiad Strategol o Ganlyniadau Llifogydd Cam 1 - Gwyrdd (risg isel)

Stage 1 SFCA category - Green (low risk)

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

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

Deallir fod asedion Dŵr Cymru yn croesi y safle. Gall hwn fod ymhlith y manylion i'w hystyried mewn unrhyw cais cynllunio yn y dyfodol, ond nid ystyrir y byddai'n rhwystr i ddatblygu ar y safle.

It is understood that there are DCWW assets traversing the site. This could be amongst those details for consideration as part of any future planning application, however it is not considered that this would sterilise the site.

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

Y Gymraeg - Sylwadau Ychwanegol / Welsh Language - Additional Comments

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

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

Sylwadau Ychwanegol / Additional Comments

Deellir bod y safle yn arfer cynnwys 46 o anheddau pâr, ond yn dilyn gwaith dymchwel mae 3 uned yn dal mewn perchnogaeth breifat ac wedi'u meddiannu. Cyflwynir y safle fel safle sy'n barod i'w ailddatblygu. Mae'n cynnwys nifer o gartrefi sydd wedi adfeilio, hen neuadd bentref nad yw'n cael ei ddefnyddio bellach, a ffordd ystâd mewn cyflwr gwael. Cyfeirir at friff marchnata/cynllunio a luniwyd gan y Cyngor ym mis Mai 2015, tra bod adborth gan y Cyngor Sir (y tirfeddiannwr/cynigydd) ym mis Tachwedd 2019 yn nodi bod opsiynau'n cael eu datblygu ar gyfer y safle a'r perchen-feddianwyr. Mae'r Tîm Dylunio wedi derbyn cyfarwyddiadau i gynnal gwaith ymchwil ar y safle a dymchwel y cartrefi gwag. Ystyrir ei bod yn rhesymegol ailddyrannu'r safle ar gyfer datblygu preswyl. Gellir gofyn am wybodaeth ychwanegol a llinell amser ar gyfer cyflenwi fel bo'r angen wrth i'r CDLl fynd rhagddo tuag at y cam archwilio.

It is understood that the site formerly consisted of 46 semi-detached dwellings, however there have been demolitions and there are 3 units still in private ownership and occupied. The site presents as ripe for redevelopment, with a number of derelict homes, a disused village hall and an estate road in poor condition. Reference is made to a marketing/planning brief compiled by the Council in May 2015, whilst feedback from the County Council (landowner/proponent) in November 2019 states that options for site and the owner occupiers are being developed. Instructions have been issued to the Design Team to conduct site investigation works and demolition of the empty homes. It is considered logical to re allocate the site for residential development. Additional information and a timeline for delivery can be sought as necessary as the LDP goes towards examination.

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

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number:	CA0619 - SR/086/059	Cyfeirnod y Safle / Site Reference:	PrC2/h11
Cyfeiriad y Safle / Site Address:	Brynmefys, Ffwrnes / Brynmefys , Furnace	Arwynebedd y Safle / Site Area:	2.473
Defnydd Presennol / Existing Use:	Preswyl / Undedau gwag / Residential / Vacant Units	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential

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

Sustainability Criteria

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

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

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

Sylwebaeth Gwerthuso Cynaliadwyedd / Sustainability Appraisal Commentary

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

This site performs very well against the SA Framework.

Gadewir y dudalen hon yn wag yn fwriadol

This page is left intentionally blank

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

Manylion y Safle / Site Details			
Rhif y Safle Ymgeisio / Candidate Site Number:	Dim yn berthnasol / *N/A*	Cyfeirnod y Safle / Site Reference	PrC2/h12
Cyfeiriad y Safle / Site Address:	Llys yr Hen Felin, Canol y Dref *Llys yr Hen Felin Town Centre*	Ardal Safle / Site Area:	0.08
Defnydd Presennol / Existing Use:	Hen Fragdy, odyn / *Former Brewery, kiln.*	Defnydd Arfaethedig / Proposed Use:	Preswyl / *Residential*

Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History	
A yw'r safle yn Ddyraniad CDLl presennol? / Is the site an existing LDP Allocation?	✓
Hanes Cynllunio Perthnasol / Relevant Planning History	S/36519

Sylwadau Ychwanegol / Additional Comments
Mae'r datblygiad wedi cychwyn. Dyrannu ar gyfer 27 uned yn y CDLl Diwygiedig. *The development has commenced. Allocate for 27 units in the Revised LDP.*

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

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number:	Dim yn berthnasol / N/A	Cyfeirnod y Safle / Site Reference:	PrC2/h12
Cyfeiriad y Safle / Site Address:	Llys yr Hen Felin, Canol y Dref Llys yr Hen Felin Town Centre	Arwynebedd y Safle / Site Area:	0.08
Defnydd Presennol / Existing Use:	Hen Fragdy, odyn / Former Brewery, kiln.	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential

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

Sustainability Criteria

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

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

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

Sylwebaeth Gwerthuso Cynaliadwyedd / Sustainability Appraisal Commentary

Safle'n cael ei adeiladu.

Site is under construction.

Gadewir y dudalen hon yn wag yn fwriadol

This page is left intentionally blank

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

Manylion y Safle / Site Details			
Rhif y Safle Ymgeisio / Candidate Site Number:	Dim yn berthnasol / *N/A*	Cyfeirnod y Safle / Site Reference	PrC2/h13
Cyfeiriad y Safle / Site Address:	Tir oddi ar Rodfa Frondeg / *Land off Frondeg Terrace*	Ardal Safle / Site Area:	0.735
Defnydd Presennol / Existing Use:	Yn cael ei adeiladu / *Under construction*	Defnydd Arfaethedig / Proposed Use:	Preswyl / *Residential*

Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History	
A yw'r safle yn Ddyraniad CDLl presennol? / Is the site an existing LDP Allocation?	✓
Hanes Cynllunio Perthnasol / Relevant Planning History	S/36707

Sylwadau Ychwanegol / Additional Comments

Ceir caniatâd cynllunio ac mae gwaith adeiladu'n digwydd ar ran o ddyraniad tai GA2/h21, a dim ond y rhan hon o'r dyraniad a fydd yn cael ei chadw yn y CDLl Diwygiedig (29 o unedau). Roedd gweddill y dyraniad yn cynnwys safleoedd ymgeisio (cyfeirnod CA0337 - SR/086/029 ac CA0338- SR/083/030) ar gyfer tai. Dylid cyfeirio at ymateb y Cyngor i'r safleoedd ymgeisio hynny er mwyn gweld pam nad yw'r ardaloedd hyn yn cael eu cadw ar gyfer tai yn y CDLl Diwygiedig.

Part of housing allocation GA2/h21 has planning permission is under construction and only this part of the allocation will be retained in the Revised LDP (29 units). The remainder of the allocation was subject to candidate sites (reference CA0337 - SR/086/029 and CA0338- SR/083/030) for housing. Reference should be made to the Council's response to those candidate sites for the reasons as to why these areas are not retained for housing in the Revised LDP.

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

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number:	Dim yn berthnasol / N/A	Cyfeirnod y Safle / Site Reference:	PrC2/h13
Cyfeiriad y Safle / Site Address:	Tir oddi ar Rodfa Frondeg / Land off Frondeg Terrace	Arwynebedd y Safle / Site Area:	0.735
Defnydd Presennol / Existing Use:	Yn cael ei adeiladu / Under construction	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential

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

Sustainability Criteria

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

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

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

Sylwebaeth Gwerthuso Cynaliadwyedd / Sustainability Appraisal Commentary

Safle'n cael ei adeiladu.

Site is under construction.

Gadewir y dudalen hon yn wag yn fwriadol

This page is left intentionally blank

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

Manylion y Safle / Site Details			
Rhif y Safle Ymgeisio / Candidate Site Number:	Dim yn berthnasol / *N/A*	Cyfeirnod y Safle / Site Reference	PrC2/h14
Cyfeiriad y Safle / Site Address:	Cefn 22c, 22d a 22e Heol Llwynhendy / *Rear of 22c,22d and 22e Llwynhendy Road*	Ardal Safle / Site Area:	0.147
Defnydd Presennol / Existing Use:	Cyn-adeilad arlwyo / *Former catering building*	Defnydd Arfaethedig / Proposed Use:	Preswyl / *Residential*

Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History	
A yw'r safle yn Ddyraniad CDLl presennol? / Is the site an existing LDP Allocation?	×
Hanes Cynllunio Perthnasol / Relevant Planning History	S/36816

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

Sylwadau ychwanegol / Additional Comments

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

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 of the Site Assessment

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

C8. A fyddai datblygu'r safle'n cael effaith niweidiol ar gymeriad ac amgylchiadau'r anheddiad neu ei nodweddion? / Q8. Would the development of the site have a detrimental impact on the character and setting of the settlement or its features?	×	SA8 SA9	+
C9. A fydd y cynnig yn cynnwys ailddefnyddio tir a/neu adeiladau addas a ddatblygwyd yn flaenorol? / Q9. Will the proposal involve the re-use of suitable previously developed land and/or buildings?	✓	SA9, SA7	+
Cyffredinol - Sylwadau Ychwanegol / General – Additional Comments			
Hygyrchedd / Accessibility			
C10. A yw'r safle'n hygyrch o'r briffordd gyhoeddus bresennol? Q10 Is the site accessible from the existing public highway?	✓		
C11 A oes gan y safle bwynt mynediad sydd â gweledegdd digonol? / Q11 Does the site have an available access point with adequate visibility?	✓		
C12 A oes unrhyw faterion sylweddol ar y briffordd wedi'u nodi ar sail tystiolaeth mewn perthynas â'r safle? / Q12 Have any significant and evidenced highway issues been identified relating to the site?	×	SA3	+
C13 A oes gan y safle fynediad addas i drafnidiaeth gyhoeddus a/neu lwybr teithio llesol? / Q13 Does the site have suitable access to public transport and/or active travel route?	✓	SA3, SA4, SA6, SA12, SA13, SA15	+
C14 A oes gan y safle fynediad i lecynnau gwyrdd/hamdden/cyfleusterau hamdden sydd o fewn pellter rhesymol? / Q14 Does the site have access to green space/ leisure/ recreational facilities that are within a reasonable distance?	✓	SA12, SA15	+
C15 A yw'r safle o fewn pellter rhesymol i'r canlynol: / Q15 Is the site within reasonable distance			
(a) Darpariaeth cyflogaeth / Employment provision	✓	SA6, SA10, SA14, SA15	+
(b) Darpariaeth fanwerthu / Retail provision	✓		+
(c) Gwasanaethau a chyfleusterau eraill / Other services and facilities	✓		+
C16 A yw'r safle o fewn pellter rhesymol i gyfleusterau addysg? / Q16 Is the site within a reasonable distance to education facilities?	✓	SA13	+
Hygyrchedd – Sylwadau Ychwanegol / Accessibility - Additional Comments			
Cam 2b – Asesiad Manwl Pellach o'r Safle – Parhad / Stage 2b – Further Detailed Site Assessment – Continued			
Ystyriaethau Amgylcheddol / Environmental Considerations			
C17 A yw'r safle wedi'i leoli o fewn neu wrth ymyl parth clustogi mwynau? / Q17 Is the site located within or adjacent to a mineral buffer zone?	×	SA6	+
C18 A yw'r safle o fewn neu'n union wrth ymyl ardal rheoli ansawdd aer? / Q18 Is the site within or immediately adjacent to an AQMA?	×	SA3	+
C19 A yw'r safle yn cynnwys pridd carbon uchel e.e. mawn? / Q19 Does the site contain high carbon soil e.g. peat?	×	SA7	+
C20 A yw'r safle'n cynnwys tir amaethyddol o ansawdd uchel? / Q20 Does the site contain high quality agricultural land?	×	SA7	+

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

Ystyriaethau Amgylcheddol - Sylwadau Ychwanegol / Environmental Considerations - Additional Comments

Ni aeth y safle hwn drwy Gam 1 yr ACLlS - mae ganddo statws cynllunio.

This site did not go through the SFCA Stage 1 - it has planning status.

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

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

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

Y Gymraeg - Sylwadau Ychwanegol / Welsh Language - Additional Comments

Cam 2b – Asesiad Manwl Pellach o'r Safle – Parhad / Stage 2b – Further Detailed Site Assessment – Continued			
Ystyriaeth / Consideration	**Ie, Na / Yes, No**	**Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA Objectives**	**AC / SA**
Hyfywedd ac Ymarferoldeb / Viability and Deliverability			
C26 A yw'r ymgeisydd wedi darparu digon o dystiolaeth i ddangos bod modd cyflawni'r datblygiad a'i fod yn hyfyw yn ariannol? / Q26 Has the applicant provided sufficient evidence to show the development is deliverable and financially viable?	✓		
C27 A yw'r ymgeisydd wedi darparu digon o dystiolaeth i nodi pryd y caiff y safle ei gyflwyno i'w ddatblygu? / Q27 Has the applicant provided sufficient evidence to identify when the site will be brought forward for development?	✓		

Sylwadau Ychwanegol / Additional Comments

Rhoddwyd caniatâd cynllunio llawn ar gyfer y safle yn ddiweddar (Chwefror 2019). Mae potensial felly i'r safle gyfrannu at y gymysgedd gyffredinol o dai ar draws yr anheddiad a'r cyflenwad tai. Ystyrir y dylid dyrannu'r safle yn y CDLl Diwygiedig. Mae natur gynaliadwy'r safle, ei statws fel tir a ddatblygwyd o'r blaen, ynghyd â'r cynnydd a wnaed o ran ei gyflenwi - yn ffactorau allweddol wrth wraidd y penderfyniad hwn.

The site has a recently issued full planning permission (Feb 2019). The site has potential therefore to contribute towards the overall housing mix across the settlement and the housing supply. It is considered that the site should be allocated in the Revised LDP. The site's sustainable allocation, its previously developed status, together with the progress made on delivery – are the key determinants in this regard.

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

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number:	Dim yn berthnasol / N/A	Cyfeirnod y Safle / Site Reference:	PrC2/h14
Cyfeiriad y Safle / Site Address:	Cefn 22c, 22d a 22e Heol Llwynhendy / Rear of 22c,22d and 22e Llwynhendy Road	Arwynebedd y Safle / Site Area:	0.147
Defnydd Presennol / Existing Use:	Cyn-adeilad arlwyo / Former catering building	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential

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

Sustainability Criteria

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

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

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

Sylwebaeth Gwerthuso Cynaliadwyedd / Sustainability Appraisal Commentary

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

This site performs very well against the SA Framework.

Gadewir y dudalen hon yn wag yn fwriadol

This page is left intentionally blank

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

Manylion y Safle / Site Details			
Rhif y Safle Ymgeisio / Candidate Site Number:	Dim yn berthnasol / *N/A*	Cyfeirnod y Safle / Site Reference	PrC2/h15
Cyfeiriad y Safle / Site Address:	Heol Maesarddafen/Erw Las, Llwynhendy / *Maesarddafen Road /Erw Las,Llwynhendy*	Ardal Safle / Site Area:	2.117
Defnydd Presennol / Existing Use:	Gwag / *Vacant*	Defnydd Arfaethedig / Proposed Use:	Preswyl / *Residential*

Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History	
A yw'r safle yn Ddyraniad CDLl presennol? / Is the site an existing LDP Allocation?	✓
Hanes Cynllunio Perthnasol / Relevant Planning History	S/34991 - Penderfyniad Pwyllgor Cynllunio Mawrth 2019 / *Planning Committee Resolution (94 uned/units) March 2019*

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

Sylwadau ychwanegol / Additional Comments
Roedd dyraniad cyfredol y CDLl ar gyfer 300 o unedau, ond mae'r 94 o unedau y cynigir eu cadw yn y CDLl Diwygiedig ar ran lai o'r safle. *The current LDP allocation was for 300 units, however the 94 units proposed to be retained in the Revised LDP is on a smaller site area.*

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

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 of the Site Assessment

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

C8. A fyddai datblygu'r safle'n cael effaith niweidiol ar gymeriad ac amgylchiadau'r anheddiad neu ei nodweddion? / Q8. Would the development of the site have a detrimental impact on the character and setting of the settlement or its features?	×	SA8 SA9	+
C9. A fydd y cynnig yn cynnwys ailddefnyddio tir a/neu adeiladau addas a ddatblygwyd yn flaenorol? / Q9. Will the proposal involve the re-use of suitable previously developed land and/or buildings?	×	SA9, SA7	-
Cyffredinol - Sylwadau Ychwanegol / General – Additional Comments			
Hygyrchedd / Accessibility			
C10. A yw'r safle'n hygyrch o'r briffordd gyhoeddus bresennol? Q10 Is the site accessible from the existing public highway?	✓		
C11 A oes gan y safle bwynt mynediad sydd â gweledegdd digonol? / Q11 Does the site have an available access point with adequate visibility?	✓		
C12 A oes unrhyw faterion sylweddol ar y briffordd wedi'u nodi ar sail tystiolaeth mewn perthynas â'r safle? / Q12 Have any significant and evidenced highway issues been identified relating to the site?	×	SA3	+
C13 A oes gan y safle fynediad addas i drafnidiaeth gyhoeddus a/neu lwybr teithio llesol? / Q13 Does the site have suitable access to public transport and/or active travel route?	✓	SA3, SA4, SA6, SA12, SA13, SA15	+
C14 A oes gan y safle fynediad i lecynnau gwyrdd/hamdden/cyfleusterau hamdden sydd o fewn pellter rhesymol? / Q14 Does the site have access to green space/ leisure/ recreational facilities that are within a reasonable distance?	✓	SA12, SA15	+
C15 A yw'r safle o fewn pellter rhesymol i'r canlynol: / Q15 Is the site within reasonable distance			
(a) Darpariaeth cyflogaeth / Employment provision	✓	SA6, SA10, SA14, SA15	+
(b) Darpariaeth fanwerthu / Retail provision	✓		+
(c) Gwasanaethau a chyfleusterau eraill / Other services and facilities	✓		+
C16 A yw'r safle o fewn pellter rhesymol i gyfleusterau addysg? / Q16 Is the site within a reasonable distance to education facilities?	✓	SA13	+
Hygyrchedd – Sylwadau Ychwanegol / Accessibility - Additional Comments			
Cam 2b – Asesiad Manwl Pellach o'r Safle – Parhad / Stage 2b – Further Detailed Site Assessment – Continued			
Ystyriaethau Amgylcheddol / Environmental Considerations			
C17 A yw'r safle wedi'i leoli o fewn neu wrth ymyl parth clustogi mwynau? / Q17 Is the site located within or adjacent to a mineral buffer zone?	×	SA6	+
C18 A yw'r safle o fewn neu'n union wrth ymyl ardal rheoli ansawdd aer? / Q18 Is the site within or immediately adjacent to an AQMA?	×	SA3	+
C19 A yw'r safle yn cynnwys pridd carbon uchel e.e. mawn? / Q19 Does the site contain high carbon soil e.g. peat?	×	SA7	+
C20 A yw'r safle'n cynnwys tir amaethyddol o ansawdd uchel? / Q20 Does the site contain high quality agricultural land?	×	SA7	+

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

Ystyriaethau Amgylcheddol - Sylwadau Ychwanegol / Environmental Considerations - Additional Comments

Categori Asesiad Strategol o Ganlyniadau Llifogydd Cam 1 - Coch (risg uchel) - ardal safle dyraniad y CDLl mabwysiedig. Wrth nodi canlyniadau Cam 1 ACLlS, cyfeirir at sylfaen dystiolaeth ehangach y CDLl Diwygiedig - yn enwedig yn nhermau risg llifogydd. Dylid nodi bod asesiad ACLlS "cam 1b" wedi'i gynnal ar yr ardal a nodwyd i'w dyrannu yn y CDLl Diwygiedig. Roedd Cam 1 yr ACLlS yn edrych ar y safle yn ei gyfanrwydd (dyraniad y CDLl Mabwysiedig). Dylid cyfeirio hefyd at ffeil y cais cynllunio.

Stage 1 SFCA category - Red (high risk) - Adopted LDP allocated area. In noting the SFCA Stage 1 outcomes, reference is made to the wider evidence base of the Revised LDP - particularly in terms of flood risk. Note the area being identified for allocation in the Revised LDP was subject to a "stage 1b" SFCA assessment. The stage 1 SFCA looked at the gross area (the Adopted LDP allocation). Reference should also be made to the planning application file.

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

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

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

Y Gymraeg - Sylwadau Ychwanegol / Welsh Language - Additional Comments

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

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

Sylwadau Ychwanegol / Additional Comments
O ran y gallu i'w gyflawni, cafwyd Penderfyniad Pwyllgor Cynllunio i gymeradwyo ardal orllewinol y dyraniad yn y CDLl mabwysiedig (wedi'i gynnwys yn S/34991) ym mis Mawrth 2019 (hyd at 94 o unedau). Dywedodd yr asiant cynllunio ym mis Mehefin 2019 fod cyfreithwyr wedi cael cyfarwyddiadau i lunio cytundeb Adran 106, a bod gan adeiladwyr tai ddiddordeb yn y safle, ac y bwriedir cytuno ar raglen i'w farchnata'n ffurfiol. Dywedodd yr asiant hefyd fod bwriad i hyrwyddo datblygiad preswyl ar barsel dwyreiniol y dyraniad yn y CDLl Mabwysiedig, a bod ymgynghorydd llifogydd yn ymwneud â hynny. Ystyrir bod digon o sicrwydd ynghylch y gallu i gyflawni ar yr ardal sydd wedi'i chynnwys yn S/34991, ond bod pryder o hyd ynghylch y gallu i gyflawni gweddill GA2/h35. Cyfeirir at Gam 1 yr ACLlS a gynhaliwyd i gefnogi'r CDLl Diwygiedig, ynghyd â thystiolaeth arall a luniwyd i gefnogi'r Cynllun - yng Ngham 1b yr ACLlS yn benodol. Ystyrir ei bod hi'n briodol dyrannu'r ardal honno sydd wedi'i chynnwys yn S/34991 yn unig yn y CDLl Diwygiedig. *In terms of deliverability, the western area of the Adopted LDP allocation (covered by S/34991) was subject to a Planning Committee Resolution to approve in March 2019 (up to 94 units). The planning agent advised in June 2019 that lawyers have been instructed to draw up the Section 106 agreement and that there is housebuilder interest in the site with a programme for formal marketing to be agreed. The agent also stated that there is still an intention to promote residential development on the eastern parcel of the Adopted LDP allocation with a flood consultant engaged.* *It is considered that there is sufficient comfort in terms of deliverability on the area covered by S/34991, however there remains concern as to the deliverability of the reminder of GA2/h35. Reference is made to the Stage 1 SFCA undertaken in support of the Revised LDP, along with other evidence produced in support of the Plan – notably the Stage 1b SFCA. It is considered appropriate to allocate only that area covered by S/34991 in the Revised LDP.*

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

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number:	Dim yn berthnasol / N/A	Cyfeirnod y Safle / Site Reference:	PrC2/h15
Cyfeiriad y Safle / Site Address:	Heol Maesarddafen/Erw Las, Llwynhendy / Maesarddafen Road /Erw Las,Llwynhendy	Arwynebedd y Safle / Site Area:	2.117
Defnydd Presennol / Existing Use:	Gwag / Vacant	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential

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

Sustainability Criteria

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

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

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

Sylwebaeth Gwerthuso Cynaliadwyedd / Sustainability Appraisal Commentary

Nid yw'r safle hwn yn defnyddio tir a ddatblygwyd o'r blaen, a chlustnodwyd ei fod mewn perygl o lifogydd llanw mewn senarios newid hinsawdd yn yr ACLIS - Cam 1. Yn dilyn yr asesiad hwn cafodd y safle ei wneud yn llai i beidio â chynnwys yr ardal a glustnodwyd o fod mewn perygl o lifogydd. Fel arall mae'r safle'n perfformio'n dda yn erbyn y fframwaith AC.

This site does not utilise previously developed land, and has been identified as being at risk of tidal flooding under climate change scenarios within the SFCA Stage 1. Following this assessment the site has been made smaller to exclude the area identified as at risk of flooding. The site otherwise performs well against the SA Framework.

Gadewir y dudalen hon yn wag yn fwriadol

This page is left intentionally blank

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

Manylion y Safle / Site Details			
Rhif y Safle Ymgeisio / Candidate Site Number:	CA0624 - SR/086/061	Cyfeirnod y Safle / Site Reference	PrC2/h16
Cyfeiriad y Safle / Site Address:	Ynys Las, Llwynhendy	Ardal Safle / Site Area:	1.419
Defnydd Presennol / Existing Use:	Gwag - Hen Safle Ysgol / *Vacant - former school site*	Defnydd Arfaethedig / Proposed Use:	Preswyl / *Residential*

Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History	
A yw'r safle yn Ddyraniad CDLl 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, Na / Yes, No**	**Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA Objectives**	**AC / SA**
1. A yw'r safle'n gydnaws â lleoliad twf yn y dyfodol a gyflwynir yn y Strategaeth a Ffefrir? / Is the site compatible against the location of future growth presented in the Preferred Strategy?	✓	SA1	+

Sylwadau ychwanegol / Additional Comments

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

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 of the Site Assessment

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

C8. A fyddai datblygu'r safle'n cael effaith niweidiol ar gymeriad ac amgylchiadau'r anheddiad neu ei nodweddion? / Q8. Would the development of the site have a detrimental impact on the character and setting of the settlement or its features?	×	SA8 SA9	+
C9. A fydd y cynnig yn cynnwys ailddefnyddio tir a/neu adeiladau addas a ddatblygwyd yn flaenorol? / Q9. Will the proposal involve the re-use of suitable previously developed land and/or buildings?	✓	SA9, SA7	+
Cyffredinol - Sylwadau Ychwanegol / General – Additional Comments			
Hygyrchedd / Accessibility			
C10. A yw'r safle'n hygyrch o'r briffordd gyhoeddus bresennol? Q10 Is the site accessible from the existing public highway?	✓		
C11 A oes gan y safle bwynt mynediad sydd â gweledegdd digonol? / Q11 Does the site have an available access point with adequate visibility?	✓		
C12 A oes unrhyw faterion sylweddol ar y briffordd wedi'u nodi ar sail tystiolaeth mewn perthynas â'r safle? / Q12 Have any significant and evidenced highway issues been identified relating to the site?	×	SA3	+
C13 A oes gan y safle fynediad addas i drafnidiaeth gyhoeddus a/neu lwybr teithio llesol? / Q13 Does the site have suitable access to public transport and/or active travel route?	✓	SA3, SA4, SA6, SA12, SA13, SA15	+
C14 A oes gan y safle fynediad i lecynnau gwyrdd/hamdden/cyfleusterau hamdden sydd o fewn pellter rhesymol? / Q14 Does the site have access to green space/ leisure/ recreational facilities that are within a reasonable distance?	✓	SA12, SA15	+
C15 A yw'r safle o fewn pellter rhesymol i'r canlynol: / Q15 Is the site within reasonable distance			
(a) Darpariaeth cyflogaeth / Employment provision	✓	SA6, SA10, SA14, SA15	+
(b) Darpariaeth fanwerthu / Retail provision	✓		+
(c) Gwasanaethau a chyfleusterau eraill / Other services and facilities	✓		+
C16 A yw'r safle o fewn pellter rhesymol i gyfleusterau addysg? / Q16 Is the site within a reasonable distance to education facilities?	✓	SA13	+
Hygyrchedd – Sylwadau Ychwanegol / Accessibility - Additional Comments			
Cam 2b – Asesiad Manwl Pellach o'r Safle – Parhad / Stage 2b – Further Detailed Site Assessment – Continued			
Ystyriaethau Amgylcheddol / Environmental Considerations			
C17 A yw'r safle wedi'i leoli o fewn neu wrth ymyl parth clustogi mwynau? / Q17 Is the site located within or adjacent to a mineral buffer zone?	×	SA6	+
C18 A yw'r safle o fewn neu'n union wrth ymyl ardal rheoli ansawdd aer? / Q18 Is the site within or immediately adjacent to an AQMA?	×	SA3	+
C19 A yw'r safle yn cynnwys pridd carbon uchel e.e. mawn? / Q19 Does the site contain high carbon soil e.g. peat?	×	SA7	+
C20 A yw'r safle'n cynnwys tir amaethyddol o ansawdd uchel? / Q20 Does the site contain high quality agricultural land?	×	SA7	+

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

Ystyriaethau Amgylcheddol - Sylwadau Ychwanegol / Environmental Considerations - Additional Comments

Categori Asesiad Strategol o Ganlyniadau Llifogydd Cam 1 - Melyn (risg canolig). Wrth nodi canlyniadau Cam 1 ACLlS, cyfeirir at sylfaen dystiolaeth ehangach y CDLl Diwygiedig - yn enwedig yn nhermau risg llifogydd.

Stage 1 SFCA category - Yellow (medium risk). In noting the SFCA Stage 1 outcomes, reference is made to the wider evidence base of the Revised LDP - particularly in terms of flood risk.

Seilwaith a Chyfleustodau / Infrastructure and Utilities

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

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

Deallir fod asedion Dŵr Cymru yn croesi y safle. Gall hwn fod ymhlith y manylion i'w hystyried mewn unrhyw cais cynllunio yn y dyfodol, ond nid ystyrir y byddai'n rhwystr i ddatblygu ar y safle.

It is understood that there are DCWW assets traversing the site. This could be amongst those details for consideration as part of any future planning application, however it is not considered that this would sterilise the site.

Y Gymraeg / Welsh Language

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

Y Gymraeg - Sylwadau Ychwanegol / Welsh Language - Additional Comments

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

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

Sylwadau Ychwanegol / Additional Comments

Mae'r safle hwn sy'n eiddo i Gyngor Sir Gâr o fewn y ffurf drefol sefydledig. Wrth gyflwyno'r safle ymgeisio, mae'r tirfeddiannwr (y Cyngor Sir) yn cyfeirio at friff marchnata/cynllunio, a nodir mai'r bwriad yw dwyn y safle ymlaen dros y tymor byr. Ym mis Mehefin 2019, dywed y Cyngor ei fod yn marchnata'r safle ar hyn o bryd, a honnir bod gan ddatblygwr ddiddordeb yn y safle a'i fod ar hyn o bryd yn cynnal ymchwiliadau cyn gwneud cynnig. Ystyrir ei bod yn rhesymegol ailddyrannu'r safle ar gyfer datblygu preswyl. Mae'r safle yn gyfle i adfywio safle tir llwyd a darparu cymysgedd addas o fathau o dai ar draws yr anheddiad. Gellir gofyn am wybodaeth ychwanegol a llinell amser ar gyfer cyflenwi fel bo'r angen wrth i'r CDLl fynd rhagddo tuag at y cam archwilio.

This Carmarthenshire County Council owned site is located within the established urban form. The candidate site submission made by the landowner (the County Council) refers to a marketing/planning brief and it is stated that the intention is to bring the site forward over the short term. As at June 2019, the Council states that it is currently marketing the site and it is claimed that a developer is interested in the site and is currently making investigations prior to submitting an offer. It is considered logical to re allocate the site for residential development. The site represents an opportunity to regenerate a brown field site and deliver a suitable mix of housing types across the settlement. Additional information and a timeline for delivery can be sought as necessary as the LDP goes towards examination.

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

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number:	CA0624 - SR/086/061	Cyfeirnod y Safle / Site Reference:	PrC2/h16
Cyfeiriad y Safle / Site Address:	Ynys Las, Llwynhendy	Arwynebedd y Safle / Site Area:	1.419
Defnydd Presennol / Existing Use:	Gwag - Hen Safle Ysgol / Vacant - former school site	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential

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

Sustainability Criteria

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

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

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

Sylwebaeth Gwerthuso Cynaliadwyedd / Sustainability Appraisal Commentary

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

This site performs very well against the SA Framework.

Gadewir y dudalen hon yn wag yn fwriadol

This page is left intentionally blank

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

Manylion y Safle / Site Details			
Rhif y Safle Ymgeisio / Candidate Site Number:	Dim yn berthnasol / *N/A*	Cyfeirnod y Safle / Site Reference	PrC2/h17
Cyfeiriad y Safle / Site Address:	Ger 73 Parc Guto, Llwynhendy / *Adjacent 73 Parc Gitto, Llwynhendy*	Ardal Safle / Site Area:	1.027
Defnydd Presennol / Existing Use:	Gwag / *Vacant*	Defnydd Arfaethedig / Proposed Use:	Preswyl / *Residential*

Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History	
A yw'r safle yn Ddyraniad CDLl presennol? / Is the site an existing LDP Allocation?	×
Hanes Cynllunio Perthnasol / Relevant Planning History	S/32678 - apel / appeal APP/M6825/A/16/3162574

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

Sylwadau ychwanegol / Additional Comments

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

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 of the Site Assessment

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

C8. A fyddai datblygu'r safle'n cael effaith niweidiol ar gymeriad ac amgylchiadau'r anheddiad neu ei nodweddion? / Q8. Would the development of the site have a detrimental impact on the character and setting of the settlement or its features?	×	SA8 SA9	+
C9. A fydd y cynnig yn cynnwys ailddefnyddio tir a/neu adeiladau addas a ddatblygwyd yn flaenorol? / Q9. Will the proposal involve the re-use of suitable previously developed land and/or buildings?	×	SA9, SA7	-
Cyffredinol - Sylwadau Ychwanegol / General – Additional Comments			
Hygyrchedd / Accessibility			
C10. A yw'r safle'n hygyrch o'r briffordd gyhoeddus bresennol? Q10 Is the site accessible from the existing public highway?	✓		
C11 A oes gan y safle bwynt mynediad sydd â gweledegdd digonol? / Q11 Does the site have an available access point with adequate visibility?	✓		
C12 A oes unrhyw faterion sylweddol ar y briffordd wedi'u nodi ar sail tystiolaeth mewn perthynas â'r safle? / Q12 Have any significant and evidenced highway issues been identified relating to the site?	×	SA3	+
C13 A oes gan y safle fynediad addas i drafnidiaeth gyhoeddus a/neu lwybr teithio llesol? / Q13 Does the site have suitable access to public transport and/or active travel route?	✓	SA3, SA4, SA6, SA12, SA13, SA15	+
C14 A oes gan y safle fynediad i lecynnau gwyrdd/hamdden/cyfleusterau hamdden sydd o fewn pellter rhesymol? / Q14 Does the site have access to green space/ leisure/ recreational facilities that are within a reasonable distance?	✓	SA12, SA15	+
C15 A yw'r safle o fewn pellter rhesymol i'r canlynol: / Q15 Is the site within reasonable distance			
(a) Darpariaeth cyflogaeth / Employment provision	✓	SA6, SA10, SA14, SA15	+
(b) Darpariaeth fanwerthu / Retail provision	✓		+
(c) Gwasanaethau a chyfleusterau eraill / Other services and facilities	✓		+
C16 A yw'r safle o fewn pellter rhesymol i gyfleusterau addysg? / Q16 Is the site within a reasonable distance to education facilities?	✓	SA13	+
Hygyrchedd – Sylwadau Ychwanegol / Accessibility - Additional Comments			
Cam 2b – Asesiad Manwl Pellach o'r Safle – Parhad / Stage 2b – Further Detailed Site Assessment – Continued			
Ystyriaethau Amgylcheddol / Environmental Considerations			
C17 A yw'r safle wedi'i leoli o fewn neu wrth ymyl parth clustogi mwynau? / Q17 Is the site located within or adjacent to a mineral buffer zone?	×	SA6	+
C18 A yw'r safle o fewn neu'n union wrth ymyl ardal rheoli ansawdd aer? / Q18 Is the site within or immediately adjacent to an AQMA?	×	SA3	+
C19 A yw'r safle yn cynnwys pridd carbon uchel e.e. mawn? / Q19 Does the site contain high carbon soil e.g. peat?	×	SA7	+
C20 A yw'r safle'n cynnwys tir amaethyddol o ansawdd uchel? / Q20 Does the site contain high quality agricultural land?	×	SA7	+

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

Ystyriaethau Amgylcheddol - Sylwadau Ychwanegol / Environmental Considerations - Additional Comments

Ni aeth y safle hwn drwy Gam 1 yr ACLlS - mae ganddo statws cynllunio.

This site did not go through the SFCA Stage 1 - it has planning status.

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

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

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

Y Gymraeg - Sylwadau Ychwanegol / Welsh Language - Additional Comments

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

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

Sylwadau Ychwanegol / Additional Comments

Bu'r safle'n destun cais cynllunio amlinellol ar gyfer 10 annedd ac fe ganiatawyd apêl ar 5 Mai 2017. Er mai cais amlinellol oedd y cais a gyflwynwyd, gan gadw'r holl faterion yn ôl, roedd dyluniad dangosol o'r safle yn dangos y byddai'n debygol y ceid mynediad i'r safle o Barc Guto/Erw Las, a gwnaed penderfyniad ynghylch yr apêl ar sail hynny. Bu'r safle'n destun apêl sy'n dangos bwriad cryf, ac mae cytundeb adran 106 wedi'i sefydlu. Dywedodd asiant y cais cynllunio (Hydref 2019) fod y tirfeddianwyr yn cynnal trafodaeth â datblygwr ar hyn o bryd, a'i bod hi'n debygol y byddai gwerthiant yn cael ei gytuno'n fuan. O ganlyniad i hyn, rhagwelir y bydd y materion a gadwyd yn ôl yn cael eu cyflwyno erbyn y Flwyddyn Newydd, a disgwylir i'r gwaith ddechrau ar y safle erbyn diwedd y gwanwyn/dechrau'r haf 2020. Mae'n rhesymegol dyrannu'r safle yn y CDLl Diwygiedig. Ystyrir y gall dyraniadau llai fel hyn greu cyferbyniad â'r safleoedd mwy hynny yn y clwstwr, gan gyfrannu drwy hynny at ystod a chymysgedd o safleoedd.

The site was subject to an outline planning application for 10 dwellings and an appeal was allowed on the 5 May 2017. Whilst the application submitted was in outline with all matters reserved, an illustrative site layout showed that access to the development would be likely to be obtained from Parc Gitto/Erw Las and the appeal was determined on that basis. The site has been subject to an appeal which does show a strong intent and a section 106 is in place. The agent on the planning application (October 2019) stated that the landowners are currently in discussion with a developer and a sale was likely to be agreed shortly. As a result, it is anticipated that reserved matters application would be submitted by the New Year, with works expected to start on site by late Spring/Early Summer 2020. It is logical to allocate the site within the Revised LDP. It is considered that smaller allocations like these can contrast to those larger sites in the cluster thus contributing to a range and mix of sites.

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

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number:	Dim yn berthnasol / N/A	Cyfeirnod y Safle / Site Reference:	PrC2/h17
Cyfeiriad y Safle / Site Address:	Ger 73 Parc Guto, Llwynhendy / Adjacent 73 Parc Gitto, Llwynhendy	Arwynebedd y Safle / Site Area:	1.027
Defnydd Presennol / Existing Use:	Gwag / Vacant	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential

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

Sustainability Criteria

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

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

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

Sylwebaeth Gwerthuso Cynaliadwyedd / Sustainability Appraisal Commentary

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

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

Gadewir y dudalen hon yn wag yn fwriadol

This page is left intentionally blank

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

Manylion y Safle / Site Details			
Rhif y Safle Ymgeisio / Candidate Site Number:	CA0621 - SR/086/060	Cyfeirnod y Safle / Site Reference	PrC2/h18
Cyfeiriad y Safle / Site Address:	Dylan, Trallwm	Ardal Safle / Site Area:	1.008
Defnydd Presennol / Existing Use:	Hen Fan Agored a Thir Chwarae (mae tai'n cael eu hadeiladu ar y safle bellach) / *Former Open Space & Play Area (now under construction as housing)*	Defnydd Arfaethedig / Proposed Use:	Preswyl / *Residential*

Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History	
A yw'r safle yn Ddyraniad CDLl presennol? / Is the site an existing LDP Allocation?	✓
Hanes Cynllunio Perthnasol / Relevant Planning History	S/36465, S/39538

Sylwadau Ychwanegol / Additional Comments
Datblygiad ar y safle. Disgwylir i Gam 1 (16 o gartrefi) gael ei gwblhau ym mis Chwefror 2020. Disgwylir i Gam 2 (8 o gartrefi) gael ei gwblhau ym mis Mehefin 2020 a cham 3 (8 o gartrefi) ei gwblhau ym mis Medi 2020. Mae'r safle yn rhan o Raglen Darparu Tai y Cyngor (Band A). *Development on site. Phase 1 (16 homes) due for completion in February 2020. Phase 2 (8 homes) due for completion in June 2020 and phase 3 (8 homes) due for completion in September 2020. The site forms part of the Council's Housing Delivery Programme (Band A).*

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

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number:	CA0621 - SR/086/060	Cyfeirnod y Safle / Site Reference:	PrC2/h18
Cyfeiriad y Safle / Site Address:	Dylan, Trallwm	Arwynebedd y Safle / Site Area:	1.008
Defnydd Presennol / Existing Use:	Hen Fan Agored a Thir Chwarae (mae tai'n cael eu hadeiladu ar y safle bellach) / Former Open Space & Play Area (now under construction as housing)	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential

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

Sustainability Criteria

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

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

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

Sylwebaeth Gwerthuso Cynaliadwyedd / Sustainability Appraisal Commentary

Safle'n cael ei adeiladu.

Site is under construction.

Gadewir y dudalen hon yn wag yn fwriadol

This page is left intentionally blank

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

Manylion y Safle / Site Details			
Rhif y Safle Ymgeisio / Candidate Site Number:	CA0101 SR/086/007 , CA0141 SR/086/011	Cyfeirnod y Safle / Site Reference	PrC2/h19
Cyfeiriad y Safle / Site Address:	Genwen, y Bryn / *Genwen, Bryn*	Ardal Safle / Site Area:	6.204
Defnydd Presennol / Existing Use:	Yn cael ei adeiladu - mwyafrif / *Under construction - majority*	Defnydd Arfaethedig / Proposed Use:	Preswyl / *Residential*

Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History	
A yw'r safle yn Ddyraniad CDLl presennol? / Is the site an existing LDP Allocation?	✓
Hanes Cynllunio Perthnasol / Relevant Planning History	S/33342 (240 uned / units)

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

Sylwadau ychwanegol / Additional Comments

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

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 of the Site Assessment

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

C8. A fyddai datblygu'r safle'n cael effaith niweidiol ar gymeriad ac amgylchiadau'r anheddiad neu ei nodweddion? / Q8. Would the development of the site have a detrimental impact on the character and setting of the settlement or its features?	×	SA8 SA9	+
C9. A fydd y cynnig yn cynnwys ailddefnyddio tir a/neu adeiladau addas a ddatblygwyd yn flaenorol? / Q9. Will the proposal involve the re-use of suitable previously developed land and/or buildings?	×	SA9, SA7	-
Cyffredinol - Sylwadau Ychwanegol / General – Additional Comments			
Hygyrchedd / Accessibility			
C10. A yw'r safle'n hygyrch o'r briffordd gyhoeddus bresennol? Q10 Is the site accessible from the existing public highway?	✓		
C11 A oes gan y safle bwynt mynediad sydd â gweledegdd digonol? / Q11 Does the site have an available access point with adequate visibility?	✓		
C12 A oes unrhyw faterion sylweddol ar y briffordd wedi'u nodi ar sail tystiolaeth mewn perthynas â'r safle? / Q12 Have any significant and evidenced highway issues been identified relating to the site?	×	SA3	+
C13 A oes gan y safle fynediad addas i drafnidiaeth gyhoeddus a/neu lwybr teithio llesol? / Q13 Does the site have suitable access to public transport and/or active travel route?	✓	SA3, SA4, SA6, SA12, SA13, SA15	+
C14 A oes gan y safle fynediad i lecynnau gwyrdd/hamdden/cyfleusterau hamdden sydd o fewn pellter rhesymol? / Q14 Does the site have access to green space/ leisure/ recreational facilities that are within a reasonable distance?	✓	SA12, SA15	+
C15 A yw'r safle o fewn pellter rhesymol i'r canlynol: / Q15 Is the site within reasonable distance			
(a) Darpariaeth cyflogaeth / Employment provision	✓	SA6, SA10, SA14, SA15	+
(b) Darpariaeth fanwerthu / Retail provision	✓		+
(c) Gwasanaethau a chyfleusterau eraill / Other services and facilities	✓		+
C16 A yw'r safle o fewn pellter rhesymol i gyfleusterau addysg? / Q16 Is the site within a reasonable distance to education facilities?	✓	SA13	+
Hygyrchedd – Sylwadau Ychwanegol / Accessibility - Additional Comments			
Cam 2b – Asesiad Manwl Pellach o'r Safle – Parhad / Stage 2b – Further Detailed Site Assessment – Continued			
Ystyriaethau Amgylcheddol / Environmental Considerations			
C17 A yw'r safle wedi'i leoli o fewn neu wrth ymyl parth clustogi mwynau? / Q17 Is the site located within or adjacent to a mineral buffer zone?	×	SA6	+
C18 A yw'r safle o fewn neu'n union wrth ymyl ardal rheoli ansawdd aer? / Q18 Is the site within or immediately adjacent to an AQMA?	×	SA3	+
C19 A yw'r safle yn cynnwys pridd carbon uchel e.e. mawn? / Q19 Does the site contain high carbon soil e.g. peat?	×	SA7	+
C20 A yw'r safle'n cynnwys tir amaethyddol o ansawdd uchel? / Q20 Does the site contain high quality agricultural land?	×	SA7	+

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

Ystyriaethau Amgylcheddol - Sylwadau Ychwanegol / Environmental Considerations - Additional Comments

Categori Asesiad Strategol o Ganlyniadau Llifogydd Cam 1 - Gwyrdd (risg isel)

Stage 1 SFCA category - Green (low risk)

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

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

Deallir fod asedion Dŵr Cymru yn croesi y safle (ardal safle ymgeisio CA0101 SR/086/007). Gall hwn fod ymhlith y manylion i'w hystyried mewn unrhyw cais cynllunio yn y dyfodol, ond nid ystyrir y byddai'n rhwystr i ddatblygu ar y safle.

It is understood that there are DCWW assets traversing the site (candidate site area CA0101 SR/086/007) . This could be amongst those details for consideration as part of any future planning application, however it is not considered that this would sterilise the site.

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

Y Gymraeg - Sylwadau Ychwanegol / Welsh Language - Additional Comments

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

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

Sylwadau Ychwanegol / Additional Comments

Nodir bod llain gul o dir ar flaen GA2/H45 heb ei chynnwys yn y caniatâd cynllunio. Mae'r safle ymgeisio CA0101 - SR/086/007 yn ceisio cadw'r parsel hwnnw o dir fel dyraniad tai. Ystyrir ei bod hi'n rhesymegol ei gadw fel dyraniad wrth symud ymlaen (20 o unedau), gan ei fod mewn lle amlwg ar flaen y safle, ac mae'r tirfeddiannwr wedi mynegi bwriad i'w gyflenwi. Ym mis Mehefin 2019, cadarnhaodd y tirfeddiannwr ei fod yn archwilio opsiynau ac yn derbyn cyngor - yn benodol yn gysylltiedig ag opsiynau mynediad i'r safle. Mae llain denau arall o'r dyraniad nad oes caniatâd arni wedi'i chynnwys yn SR/086/011 CA0141 - ond ni fydd y safle hwn yn cael ei gynnwys yn y dyraniad o hyn allan, a bydd yn cael ei dynnu o'r terfynau datblygu. Dylid cyfeirio at asesiad y Cyngor o'r safle ymgeisio hwnnw. Mewn perthynas â GA2/H46, ceir parsel ar wahân o dir oddi ar Cae-gar nad yw wedi'i gynnwys yn y caniatâd cynllunio. Nid oes unrhyw arwydd y bydd y parsel hwnnw o dir yn cael ei gyflenwi (ni chynigiwyd y safle fel safle ymgeisio, ac nid oes caniatâd cynllunio arno) felly bydd y dyraniad yn mynd rhagddo ar ffurf ddiwygiedig, a'r parsel hwn yn cael ei dynnu o'r dyraniad ac o'r terfynau datblygu. Mae'n rhesymegol ailddyrannu GA2/H45 (diwygiedig) a GA2/H46 (diwygiedig) ar gyfer cyfanswm o 260 o unedau yn y CDLl Diwygiedig.

It is noted that a slither of land on the frontage of GA2/H45 is not covered by the planning permission. Candidate site CA0101 - SR/086/007 seeks the retaining of that parcel of land as a housing allocation. It is considered logical to retain it within the allocation moving forward (20 units) as it has a prominent frontage position and the landowner has expressed an intent to deliver it. As at June 2019, the landowner confirms exploring of options and receiving advice – notably in relation to access options onto the site. A further slither of the allocation without permission is covered by SR/086/011 CA0141 - however this site will not be included in the allocation going forward and it will be removed from the development limits. Reference should be made to the assessment of that candidate site by the Council. In relation to GA2/H46, there is a detached parcel of land off Cae-gar which is not covered by the planning permission. There are no indicators of delivery on that parcel of land (no candidate site received or planning permission) and therefore the allocation will be refined moving forward with this parcel removed from the allocation and development limits. It is logical to re allocate GA2/H45 (refined) and GA2/H46 (refined) for a total of 260 units in the Revised LDP.

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

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number:	CA0101 SR/086/007 , CA0141 SR/086/011	Cyfeirnod y Safle / Site Reference:	PrC2/h19
Cyfeiriad y Safle / Site Address:	Genwen, y Bryn / Genwen, Bryn	Arwynebedd y Safle / Site Area:	6.204
Defnydd Presennol / Existing Use:	Yn cael ei adeiladu - mwyafrif / Under construction - majority	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential

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

Sustainability Criteria

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

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

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

Sylwebaeth Gwerthuso Cynaliadwyedd / Sustainability Appraisal Commentary

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

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

Gadewir y dudalen hon yn wag yn fwriadol

This page is left intentionally blank

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

Manylion y Safle / Site Details			
Rhif y Safle Ymgeisio / Candidate Site Number:	CA0625 - SR/086/062	Cyfeirnod y Safle / Site Reference	PrC2/h20
Cyfeiriad y Safle / Site Address:	Harddfan, Y Bryn / *Harddfan, Bryn*	Ardal Safle / Site Area:	0.155
Defnydd Presennol / Existing Use:	Man agored / *Open Space*	Defnydd Arfaethedig / Proposed Use:	Preswyl / *Residential*

Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History	
A yw'r safle yn Ddyraniad CDLl presennol? / Is the site an existing LDP Allocation?	✓ (rhan bychain /small part)
Hanes Cynllunio Perthnasol / Relevant Planning History	S/33659

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

Sylwadau ychwanegol / Additional Comments

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

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 of the Site Assessment

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

C8. A fyddai datblygu'r safle'n cael effaith niweidiol ar gymeriad ac amgylchiadau'r anheddiad neu ei nodweddion? / Q8. Would the development of the site have a detrimental impact on the character and setting of the settlement or its features?	×	SA8 SA9	+
C9. A fydd y cynnig yn cynnwys ailddefnyddio tir a/neu adeiladau addas a ddatblygwyd yn flaenorol? / Q9. Will the proposal involve the re-use of suitable previously developed land and/or buildings?	×	SA9, SA7	-
Cyffredinol - Sylwadau Ychwanegol / General – Additional Comments			
Hygyrchedd / Accessibility			
C10. A yw'r safle'n hygyrch o'r briffordd gyhoeddus bresennol? Q10 Is the site accessible from the existing public highway?	✓		
C11 A oes gan y safle bwynt mynediad sydd â gweledegdd digonol? / Q11 Does the site have an available access point with adequate visibility?	✓		
C12 A oes unrhyw faterion sylweddol ar y briffordd wedi'u nodi ar sail tystiolaeth mewn perthynas â'r safle? / Q12 Have any significant and evidenced highway issues been identified relating to the site?	×	SA3	+
C13 A oes gan y safle fynediad addas i drafnidiaeth gyhoeddus a/neu lwybr teithio llesol? / Q13 Does the site have suitable access to public transport and/or active travel route?	✓	SA3, SA4, SA6, SA12, SA13, SA15	+
C14 A oes gan y safle fynediad i lecynnau gwyrdd/hamdden/cyfleusterau hamdden sydd o fewn pellter rhesymol? / Q14 Does the site have access to green space/ leisure/ recreational facilities that are within a reasonable distance?	✓	SA12, SA15	+
C15 A yw'r safle o fewn pellter rhesymol i'r canlynol: / Q15 Is the site within reasonable distance			
(a) Darpariaeth cyflogaeth / Employment provision	✓	SA6, SA10, SA14, SA15	+
(b) Darpariaeth fanwerthu / Retail provision	✓		+
(c) Gwasanaethau a chyfleusterau eraill / Other services and facilities	✓		+
C16 A yw'r safle o fewn pellter rhesymol i gyfleusterau addysg? / Q16 Is the site within a reasonable distance to education facilities?	✓	SA13	+
Hygyrchedd – Sylwadau Ychwanegol / Accessibility - Additional Comments			
Cam 2b – Asesiad Manwl Pellach o'r Safle – Parhad / Stage 2b – Further Detailed Site Assessment – Continued			
Ystyriaethau Amgylcheddol / Environmental Considerations			
C17 A yw'r safle wedi'i leoli o fewn neu wrth ymyl parth clustogi mwynau? / Q17 Is the site located within or adjacent to a mineral buffer zone?	×	SA6	+
C18 A yw'r safle o fewn neu'n union wrth ymyl ardal rheoli ansawdd aer? / Q18 Is the site within or immediately adjacent to an AQMA?	×	SA3	+
C19 A yw'r safle yn cynnwys pridd carbon uchel e.e. mawn? / Q19 Does the site contain high carbon soil e.g. peat?	×	SA7	+
C20 A yw'r safle'n cynnwys tir amaethyddol o ansawdd uchel? / Q20 Does the site contain high quality agricultural land?	×	SA7	+

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

Ystyriaethau Amgylcheddol - Sylwadau Ychwanegol / Environmental Considerations - Additional Comments

Categori Asesiad Strategol o Ganlyniadau Llifogydd Cam 1 - Gwyrdd (risg isel)

Stage 1 SFCA category - Green (low risk)

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

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

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

Y Gymraeg - Sylwadau Ychwanegol / Welsh Language - Additional Comments

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

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

Sylwadau Ychwanegol / Additional Comments

I gyd-fynd â'r cais cynllunio amlinellol cyflwynwyd cynllun dangosol o'r datblygiad lle gwelir tri phâr o dai pâr ar y safle. I gyd-fynd â'r cais, cyflwynwyd hefyd arolwg coed a pherthi ar ffiniau deheuol a dwyreiniol y safle. Mae'r arolwg hwnnw'n cydnabod nad yw yr un o'r coed o werth sylweddol o ran amwynder, ond yn argymell y dylid eu cadw a'u gwarchod yn rhan o'r datblygiad. O ran y gallu i gyflenwi'r safle, mae'r tirfeddiannwr (y Cyngor) wedi cyflwyno safle ymgeisio gan nodi ei fod yn dymuno dwyn y safle yn ei flaen dros y tymor byr. Cyfeirir at yr hanes cynllunio, ac mae'r safle wedi'i gynnwys yn Rhaglen Adeiladu Tai Newydd - Datblygiadau Band A y Cyngor. Ystyrir ei bod hi'n briodol dyrannu'r ardal sydd wedi'i chynnwys yn S/33659 ar gyfer tai yn y CDLl diwygiedig. Mae hyn yn creu safle llai a math gwahanol o safle o gymharu â'r dyraniadau mwy yn yr ardal, gan ddarparu ystod a dewis ehangach ar draws y clwstwr.

The outline planning application was accompanied by an indicative development layout which shows the siting of three pairs of semi-detached houses within the site. It was also accompanied by a survey of the trees and hedgerows on the southern and eastern boundaries of the site which, whilst acknowledging that none of the trees are of significant amenity value, recommends that they be retained and protected as part of the development. In terms of deliverability, the landowner (the Council) has submitted a candidate site which identifies that it wishes to see the site brought forward over the short term. Reference is made to the planning history, whilst this site features within the Council's New Build- Band A Developments Programme. It is considered appropriate to allocate the area covered by S/33659 for housing in the revised LDP. This provides a smaller scale and different type of site to the larger allocations in the area, thus providing a wider range and choice across the cluster.

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

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number:	CA0625 - SR/086/062	Cyfeirnod y Safle / Site Reference:	PrC2/h20
Cyfeiriad y Safle / Site Address:	Harddfan, Y Bryn / Harddfan, Bryn	Arwynebedd y Safle / Site Area:	0.155
Defnydd Presennol / Existing Use:	Man agored / Open Space	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential

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

Sustainability Criteria

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

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

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

Sylwebaeth Gwerthuso Cynaliadwyedd / Sustainability Appraisal Commentary

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

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

Gadewir y dudalen hon yn wag yn fwriadol

This page is left intentionally blank

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

Manylion y Safle / Site Details			
Rhif y Safle Ymgeisio / Candidate Site Number:	Dim yn berthnasol / *N/A*		PrC2/h21
Cyfeiriad y Safle / Site Address:	Maes y Bryn, y Bryn / *Maes Y Bryn, Bryn*	Ardal Safle / Site Area:	1.224
Defnydd Presennol / Existing Use:	Yn cael ei adeiladu / *Under Construction*	Defnydd Arfaethedig / Proposed Use:	Preswyl / *Residential*

Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History	
A yw'r safle yn Ddyraniad CDLl presennol? / Is the site an existing LDP Allocation?	✓
Hanes Cynllunio Perthnasol / Relevant Planning History	S/36679

Sylwadau Ychwanegol / Additional Comments
Mae gwaith adeiladu'n mynd rhagddo ar y safle. Dyrannu'r safle yn y CDLl Diwygiedig. *The site is under construction. Allocate the site in the Revised LDP.*

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

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number:	Dim yn berthnasol / N/A	Cyfeirnod y Safle / Site Reference:	PrC2/h21
Cyfeiriad y Safle / Site Address:	Maes y Bryn, y Bryn / Maes Y Bryn, Bryn	Arwynebedd y Safle / Site Area:	1.224
Defnydd Presennol / Existing Use:	Yn cael ei adeiladu / Under Construction	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential

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

Sustainability Criteria

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

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

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

Sylwebaeth Gwerthuso Cynaliadwyedd / Sustainability Appraisal Commentary

Safle'n cael ei adeiladu.

Site is under construction.

Gadewir y dudalen hon yn wag yn fwriadol

This page is left intentionally blank

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

Manylion y Safle / Site Details			
Rhif y Safle Ymgeisio / Candidate Site Number:	CA0279 - SR/086/025	Cyfeirnod y Safle / Site Reference	PrC2/h22
Cyfeiriad y Safle / Site Address:	Cwm y Nant, Dafen	Ardal Safle / Site Area:	11.29
Defnydd Presennol / Existing Use:	Amaethyddol / *Agricultural*	Defnydd Arfaethedig / Proposed Use:	Preswyl / *Residential*

Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History	
A yw'r safle yn Ddyraniad CDLl 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, Na / Yes, No**	**Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA Objectives**	**AC / SA**
1. A yw'r safle'n gydnaws â lleoliad twf yn y dyfodol a gyflwynir yn y Strategaeth a Ffefrir? / Is the site compatible against the location of future growth presented in the Preferred Strategy?	✓	SA1	+

Sylwadau ychwanegol / Additional Comments
Yma, cyflwynir hefyd adolygiad o dir preswyl cyfagos nas cyflwynwyd fel safle ymgeisio ac sydd yn eiddo i drydydd parti (hy, nid yw'n eiddo i'r Cyngor) - dyraniadau ga2/h56 a ga2/h30 (rhan). *A review of adjacent residential land not put forward as a candidate site and in third party ownership (i.e. not Council ownership) is also provided here - LDP allocations ga2/h56 and ga2/h30 (part)*

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

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 of the Site Assessment

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

C8. A fyddai datblygu'r safle'n cael effaith niweidiol ar gymeriad ac amgylchiadau'r anheddiad neu ei nodweddion? / Q8. Would the development of the site have a detrimental impact on the character and setting of the settlement or its features?	×	SA8 SA9	+
C9. A fydd y cynnig yn cynnwys ailddefnyddio tir a/neu adeiladau addas a ddatblygwyd yn flaenorol? / Q9. Will the proposal involve the re-use of suitable previously developed land and/or buildings?	×	SA9, SA7	-
Cyffredinol - Sylwadau Ychwanegol / General – Additional Comments			
Hygyrchedd / Accessibility			
C10. A yw'r safle'n hygyrch o'r briffordd gyhoeddus bresennol? Q10 Is the site accessible from the existing public highway?	✓		
C11 A oes gan y safle bwynt mynediad sydd â gweledegdd digonol? / Q11 Does the site have an available access point with adequate visibility?	✓		
C12 A oes unrhyw faterion sylweddol ar y briffordd wedi'u nodi ar sail tystiolaeth mewn perthynas â'r safle? / Q12 Have any significant and evidenced highway issues been identified relating to the site?	×	SA3	+
C13 A oes gan y safle fynediad addas i drafnidiaeth gyhoeddus a/neu lwybr teithio llesol? / Q13 Does the site have suitable access to public transport and/or active travel route?	✓	SA3, SA4, SA6, SA12, SA13, SA15	+
C14 A oes gan y safle fynediad i lecynnau gwyrdd/hamdden/cyfleusterau hamdden sydd o fewn pellter rhesymol? / Q14 Does the site have access to green space/ leisure/ recreational facilities that are within a reasonable distance?	×	SA12, SA15	-
C15 A yw'r safle o fewn pellter rhesymol i'r canlynol: / Q15 Is the site within reasonable distance			
(a) Darpariaeth cyflogaeth / Employment provision	✓	SA6, SA10, SA14, SA15	+
(b) Darpariaeth fanwerthu / Retail provision	✓		+
(c) Gwasanaethau a chyfleusterau eraill / Other services and facilities	✓		+
C16 A yw'r safle o fewn pellter rhesymol i gyfleusterau addysg? / Q16 Is the site within a reasonable distance to education facilities?	✓	SA13	+
Hygyrchedd – Sylwadau Ychwanegol / Accessibility - Additional Comments			
Mae llwybr cyswllt cynaliadwy wedi cael ei gwblhau o Langennech i Ddafen ar hyd yr A4138 (Teithio Llesol), ac mae llwybr 36/97 yn gyfagos â'r safle. Yn rhan o'r cais cynllunio amlinellol sy'n dod i'r amlwg, byddai cyfres o faterion manwl yn cael eu hadolygu - ac mae mynediad a chapasiti'r briffordd ymhlith y materion pwysicaf. Nid yw'r safle wedi'i leoli o fewn 400m i ddarpariaeth mannau chwarae. *A sustainable connectivity route has been completed from Llangennech to Dafen along the A4138 (Active Travel), whilst footpath 36/97 runs adjacent to the site. As part of the emerging outline planning application, a series of detailed issues would be reviewed - not least of which is access and highway capacity. The site is not located within 400m of a play space provision.*			
Cam 2b – Asesiad Manwl Pellach o'r Safle – Parhad / Stage 2b – Further Detailed Site Assessment – Continued			
Ystyriaethau Amgylcheddol / Environmental Considerations			
C17 A yw'r safle wedi'i leoli o fewn neu wrth ymyl parth clustogi mwynau? / Q17 Is the site located within or adjacent to a mineral buffer zone?	×	SA6	+
C18 A yw'r safle o fewn neu'n union wrth ymyl ardal rheoli ansawdd aer? / Q18 Is the site within or immediately adjacent to an AQMA?	×	SA3	+
C19 A yw'r safle yn cynnwys pridd carbon uchel e.e. mawn? / Q19 Does the site contain high carbon soil e.g. peat?	×	SA7	+
C20 A yw'r safle'n cynnwys tir amaethyddol o ansawdd uchel? / Q20 Does the site contain high quality agricultural land?	×	SA7	+

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

Ystyriaethau Amgylcheddol - Sylwadau Ychwanegol / Environmental Considerations - Additional Comments

Ardal y Safle ymgeisio - Categori Asesiad Strategol o Ganlyniadau Llifogydd Cam 1 - Melyn (risg canolig). Wrth nodi canlyniadau Cam 1 ACLlS, cyfeirir at sylfaen dystiolaeth ehangach y CDLl Diwygiedig - yn enwedig yn nhermau risg llifogydd.

Candidate Site Area - *Stage 1 SFCA category - Yellow (medium risk). In noting the SFCA Stage 1 outcomes, reference is made to the wider evidence base of the Revised LDP - particularly in terms of flood risk.*

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

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

Deallir fod asedion Dŵr Cymru yn croesi y safle. Gall hwn fod ymhlith y manylion i'w hystyried mewn unrhyw cais cynllunio yn y dyfodol, ond nid ystyrir y byddai'n rhwystr i ddatblygu ar y safle. Nodir yr angen posib am Asesiad Modelu Hydrolig.

It is understood that there are DCWW assets traversing the site. This could be amongst those details for consideration as part of any future planning application, however it is not considered that this would sterilise the site. The potential requirement for Hydraulic Modelling Assessment is noted.

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

Y Gymraeg - Sylwadau Ychwanegol / Welsh Language - Additional Comments

Ystyriaeth / Consideration	Ie, Na / Yes, No	Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA Objectives	AC / SA
Cam 2b – Asesiad Manwl Pellach o'r Safle – Parhad / Stage 2b – Further Detailed Site Assessment – Continued			
Hyfywedd ac Ymarferoldeb / Viability and Deliverability			
C26 A yw'r ymgeisydd wedi darparu digon o dystiolaeth i ddangos bod modd cyflawni'r datblygiad a'i fod yn hyfyw yn ariannol? / Q26 Has the applicant provided sufficient evidence to show the development is deliverable and financially viable?	✓		
C27 A yw'r ymgeisydd wedi darparu digon o dystiolaeth i nodi pryd y caiff y safle ei gyflwyno i'w ddatblygu? / Q27 Has the applicant provided sufficient evidence to identify when the site will be brought forward for development?	✓		

Sylwadau Ychwanegol / Additional Comments

Mae safle ymgeisio SR/086/025 CA0279 yn cynnwys oddeutu hanner GA2/h30, a'r cyfan o GA2/31 a GA2/h33. Mae'r rhain i gyd yn ddyraniadau tai yn y CDLl presennol, ac yn eiddo i'r Cyngor (a gyflwynodd y safle ymgeisio). Nodir bod gweddill GA2/h30, ynghyd â safle cyfagos GA2/h56 yn eiddo i drydydd parti, a heb eu cyflwyno fel safleoedd ymgeisio. Gellir cyfeirio at uwchgynllun tanategol a baratowyd yn flaenorol ar gyfer ardal Cwm y Nant.
O ran y gallu i'w gyflenwi, nodir bod y tir yn 'Y Waun' wedi'i gynnwys ar restr Datblygiadau Newydd Band B y Cyngor. Yn y cynnig ar gyfer y safle ymgeisio, nododd y Cyngor fod ymgynghorydd wedi'i benodi i arwain y gwaith o baratoi a chyflwyno cais amlinellol, a bod y safle wedi'i ddyrannu i'w waredu yn Rhaglen Gyfalaf 5 Mlynedd y Cyngor. Ar ben hynny, cynhaliwyd ymgynghoriad cyn ymgeisio ym mis Gorffennaf 2019 ar y tir sydd wedi'i gynnwys yn CA0279 / SR/086/025. Roedd yr ymgynghoriad hwn yn cynnwys llawer o wybodaeth ategol.
O ran y tir sydd y tu hwnt i berchnogaeth y Cyngor (a'r tu allan i ardal y safle ymgeisio), mewn adborth gan asiant y tirfeddiannwr hwnnw (Mehefin 2019) nodwyd bod adeiladwr tai graddfa fawr adnabyddus wedi dweud y byddai'n ystyried cynnig a fyddai'n caniatáu datblygu tir ei gleient fesul cam. Ystyrir ei bod hi'n briodol ailddyrannu rhan o'r gweddill o GA2/h30 (80 uned). Ystyrir ei bod yn rhesymegol dyrannu ardal y safle ymgeisio, ynghyd â rhan o weddill dyraniad presennol y CDLl GA2/h30, ar gyfer datblygiad preswyl yn y CDLl Diwygiedig. O ran cwrdda'r angen tai, ni ystyrir bod angen gweddill Ga2/h30 (y tu hwnt i'r hyn a ddyrannwyd yn y CDLl Diwygiedig), na Ga2/h56 (ni chyflwynwyd unrhyw safle ymgeisydd) o fewn cyfnod y Cynllun hwn.

Candidate site SR/086/025 CA0279 forms around half of GA2/h30, all of GA2/31 and all of GA2/h33. These are all housing allocations in the existing LDP and within the ownership of the Council (who submitted the candidate site). It is noted that the remainder of GA2/h30, together with adjacent site GA2/h56 is in third party ownership and no candidate site was submitted. Reference can be made to an informing masterplan previously prepared for the Cwm y Nant area.
In terms of deliverability, it is noted that the land at 'Y Waun' is listed on the Band B Council New Build Developments schedule. Within the candidate site submission, the Council stated that a consultant has been appointed to lead on the preparation and submission of an outline application and that the site is allocated for disposal within the Council's 5 year Capital Receipt Programme. Furthermore, a pre application consultation (PAC) was undertaken in July 2019 on the land covered by CA0279 / SR/086/025. This PAC included a host of supporting information.
In terms of the land outside of Council ownership (and beyond the candidate site area) feedback from the agents of that landowner (June 2019) stated that a well-known volume housebuilder has stated that they would consider a proposal which would allow for the development of their client's land in a phased structure. It is considered appropriate to re allocate part of the remainder of GA2/h30 (80 units). It is considered logical to allocate the candidate site area, together with part of the remainder of existing LDP allocation GA2/h30, for residential development in the Revised LDP. In terms of meeting housing need, it is not considered that the remainder of Ga2/h30 beyond that allocated in the Revised LDP, nor Ga2/h56 (no candidate site submitted) are required within this Plan period.

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

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number:	CA0279 - SR/086/025	Cyfeirnod y Safle / Site Reference:	PrC2/h22
Cyfeiriad y Safle / Site Address:	Cwm y Nant, Dafen	Arwynebedd y Safle / Site Area:	11.29
Defnydd Presennol / Existing Use:	Amaethyddol / Agricultural	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential

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

Sustainability Criteria

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

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

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

Sylwebaeth Gwerthuso Cynaliadwyedd / Sustainability Appraisal Commentary

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

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

Gadewir y dudalen hon yn wag yn fwriadol

This page is left intentionally blank

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

Manylion y Safle / Site Details			
Rhif y Safle Ymgeisio / Candidate Site Number:	Dim yn berthnasol / *N/A*	Cyfeirnod y Safle / Site Reference	PrC2/h23
Cyfeiriad y Safle / Site Address:	Porth Dwyrain Dafen / *Dafen East Gateway*	Ardal Safle / Site Area:	5.471
Defnydd Presennol / Existing Use:	Gwag / *Vacant*	Defnydd Arfaethedig / Proposed Use:	Preswyl / *Residential*

Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History	
A yw'r safle yn Ddyraniad CDLl 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, Na / Yes, No**	**Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA Objectives**	**AC / SA**
1. A yw'r safle'n gydnaws â lleoliad twf yn y dyfodol a gyflwynir yn y Strategaeth a Ffefrir? / Is the site compatible against the location of future growth presented in the Preferred Strategy?	✓	SA1	+

Sylwadau ychwanegol / Additional Comments

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

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 of the Site Assessment

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

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

Cyffredinol - Sylwadau Ychwanegol / General – Additional Comments

Mae'r safle'n cynnig potensial i gyflawni swyddogaeth fel porth ar y ffordd ddwyreiniol i mewn i Lanelli a byddai cyfleoedd neilltuol i ddatblygu'r safle yn dirnod yn y cam dylunio manwl. Yn ogystal â hyn, bydd angen cydnabod y peilonau sy'n croesi'r safle a cheisio cynnwys coed yn y dyluniad.

The site offers potential to fulfil a gateway function on the eastern approach into Llanelli and there would be particular opportunities for a landmark function to be developed at detailed design stage. Also, there will be a need to acknowledge the pylons crossing the site and seek to incorporate trees into the design solution.

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

Hygyrchedd – Sylwadau Ychwanegol / Accessibility - Additional Comments

Mae llwybr cyswllt cynaliadwy wedi cael ei gwblhau o Langennech i Ddafen ar hyd yr A4138 (Teithio Llesol). Nid yw'r safle wedi'i leoli o fewn 400m i ddarpariaeth mannau chwarae.

A sustainable connectivity route has been completed from Llangennech to Dafen along the A4138 (Active Travel). The site is not located within 400m of a play space provision.

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

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

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

Ystyriaethau Amgylcheddol - Sylwadau Ychwanegol / Environmental Considerations - Additional Comments

Categori Asesiad Strategol o Ganlyniadau Llifogydd Cam 1 - Melyn (risg canolig). Wrth nodi canlyniadau Cam 1 ACLIS, cyfeirir at sylfaen dystiolaeth ehangach y CDLl Diwygiedig - yn enwedig yn nhermau risg llifogydd.

Stage 1 SFCA category - Yellow (medium risk). In noting the SFCA Stage 1 outcomes, reference is made to the wider evidence base of the Revised LDP - particularly in terms of flood risk.

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

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

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

Y Gymraeg - Sylwadau Ychwanegol / Welsh Language - Additional Comments

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

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

Sylwadau Ychwanegol / Additional Comments

Mae'r safle yn ddyraniad preswyl presennol (dyraniad tai newydd yn y CDLl Mabwysiedig). Er nad oes unrhyw safle ymgeisio wedi dod i law ar gyfer y CDLl Diwygiedig, mae adborth a gafwyd ym mis Hydref 2019 yn dangos bwriad cadarn i ddwyn y safle yn ei flaen. Deellir bod y fargen ar gyfer y tir wedi'i chytuno mewn egwyddor, a dyma'r llinell amser a ddarparwyd: Cychwyn Ymgynghoriad Cyn Ymgeisio - yn hwyr ym mis Tachwedd 2019, Cyflwyno Cais Cynllunio - yn fuan ym mis Ionawr 2020, Targed Penderfyniad Pwyllgor Cynllunio - Gorffennaf 2020, Targed Cytundeb a Phenderfyniad ynghylch A106 - Awst 2020, Targed ar gyfer cychwyn datblygu - Medi/Hydref 2020 (yn unol ag amodau), Rhaglen adeiladu tua 2 flynedd o hyd (erbyn diwedd 2022). Mae diweddariad pellach ym mis Rhagfyr 2019 yn awgrymu Chwefror 2020 fel dyddiad dechrau yr Ymgynghoriad Cyn Ymgeisio.Ystyrir ei bod hi'n rhesymegol cadw'r safle fel dyraniad oherwydd yr ymrwymiadau a wnaed ynghylch ei gyflenwi. Gofynnir am wybodaeth ychwanegol yn ôl yr angen wrth i'r CDLl fynd tuag at archwiliad.

The site is an existing residential allocation (a new housing allocation in the Adopted LDP). In noting that no candidate site has been received for the Revised LDP, feedback received in October 2019 outlines a firm intent to bring the site forward. It is understood that the land deal has been agreed in principle and the timeline provided is as follows: Commencement of Pre-Application Consultation -late November 2019, Submission of Planning Application - early January 2020, Target Planning Committee Decision - July 2020, Target S106 Agreement and Decision - August 2020, Target commencement of development - September/October 2020 (subject to conditions), Approximate 2 year build programme (by end of 2022). A further update in December 2019 suggests February 2020 as the start date for the Pre-Application Consultation. It is considered logical to retain the site as an allocation given the commitments made on delivery. Additional information will be sought as necessary as the LDP goes towards examination.

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

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number:	Dim yn berthnasol / N/A	Cyfeirnod y Safle / Site Reference:	PrC2/h23
Cyfeiriad y Safle / Site Address:	Porth Dwyrain Dafen / Dafen East Gateway	Arwynebedd y Safle / Site Area:	5.471
Defnydd Presennol / Existing Use:	Gwag / Vacant	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential

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

Sustainability Criteria

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

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

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

Sylwebaeth Gwerthuso Cynaliadwyedd / Sustainability Appraisal Commentary

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

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

Gadewir y dudalen hon yn wag yn fwriadol

This page is left intentionally blank

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

Manylion y Safle / Site Details			
Rhif y Safle Ymgeisio / Candidate Site Number:	CA0771 - SR/086/069	Cyfeirnod y Safle / Site Reference	PrC2/MU1
Cyfeiriad y Safle / Site Address:	Cyn Safle Gwaith yr Hen Gastell, Llanelli / *Former Old Castle Works, Llanelli*	Ardal Safle / Site Area:	3.57
Defnydd Presennol / Existing Use:	Hen Waith Tun a Dur / *Former Tin & Steel works*	Defnydd Arfaethedig / Proposed Use:	Cymysgedd o ddefnyddiau sy'n canolbwyntio ar yr economi ymwelwyr, treftadaeth a hamdden. / *Mix of uses focused on the visitor economy, heritage and leisure.*

Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History	
A yw'r safle yn Ddyraniad CDLl 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, Na / Yes, No**	**Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA Objectives**	**AC / SA**
1. A yw'r safle'n gydnaws â lleoliad twf yn y dyfodol a gyflwynir yn y Strategaeth a Ffefrir? / Is the site compatible against the location of future growth presented in the Preferred Strategy?	✓	SA1	+

Sylwadau ychwanegol / Additional Comments
Mae arwynebedd y safle ymgeisio yn llai na'r arwynebedd sydd wedi'i ddyrannu yn y CDLl mabwysiedig cyfredol, ond mae'r defnyddiau a gynigir yr un peth. *The candidate site area is smaller than the area allocated in the current adopted LDP, however the uses proposed align.*

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

Sylwadau Ychwanegol / Additional Comments
Mae Cilfach Tywyn yn ardal o bwysigrwydd rhyngwladol er cadwraeth natur. Bydd ardal y safle wedi'i dyrannu yn y CDLl Diwygiedig gyda'r parth MCDau wedi'i dorri allan. Nodir hefyd fod datblygiad a gynigir yn cynnwys defnyddiau nad ydynt yn agored i niwed. Ceir arwyddion o lygoden y dŵr a chofnodion o ddyfrgwn yn agos at y safle, a byddai angen ystyried hyn yn rhan o unrhyw gais cynllunio yn y dyfodol. *The Burry Inlet is an area of International importance for nature conservation. The site area will be allocated in the Revised LDP with the DAMs zone trimmed out. It is also noted that the uses proposed are non vulnerable development. There are indications of Water vole and Otter Records in close proximity to the site which would need to be considered as part of any future planning application.*

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 of the Site Assessment

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

C7. A fyddai datblygu'r safle'n mynd yn groes i egwyddorion cynllunio cyffredinol? / Q7. Would development of the site be contrary to general planning principles?	×		
C8. A fyddai datblygu'r safle'n cael effaith niweidiol ar gymeriad ac amgylchiadau'r anheddiad neu ei nodweddion? / Q8. Would the development of the site have a detrimental impact on the character and setting of the settlement or its features?	×	SA8 SA9	+
C9. A fydd y cynnig yn cynnwys ailddefnyddio tir a/neu adeiladau addas a ddatblygwyd yn flaenorol? / Q9. Will the proposal involve the re-use of suitable previously developed land and/or buildings?	✓	SA9, SA7	+

Cyffredinol - Sylwadau Ychwanegol / General – Additional Comments

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

Hygyrchedd – Sylwadau Ychwanegol / Accessibility - Additional Comments

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

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

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

Ystyriaethau Amgylcheddol - Sylwadau Ychwanegol / Environmental Considerations - Additional Comments

Categori Asesiad Strategol o Ganlyniadau Llifogydd Cam 1 - Coch (risg uchel). Wrth nodi canlyniadau Cam 1 ACLlS, cyfeirir at sylfaen dystiolaeth ehangach y CDLl Diwygiedig - yn enwedig yn nhermau risg llifogydd. Nodir hefyd fod datblygiad a gynigir yn cynnwys defnyddiau nad ydynt yn agored i niwed.

Stage 1 SFCA category - Red (high risk). In noting the SFCA Stage 1 outcomes, reference is made to the wider evidence base of the Revised LDP - particularly in terms of flood risk. It is also noted that the uses proposed are non vulnerable development.

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

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

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

Y Gymraeg - Sylwadau Ychwanegol / Welsh Language - Additional Comments

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

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

Sylwadau Ychwanegol / Additional Comments

O ran y gallu i'w gyflenwi, bydd y polisi cynllunio hefyd yn ceisio pennu paramedrau mor eang ag sy'n bosibl, yn enwedig wrth gydnabod y cymhlethdodau'n gysylltiedig â'r safle a'r ffaith nad dyraniad preswyl sy'n cael ei gynnig. Cyfeirir at yr angen i gyflwyno briff cynllunio ymhen amser. Ystyrir y dylid dyrannu'r safle ar gyfer cymysgedd o ddefnyddiau sy'n canolbwyntio ar yr economi ymwelwyr, treftadaeth a hamdden. Nodir bod yr ardal sydd wedi'i dyrannu yn y CDLl yn fwy na'r ardal a gyflwynwyd fel safle ymgeisio. Gan hynny, bydd yr ardal a ddyrannir yn cael ei diwygio i adlewyrchu'r safle ymgeisio (a'r ardaloedd y mae parth y MCDau yn effeithio arnynt wedi'u hepgor).

In terms of deliverability, the planning policy position will also seek to set as broad a set of parameters as possible, not least in recognition of the complexities of the site and it is not a residential allocation being proposed. There is reference to the submission of a planning brief in due course. It is considered that the site should be allocated for a mix of uses focused on the visitor economy, heritage and leisure. It is noted that the LDP allocated area is larger than the candidate site submission area. As such, the allocated area will be refined to reflect the candidate site (with areas affected by DAMs zone excluded).

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

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number:	CA0771 - SR/086/069	Cyfeirnod y Safle / Site Reference:	PrC2/MU1
Cyfeiriad y Safle / Site Address:	Cyn Safle Gwaith yr Hen Gastell, Llanelli / Former Old Castle Works, Llanelli	Arwynebedd y Safle / Site Area:	3.57
Defnydd Presennol / Existing Use:	Hen Waith Tun a Dur / Former Tin & Steel works	Defnydd Arfaethedig / Proposed Use:	Cymysgedd o ddefnyddiau sy'n canolbwyntio ar yr economi ymwelwyr, treftadaeth a hamdden. / Mix of uses focused on the visitor economy, heritage and leisure.

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

Sustainability Criteria

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

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

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

Sylwebaeth Gwerthuso Cynaliadwyedd / Sustainability Appraisal Commentary

Yn gyffredinol, mae'r safle'n perfformio'n dda yn erbyn y fframwaith AC. Mae'r safle'n union wrth ymyl Safle Morol Ewropeaidd Bae Caerfyrddin a'r Aberoedd, felly bydd yn rhaid i'r safle sicrhau nad oes effaith niweidiol ar ansawdd dŵr o ganlyniad i ddŵr ffo yn ystod y gwaith adeiladu/gweithredu. Nodir y safle fel un sydd mewn perygl o lifogydd llanw mewn senarios newid hinsawdd yn yr ACLlS - Cam 1, ond nid yw'r safle hwn yn cael ei ddyrannu ar gyfer defnydd (preswyl) agored i niwed. Mae'n debygol y byddai angen i'r safle gynnal ACLl i gael caniatâd cynllunio.

This site generally preforms well against the SA Framework. The site is immediately adjacent to CBEEMS and so the site will be required to ensure no detrimental effect on water quality as a result of run-off during construction/operation. The site is identified as being at risk of tidal flooding under climate change scenarios within the SFCA Stage 1, however this site is not being allocated for vulnerable (residential) use. It is likely that the site would require an FCA to gain planning permission.

Gadewir y dudalen hon yn wag yn fwriadol

This page is left intentionally blank

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

Manylion y Safle / Site Details			
Rhif y Safle Ymgeisio / Candidate Site Number:	CA0593 - SR/086/055	Cyfeirnod y Safle / Site Reference	PrC2/MU2
Cyfeiriad y Safle / Site Address:	Porth Trostre / *Trostre Gateway*	Ardal Safle / Site Area:	3.66
Defnydd Presennol / Existing Use:	*Tir Pori Gwag* / Vacant Grazing Land	Defnydd Arfaethedig / Proposed Use:	Preswyl (Masnachol cyfagos) / *Residential (commercial adjacent)*

Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History	
A yw'r safle yn Ddyraniad CDLl presennol? / Is the site an existing LDP Allocation?	✓
Hanes Cynllunio Perthnasol / Relevant Planning History	*2019* - arfaethedig/cyfredol ar ran ddwyreiniol y safle - S/39022 - CODI SIOP FWYD DOSBARTH A1 A SIOP GOFFI GYRRU DRWODD, GYDA MYNEDFA, MAES PARCIO A GWAITH TIRWEDDU CYSYLLTIEDIG *pending /current on eastern part of site - S/39022 - THE ERECTION OF A CLASS A1 FOODSTORE AND A DRIVE-THRU COFFEE SHOP, WITH ASSOCIATED ACCESS, CAR PARKING, AND LANDSCAPING*

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

Sylwadau ychwanegol / Additional Comments
Cyflwynwyd CA0593 - SR/086/055 i wneud cais am ddyraniad ar gyfer defnydd preswyl ar y cyd â defnydd masnachol ar dir cyfagos. Ystyrir ei bod hi'n rhesymegol adolygu dyraniad defnydd cymysg y CDLl cyfredol mewn modd integredig, a bydd y potensial am ddefnydd preswyl yn cael ei adolygu yn rhan o hyn. Mae ardal y safle ymgeisio fymryn yn wahanol i'r ardal a ddyrannwyd. *CA0593 - SR/086/055, was submitted seeking allocation for residential in conjunction with commercial on adjacent land. It is considered logical to review the current LDP mixed use allocation in an integrated manner and the potential for residential will be reviewed as part of this. The candidate site area differs very slightly to the allocated area.*

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

Sylwadau Ychwanegol / Additional Comments
Mae rhan o'r safle defnydd cymysg a ddyrannwyd (cyfran y dwyrain) yn union wrth ymyl y MCDau. Mae'r ardal sy'n cael ei hyrwyddo ar gyfer defnydd masnachol yn y cais cynllunio arfaethedig/cyfredol wedi'i leoli o fewn yr ardal y mae'r MCDau yn effeithio arni (y tir gwyn). Ceir coetir ar y safle. Mae'r cais cynllunio cyfredol / arfaethedig yn cyfeirio at fwriad i gadw cynifer o'r coed presennol ag sy'n bosibl, ac ymgorffori cynllun tirweddu sy'n cadw cymeriad y terfynau presennol gan ganiatáu golygfeydd i mewn i'r datblygiad. *Part of the allocated mixed use site (eastern portion) is directly adjacent to the DAMs. The area being promoted for commercial / retail in the pending/current planning application is located within the DAMs affected area (white land). There is woodland on the site. The current / pending planning application refers to intention is to retain as many of the existing trees as possible and incorporate a landscaping scheme that keeps the character of the existing boundaries whilst allowing views through to the development.*

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 of the Site Assessment

Cam 2b – Asesiad Manwl Pellach o'r Safle / Stage 2b - Further Detailed Site Assessment			
Ystyriaeth / Consideration	**Ie, Na / Yes, No**	**Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA Objectives**	**AC / SA**
Cyffredinol / General			
C7. A fyddai datblygu'r safle'n mynd yn groes i egwyddorion cynllunio cyffredinol? / Q7. Would development of the site be contrary to general planning principles?	×		
C8. A fyddai datblygu'r safle'n cael effaith niweidiol ar gymeriad ac amgylchiadau'r anheddiad neu ei nodweddion? / Q8. Would the development of the site have a detrimental impact on the character and setting of the settlement or its features?	×	SA8 SA9	+
C9. A fydd y cynnig yn cynnwys ailddefnyddio tir a/neu adeiladau addas a ddatblygwyd yn flaenorol? / Q9. Will the proposal involve the re-use of suitable previously developed land and/or buildings?	×	SA9, SA7	-
Cyffredinol - Sylwadau Ychwanegol / General – Additional Comments			
Hygyrchedd / Accessibility			
C10. A yw'r safle'n hygyrch o'r briffordd gyhoeddus bresennol? Q10 Is the site accessible from the existing public highway?	✓		
C11 A oes gan y safle bwynt mynediad sydd â gweledegd digonol? / Q11 Does the site have an available access point with adequate visibility?	✓		
C12 A oes unrhyw faterion sylweddol ar y briffordd wedi'u nodi ar sail tystiolaeth mewn perthynas â'r safle? / Q12 Have any significant and evidenced highway issues been identified relating to the site?	×	SA3	+
C13 A oes gan y safle fynediad addas i drafnidiaeth gyhoeddus a/neu lwybr teithio llesol? / Q13 Does the site have suitable access to public transport and/or active travel route?	✓	SA3, SA4, SA6, SA12, SA13, SA15	+
C14 A oes gan y safle fynediad i lecynnau gwyrdd/hamdden/cyfleusterau hamdden sydd o fewn pellter rhesymol? / Q14 Does the site have access to green space/ leisure/ recreational facilities that are within a reasonable distance?	✓	SA12, SA15	+
C15 A yw'r safle o fewn pellter rhesymol i'r canlynol: / Q15 Is the site within reasonable distance			
(a) Darpariaeth cyflogaeth / Employment provision	✓	SA6, SA10, SA14, SA15	+
(b) Darpariaeth fanwerthu / Retail provision	✓		+
(c) Gwasanaethau a chyfleusterau eraill / Other services and facilities	✓		+
C16 A yw'r safle o fewn pellter rhesymol i gyfleusterau addysg? / Q16 Is the site within a reasonable distance to education facilities?	✓	SA13	+
Hygyrchedd – Sylwadau Ychwanegol / Accessibility - Additional Comments			
Cam 2b – Asesiad Manwl Pellach o'r Safle – Parhad / Stage 2b – Further Detailed Site Assessment – Continued			
Ystyriaethau Amgylcheddol / Environmental Considerations			
C17 A yw'r safle wedi'i leoli o fewn neu wrth ymyl parth clustogi mwynau? / Q17 Is the site located within or adjacent to a mineral buffer zone?	×	SA6	+

C18 A yw'r safle o fewn neu'n union wrth ymyl ardal rheoli ansawdd aer? / Q18 Is the site within or immediately adjacent to an AQMA?	×	SA3	+
C19 A yw'r safle yn cynnwys pridd carbon uchel e.e. mawn? / Q19 Does the site contain high carbon soil e.g. peat?	×	SA7	+
C20 A yw'r safle'n cynnwys tir amaethyddol o ansawdd uchel? / Q20 Does the site contain high quality agricultural land?	×	SA7	+
C21 A oes unrhyw bryderon sylweddol wedi'u nodi yn yr Asesiad Strategol o Ganlyniadau Llifogydd - Cam 1 a allai effeithio ar gyflawni'r safle? / Q21 Are there any significant concerns set out in the SFCA - Stage 1 which could impact on the delivery of the site?	✓	SA4, SA5	-

Ystyriaethau Amgylcheddol - Sylwadau Ychwanegol / Environmental Considerations - Additional Comments

Categori Asesiad Strategol o Ganlyniadau Llifogydd Cam 1 - Melyn (risg canolig). Wrth nodi canlyniadau Cam 1 ACLIS, cyfeirir at sylfaen dystiolaeth ehangach y CDLl Diwygiedig - yn enwedig yn nhermau risg llifogydd. Nodir canlyniadau asesiad Cam 1b - yn enwedig o ran nodi nifer priodol o adeiladau ar gyfer y CDLl Diwygiedig.

Stage 1 SFCA category - Yellow (medium risk). In noting the SFCA Stage 1 outcomes, reference is made to the wider evidence base of the Revised LDP - particularly in terms of flood risk. The outcomes of the Stage 1b assessment are noted - particularly in terms of identifying an appropriate residential allowance number for the Revised LDP.

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

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

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

Y Gymraeg - Sylwadau Ychwanegol / Welsh Language - Additional Comments

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

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

Sylwadau Ychwanegol / Additional Comments
Mae'r safle'n ddyraniad hirsefydlog ac felly mae angen cynnal adolygiad o'r gallu i'w gyflenwi, yn enwedig gan fod gan fwy nag un tirfeddiannwr ddiddordeb ynddo. Yn y cynnig ar gyfer y safle ymgeisio (a gyflwynwyd gan y Cyngor Sir) cadarnheir bwriad i ddwyn y safle yn ei flaen i'w ddatblygu dros y tymor byr. Nodir bod elfen fasnachol y safle wedi cael ei marchnata a datblygwr a ffafrir wedi'i ddethol, ac y bydd cais cynllunio ar gyfer y defnydd masnachol yn cael ei gyflwyno'n fuan. Nodir hefyd y bydd y seilwaith ffyrdd newydd yn gwasanaethu datblygiadau a bod trafodaethau yn parhau gydag asiant y tirfeddiannwr cyfagos. Nodir bod cais cynllunio wedi'i gyflwyno ar gyfer tir i'r dwyrain o'r safle ar gyfer defnyddiau'n gysylltiedig â manwerthu. Mae hyn yn cynnig potensial i alluogi'r dyraniad cyfan, yn enwedig o safbwynt mynediad priffyrdd. Ystyrir ei bod hi'n rhesymegol ailddyrannu'r safle ar gyfer cymysgedd o ddefnyddiau i adlewyrchu ei leoliad amlwg. Mae'r defnyddiau hynny'n cynnwys defnydd masnachol a phreswyl. Darperir ar gyfer 35 o gartrefi newydd. Mae'r ddarpariaeth breswyl wedi gostwng o 70 yn y CDLl cyfredol / mabwysiedig i adlewyrchu nodweddion coetirol y safle, a sylfaen dystiolaeth y Cynllun o ran llifogydd. *The site is a longstanding allocation and therefore a review of deliverability is required, particularly given that there is more than one land owner with an interest. The candidate site submission (submitted by the County Council) confirms an intention to bring the site forward for development over the short term. It is stated that the commercial element of the site has been marketed and a preferred developer selected, with a planning application for the commercial use to be submitted shortly. It is also stated that the new road infrastructure will serve developments and that discussions are ongoing with the adjacent landowner's agent. It is noted that a planning application has been received for land to the east of the site for retail related uses. This does offer an enabling potential for the whole allocation, particularly from a highways access point of view. It is considered logical to re allocate the site for a mix of uses reflecting its prominent location. Such uses include commercial and residential. An allowance will be made for 35 new homes. The residential allowance is reduced from the 70 in the current / adopted LDP as a reflection of the site's woodland features and the evidence base of the Plan in relation to flooding.*

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

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number:	CA0593 - SR/086/055	Cyfeirnod y Safle / Site Reference:	PrC2/MU2
Cyfeiriad y Safle / Site Address:	Porth Trostre / Trostre Gateway	Arwynebedd y Safle / Site Area:	3.66
Defnydd Presennol / Existing Use:	Tir Pori Gwag / Vacant Grazing Land	Defnydd Arfaethedig / Proposed Use:	Preswyl (Masnachol cyfagos) / Residential (commercial adjacent)

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

Sustainability Criteria

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

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

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

Sylwebaeth Gwerthuso Cynaliadwyedd / Sustainability Appraisal Commentary

Nid yw'r safle hwn yn defnyddio tir a ddatblygwyd o'r blaen, a nodwyd bod gan y safle risg ganolig o lifogydd llanw mewn senarios newid yn yr hinsawdd yn yr MCSP - Cam 1, a 'safle daliad yr ACLl am ganiatâd cynllunio llawn. Mae'r wefan hon fel arall yn perfformio'n dda yn erbyn y fframwaith cynaliadwyedd.

This site does not utilise previously developed land, and has also been identified as being at medium risk of tidal flooding under climate change scenarios within the SFCA Stage 1, and is is likely that the site would require an FCA in order to gain planning permission. This site otherwise perfoms well against the sustainability framework.

Gadewir y dudalen hon yn wag yn fwriadol

This page is left intentionally blank

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

Manylion y Safle / Site Details			
Rhif y Safle Ymgeisio / Candidate Site Number:	CA0539 - SR/086/048	Cyfeirnod y Safle / Site Reference	PrC2/SS1
Cyfeiriad y Safle / Site Address:	Pentref Gwyddor Bywyd a Llesiant (safle strategol), De Llanelli / *Wellness and Life Science Village (strategic site), South Llanelli*	Ardal Safle / Site Area:	22.31
Defnydd Presennol / Existing Use:	Ardal Ddatblygu Wag wedi'i Gwasanaethu / *Vacant, Serviced Development Area*	Defnydd Arfaethedig / Proposed Use:	Safle Strategol - yn cynnwys Cyfleusterau Iechyd a Gofal / *Strategic Site - including Health & Care Facilities*
Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History			
A yw'r safle yn Ddyraniad CDLl presennol? / Is the site an existing LDP Allocation?		×	
Hanes Cynllunio Perthnasol / Relevant Planning History		S/36948 (2019) - Cyniatad Amlinellol / *Outline Permission.*	

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

Sylwadau ychwanegol / Additional Comments

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

Sylwadau Ychwanegol / Additional Comments
Ceir Ardal Cadwraeth Ryngwladol a Natur i'r de (Cilfach Tywyn). Dylid cyfeirio at yr asesiadau manwl ar lefel cais. Dylid cyfeirio at sylfaen dystiolaeth y CDLl Diwygiedig yn nhermau llifogydd, ynghyd â thystiolaeth / asesiadau safle-benodol (gan gynnwys yr ACLl). Bydd yn rhaid cyflwyno amryw o ddogfennau er mwyn sicrhau ymdriniaeth addas â materion technegol a godwyd gyflwyno'r cais cynllunio amlinellol. Ceir caniatâd cynllunio amlinellol ar gyfer y safle o dan gyfeirnod S/36948. *An Area of International and Nature Conservation lies to the south (Burry Inlet). Reference should be made to the detailed application level assessments. Reference should be made to the Revised LDP evidence base in terms of flooding, together with site specific evidence / assessments (including FCA). Technical issues raised during the course of the outline planning application will have required to be addressed suitably addressed by way of the submission of numerous documents. The site has outline planning permission under reference S/36948.*

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 of the Site Assessment

Cam 2b – Asesiad Manwl Pellach o'r Safle / Stage 2b - Further Detailed Site Assessment			
Ystyriaeth / Consideration	**Ie, Na / Yes, No**	**Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA Objectives**	**AC / SA**
Cyffredinol / General			
C7. A fyddai datblygu'r safle'n mynd yn groes i egwyddorion cynllunio cyffredinol? / Q7. Would development of the site be contrary to general planning principles?	×		
C8. A fyddai datblygu'r safle'n cael effaith niweidiol ar gymeriad ac amgylchiadau'r anheddiad neu ei nodweddion? / Q8. Would the development of the site have a detrimental impact on the character and setting of the settlement or its features?	×	SA8 SA9	+
C9. A fydd y cynnig yn cynnwys ailddefnyddio tir a/neu adeiladau addas a ddatblygwyd yn flaenorol? / Q9. Will the proposal involve the re-use of suitable previously developed land and/or buildings?	✓	SA9, SA7	+
Cyffredinol - Sylwadau Ychwanegol / General – Additional Comments			
Dyma gyfle pwysig i wneud defnydd buddiol o'r newydd o dir a ddatblygwyd o'r blaen. Mae gwaith ehangach i adfywio ardal De Llanelli wedi bod yn destun Menter ar y Cyd - sef partneriaeth rhwng Llywodraeth Cymru a'r Cyngor Sir. *There is a significant opportunity to bring previously developed land into beneficial use. The wider South Llanelli area regeneration has been subject to Joint Venture activity - which is a partnership between Welsh Government and the County Council.*			
Hygyrchedd / Accessibility			
C10. A yw'r safle'n hygyrch o'r briffordd gyhoeddus bresennol? Q10 Is the site accessible from the existing public highway?	✓		
C11 A oes gan y safle bwynt mynediad sydd â gweledded digonol? / Q11 Does the site have an available access point with adequate visibility?	✓		
C12 A oes unrhyw faterion sylweddol ar y briffordd wedi'u nodi ar sail tystiolaeth mewn perthynas â'r safle? / Q12 Have any significant and evidenced highway issues been identified relating to the site?	×	SA3	+
C13 A oes gan y safle fynediad addas i drafnidiaeth gyhoeddus a/neu lwybr teithio llesol? / Q13 Does the site have suitable access to public transport and/or active travel route?	✓	SA3, SA4, SA6, SA12, SA13, SA15	+
C14 A oes gan y safle fynediad i lecynnau gwyrdd/hamdden/cyfleusterau hamdden sydd o fewn pellter rhesymol? / Q14 Does the site have access to green space/ leisure/ recreational facilities that are within a reasonable distance?	✓	SA12, SA15	+
C15 A yw'r safle o fewn pellter rhesymol i'r canlynol: / Q15 Is the site within reasonable distance			
(a) Darpariaeth cyflogaeth / Employment provision	✓	SA6, SA10, SA14, SA15	+
(b) Darpariaeth fanwerthu / Retail provision	✓		+
(c) Gwasanaethau a chyfleusterau eraill / Other services and facilities	✓		+
C16 A yw'r safle o fewn pellter rhesymol i gyfleusterau addysg? / Q16 Is the site within a reasonable distance to education facilities?	✓	SA13	+
Hygyrchedd – Sylwadau Ychwanegol / Accessibility - Additional Comments			
Cam 2b – Asesiad Manwl Pellach o'r Safle – Parhad / Stage 2b – Further Detailed Site Assessment – Continued			
Ystyriaethau Amgylcheddol / Environmental Considerations			
C17 A yw'r safle wedi'i leoli o fewn neu wrth ymyl parth clustogi mwynau? / Q17 Is the site located within or adjacent to a mineral buffer zone?	×	SA6	+
C18 A yw'r safle o fewn neu'n union wrth ymyl ardal rheoli ansawdd aer? / Q18 Is the site within or immediately adjacent to an AQMA?	×	SA3	+
C19 A yw'r safle yn cynnwys pridd carbon uchel e.e. mawn? / Q19 Does the site contain high carbon soil e.g. peat?	×	SA7	+

C20 A yw'r safle'n cynnwys tir amaethyddol o ansawdd uchel? / Q20 Does the site contain high quality agricultural land?	×	SA7	+
C21 A oes unrhyw bryderon sylweddol wedi'u nodi yn yr Asesiad Strategol o Ganlyniadau Llifogydd - Cam 1 a allai effeithio ar gyflawni'r safle? / Q21 Are there any significant concerns set out in the SFCA - Stage 1 which could impact on the delivery of the site?	×	SA4, SA5	+

Ystyriaethau Amgylcheddol - Sylwadau Ychwanegol / Environmental Considerations - Additional Comments

Categori Asesiad Strategol o Ganlyniadau Llifogydd Cam 1 - Coch (risg uchel) – ardal y safle ymgeisio. Wrth nodi canlyniadau Cam 1 ACLIS, cyfeirir at sylfaen dystiolaeth ehangach y CDLl Diwygiedig - yn enwedig yn nhermau risg llifogydd. Mae perygl llifogydd yn un o nifer o faterion technegol y byddai angen mynd i'r afael â hwy o fewn y cais cynllunio amlinellol.

Stage 1 SFCA category - Red (high risk) – candidate site area. In noting the SFCA Stage 1 outcomes, reference is made to the wider evidence base of the Revised LDP - particularly in terms of flood risk. The issue of flood risk is one of a number of technical issues that would have to be addressed within the outline planning application.

Seilwaith a Chyfleustodau / Infrastructure and Utilities

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

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

Y Gymraeg / Welsh Language

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

Y Gymraeg - Sylwadau Ychwanegol / Welsh Language - Additional Comments

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

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

Sylwadau Ychwanegol / Additional Comments

Adwaenir y safle yn lleol fel tir yn Llynnoedd Delta. Yn rhan o'r CDLl cyfredol, cafodd yr ardal ei chynnwys yn CCA Briff Cynllunio a Datblygu De Llanelli, ac mae'r safle wedi'i nodi'n safle strategol yn Strategaeth a Ffafrir cyn adneuo yn y CDLl Diwygiedig. Ceir caniatâd cynllunio amlinellol ar gyfer y safle. Yn Rhaglen Datblygiadau Newydd Band A y Cyngor, nodir bod cyfanswm o 200 o unedau (byw gyda chymorth) wedi'i bennu ar gyfer y safle. Cyfeirir hefyd at anghenion cyffredinol ym Mand B. Cyfeirir at hyd at 370 o unedau preswyl yn y cais amlinellol, gyda rhai o'r rhain wedi'u clustnodi ar gyfer dosbarth defnydd C2. Bydd sefyllfa'r unedau preswyl yn cael ei monitro ymhellach wrth i fanylion pellach ddod i'r amlwg, ond ystyrir ei bod hi'n briodol dyrannu'r safle fel safle strategol, gyda darpariaeth breswyl ar gyfer 240 unedau yn y CDLl Adneuo. Gan nodi'r mân wahaniaeth rhwng ardal y safle ymgeisio, ardal(oedd) y dyraniad cyfredol yn y CDLl mabwysiedig / presennol, a'r ardal sydd wedi'i chynnwys yn S/36948, pennir S/36948 fel ardal y safle strategol.

The site is known locally as land at Delta Lakes. As part of the current LDP, the area was included within the South Llanelli Planning and Development Brief SPG and the site is identified as a strategic site in the pre deposit Preferred Strategy of the Revised LDP. The site has outline planning permission. It is noted that within the Council's New Build- Band A Developments Programme that a total figure of 200 units (assisted living) is provided for the site. There is also reference to general needs in Band B. There is reference of up to 370 residential units in the outline application, with some of these earmarked as C2 use class. The position with residential units will be monitored as further detail emerges, however it is considered appropriate to allocate the site as a strategic site, with a residential allowance of 240 units in the deposit LDP. In noting a slight difference between the candidate site area, the current allocated area(s) in the adopted / existing LDP, and the area covered by S/36948, it will be S/36948 that is plotted as the strategic site area.

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

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number:	CA0539 - SR/086/048	Cyfeirnod y Safle / Site Reference:	PrC2/SS1
Cyfeiriad y Safle / Site Address:	Pentref Gwyddor Bywyd a Llesiant (safle strategol), De Llanelli / Wellness and Life Science Village (strategic site), South Llanelli	Arwynebedd y Safle / Site Area:	22.31
Defnydd Presennol / Existing Use:	Ardal Ddatblygu Wag wedi'i Gwasanaethu / Vacant, Serviced Development Area	Defnydd Arfaethedig / Proposed Use:	Safle Strategol - yn cynnwys Cyfleusterau Iechyd a Gofal / Strategic Site - including Health & Care Facilities

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

Sustainability Criteria

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

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

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

Sylwebaeth Gwerthuso Cynaliadwyedd / Sustainability Appraisal Commentary

Yn gyffredinol, mae'r safle'n perfformio'n dda yn erbyn y fframwaith AC. Mae'r safle'n union wrth ymyl Safle Morol Ewropeaidd Bae Caerfyrddin a'r Aberoedd, felly bydd yn rhaid i'r safle sicrhau nad oes effaith niweidiol ar ansawdd dŵr o ganlyniad i ddŵr ffo yn ystod y gwaith adeiladu/gweithredu. Nodir y safle fel un sydd mewn perygl o lifogydd llanw mewn senarios newid hinsawdd yn yr ACLlS - Cam 1. Cynhaliwyd ACLl i gael caniatâd cynllunio amlinellol. Nodir yr amodau ar y caniatâd cynllunio amlinellol - gan gynnwys materion llifogydd.

This site generally preforms well against the SA Framework. The site is immediately adjacent to CBEEMS and so the site will be required to ensure no detrimental effect on water quality as a result of run-off during construction/operation. The site is identified as being at risk of tidal flooding under climate change scenarios within the SFCA Stage 1. An FCA has been carried out in order to gain outline planning permission. The conditions on the outline planning permission are noted - including on flooding matters.

Gadewir y dudalen hon yn wag yn fwriadol

This page is left intentionally blank

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

Manylion y Safle / Site Details			
Rhif y Safle Ymgeisio / Candidate Site Number:	SR/086/065 (CA0719)	Cyfeirnod y Safle / Site Reference	PrC2/E1
Cyfeiriad y Safle / Site Address:	Doc Y Gogledd / North Dock	Ardal Safle / Site Area:	0.84 Ha
Defnydd Presennol / Existing Use:	Tir Gwag / Vacant land	Defnydd Arfaethedig / Proposed Use:	Cyflogaeth / Employment

Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History	
A yw'r safle yn Ddyraniad CDLl 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, Na / Yes, No**	**Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA Objectives**	**AC / SA**
1. A yw'r safle'n gydnaws â lleoliad twf yn y dyfodol a gyflwynir yn y Strategaeth a Ffefrir? / Is the site compatible against the location of future growth presented in the Preferred Strategy?	✓	SA1	+

Sylwadau ychwanegol / Additional Comments

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

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 of the Site Assessment

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

C8. A fyddai datblygu'r safle'n cael effaith niweidiol ar gymeriad ac amgylchiadau'r anheddiad neu ei nodweddion? / Q8. Would the development of the site have a detrimental impact on the character and setting of the settlement or its features?	×	SA8 SA9	+
C9. A fydd y cynnig yn cynnwys ailddefnyddio tir a/neu adeiladau addas a ddatblygwyd yn flaenorol? / Q9. Will the proposal involve the re-use of suitable previously developed land and/or buildings?	✓	SA9, SA7	+
Cyffredinol - Sylwadau Ychwanegol / General – Additional Comments			
Hygyrchedd / Accessibility			
C10. A yw'r safle'n hygyrch o'r briffordd gyhoeddus bresennol? Q10 Is the site accessible from the existing public highway?	✓		
C11 A oes gan y safle bwynt mynediad sydd â gweledegd digonol? / Q11 Does the site have an available access point with adequate visibility?	✓		
C12 A oes unrhyw faterion sylweddol ar y briffordd wedi'u nodi ar sail tystiolaeth mewn perthynas â'r safle? / Q12 Have any significant and evidenced highway issues been identified relating to the site?	×	SA3	+
C13 A oes gan y safle fynediad addas i drafnidiaeth gyhoeddus a/neu lwybr teithio llesol? / Q13 Does the site have suitable access to public transport and/or active travel route?	✓	SA3, SA4, SA6, SA12, SA13, SA15	+
C14 A yw'r safle o fewn pellter rhesymol i ardaloedd o boblogaeth a Thai? / Q14 Is the site within a reasonable distance to areas of population and housing?	✓	SA6, SA10, SA15	+
Hygyrchedd – Sylwadau Ychwanegol / Accessibility - Additional Comments			
Cam 2b – Asesiad Manwl Pellach o'r Safle – Parhad / Stage 2b – Further Detailed Site Assessment – Continued			
Ystyriaethau Amgylcheddol / Environmental Considerations			
C15 A yw'r safle wedi'i leoli o fewn neu wrth ymyl parth clustogi mwynau? / Q15 Is the site located within or adjacent to a mineral buffer zone?	×	SA6	+
C16 A yw'r safle o fewn neu'n union wrth ymyl ardal rheoli ansawdd aer? / Q16 Is the site within or immediately adjacent to an AQMA?	×	SA3	+
C17 A yw'r safle yn cynnwys pridd carbon uchel e.e. mawn? / Q17 Does the site contain high carbon soil e.g. peat?	×	SA7	+
C18 A yw'r safle'n cynnwys tir amaethyddol o ansawdd uchel? / Q18 Does the site contain high quality agricultural land?	×	SA7	+
C19 A oes unrhyw bryderon sylweddol wedi'u nodi yn yr Asesiad Strategol o Ganlyniadau Llifogydd - Cam 1 a allai effeithio ar gyflawni'r safle? / Q19 Are there any significant concerns set out in the SFCA - Stage 1 which could impact on the delivery of the site?	×	SA4, SA5	+
Ystyriaethau Amgylcheddol - Sylwadau Ychwanegol / Environmental Considerations - Additional Comments			
Categori Asesiad Strategol o Ganlyniadau Llifogydd - Oren (risg ganolig i uchel) SCFA Category - Amber (medium high risk)			

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

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

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

Hyfywedd ac Ymarferoldeb / Viability and Deliverability

Mae'r safle wedi ei leoli o fewn y ffurf adeiledig bresennol, sy'n cynnwys defnyddiau cyflogaeth presennol, yn Noc y Gogledd Llanelli. Mae ei faint a'i raddfa yn caniatáu'r cyfle i ddatblygu ar raddfa fach, ac nid yw'n ymddangos bod unrhyw effaith andwyol i atal datblygiad y safle at ddibenion cyflogaeth. Mae gan y safle seilwaith ffyrdd ar waith sy'n golygu bod y safle ar gael i'w ddatblygu ar unwaith.

The site is located within the existing built form, which includes existing employment uses, at North Dock Llanelli. Its size and scale allows the opportunity for small scale development, and there does not appear to be any adverse impact to stifle the development of the site for employment purposes. The site has road infrastructure in place which makes the site immediately available for development.

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

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number:	SR/086/065 (CA0719)	Cyfeirnod y Safle / Site Reference:	PrC2/E1
Cyfeiriad y Safle / Site Address:	Doc Y Gogledd / North Dock	Arwynebedd y Safle / Site Area:	0.84 Ha
Defnydd Presennol / Existing Use:	Tir Gwag / Vacant land	Defnydd Arfaethedig / Proposed Use:	Cyflogaeth / Employment

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

Sustainability Criteria

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

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

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

Sylwebaeth Gwerthuso Cynaliadwyedd / Sustainability Appraisal Commentary

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

Gadewir y dudalen hon yn wag yn fwriadol

This page is left intentionally blank

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

Manylion y Safle / Site Details			
Rhif y Safle Ymgeisio / Candidate Site Number:	N/A	Cyfeirnod y Safle / Site Reference	PrC2/E2
Cyfeiriad y Safle / Site Address:	Dafen	Ardal Safle / Site Area:	14.93 Ha
Defnydd Presennol / Existing Use:	Cae Werdd / Green field	Defnydd Arfaethedig / Proposed Use:	Cyflogaeth / Employment

Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History	
A yw'r safle yn Ddyraniad CDLl 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, Na / Yes, No**	**Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA Objectives**	**AC / SA**
1. A yw'r safle'n gydnaws â lleoliad twf yn y dyfodol a gyflwynir yn y Strategaeth a Ffefrir? / Is the site compatible against the location of future growth presented in the Preferred Strategy?	✓	SA1	+

Sylwadau ychwanegol / Additional Comments

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

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 of the Site Assessment

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

C8. A fyddai datblygu'r safle'n cael effaith niweidiol ar gymeriad ac amgylchiadau'r anheddiad neu ei nodweddion? / Q8. Would the development of the site have a detrimental impact on the character and setting of the settlement or its features?	×	SA8 SA9	+
C9. A fydd y cynnig yn cynnwys ailddefnyddio tir a/neu adeiladau addas a ddatblygwyd yn flaenorol? / Q9. Will the proposal involve the re-use of suitable previously developed land and/or buildings?	×	SA9, SA7	-
Cyffredinol - Sylwadau Ychwanegol / General – Additional Comments			
Hygyrchedd / Accessibility			
C10. A yw'r safle'n hygyrch o'r briffordd gyhoeddus bresennol? Q10 Is the site accessible from the existing public highway?	✓		
C11 A oes gan y safle bwynt mynediad sydd â gweledegdd digonol? / Q11 Does the site have an available access point with adequate visibility?	✓		
C12 A oes unrhyw faterion sylweddol ar y briffordd wedi'u nodi ar sail tystiolaeth mewn perthynas â'r safle? / Q12 Have any significant and evidenced highway issues been identified relating to the site?	×	SA3	+
C13 A oes gan y safle fynediad addas i drafnidiaeth gyhoeddus a/neu lwybr teithio llesol? / Q13 Does the site have suitable access to public transport and/or active travel route?	✓	SA3, SA4, SA6, SA12, SA13, SA15	+
C14 A yw'r safle o fewn pellter rhesymol i ardaloedd o boblogaeth a Thai? / Q14 Is the site within a reasonable distance to areas of population and housing?	✓	SA6, SA10, SA15	+
Hygyrchedd – Sylwadau Ychwanegol / Accessibility - Additional Comments			
Cam 2b – Asesiad Manwl Pellach o'r Safle – Parhad / Stage 2b – Further Detailed Site Assessment – Continued			
Ystyriaethau Amgylcheddol / Environmental Considerations			
C15 A yw'r safle wedi'i leoli o fewn neu wrth ymyl parth clustogi mwynau? / Q15 Is the site located within or adjacent to a mineral buffer zone?	×	SA6	+
C16 A yw'r safle o fewn neu'n union wrth ymyl ardal rheoli ansawdd aer? / Q16 Is the site within or immediately adjacent to an AQMA?	×	SA3	+
C17 A yw'r safle yn cynnwys pridd carbon uchel e.e. mawn? / Q17 Does the site contain high carbon soil e.g. peat?	×	SA7	+
C18 A yw'r safle'n cynnwys tir amaethyddol o ansawdd uchel? / Q18 Does the site contain high quality agricultural land?	×	SA7	+
C19 A oes unrhyw bryderon sylweddol wedi'u nodi yn yr Asesiad Strategol o Ganlyniadau Llifogydd - Cam 1 a allai effeithio ar gyflawni'r safle? / Q19 Are there any significant concerns set out in the SFCA - Stage 1 which could impact on the delivery of the site?	×	SA4, SA5	+
Ystyriaethau Amgylcheddol - Sylwadau Ychwanegol / Environmental Considerations - Additional Comments			
Categori Asesiad Strategol o Ganlyniadau Llifogydd - Melyn (Risg Canolig) SCFA Category - Yellow (medium risk)			

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

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

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

Hyfywedd ac Ymarferoldeb / Viability and Deliverability

Mae'r safle wedi ei leoli o fewn y ffurf adeiledig bresennol mewn ardal sy'n cael ei nodweddu gan ddefnyddiau cyflogaeth yn Nafen, Llanelli. Mae ei faint a'i raddfa yn caniatáu'r cyfle ar gyfer datblygu sy'n gysylltiedig â defnyddiau cyflogaeth dosbarth B traddodiadol, ac nid yw'n ymddangos bod unrhyw effaith andwyol i atal cyflawni'r safle. Mae gan y safle seilwaith ffyrdd ar waith sy'n golygu bod y safle ar gael i'w ddatblygu ar unwaith. Mae'r safle wedi'i leihau o ran maint o'r hyn a ddyrannwyd yn y CDLl presennol er mwyn annog y gallu i gyflawni.

The site is located within the existing built form in an area which is characterised by employment uses in Dafen, Llanelli. Its size and scale allows the opportunity for development associated with traditional B class employment uses, and there does not appear to be any adverse impact to stifle the site's delivery. The site has road infrastructure in place which makes the site immediately available for development. The site has been reduced in size from that allocated in the current LDP in the interests of encouraging deliverability.

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

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number:	N/A	Cyfeirnod y Safle / Site Reference:	PrC2/E2
Cyfeiriad y Safle / Site Address:	Dafen	Arwynebedd y Safle / Site Area:	14.93 Ha
Defnydd Presennol / Existing Use:	Cae Werdd / Green field	Defnydd Arfaethedig / Proposed Use:	Cyflogaeth / Employment

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

Sustainability Criteria

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

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

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

Sylwebaeth Gwerthuso Cynaliadwyedd / Sustainability Appraisal Commentary

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

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

SeC3
Cydweli / Kidwelly

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

Manylion y Safle / Site Details			
Rhif y Safle Ymgeisio / Candidate Site Number:		Cyfeirnod y Safle / Site Reference	SeC3/h1
Cyfeiriad y Safle / Site Address:	Tir nesaf i Brodawel / Land adj to Brodawel	Ardal Safle / Site Area:	0.5ha
Defnydd Presennol / Existing Use:	Safle Werdd / Greenfield	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential

Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History	
A yw'r safle yn Ddyraniad CDLl presennol? / Is the site an existing LDP Allocation?	✓
Hanes Cynllunio Perthnasol / Relevant Planning History	S/25519 and S/36141

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

Sylwadau ychwanegol / Additional Comments

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

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 of the Site Assessment

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

C8. A fyddai datblygu'r safle'n cael effaith niweidiol ar gymeriad ac amgylchiadau'r anheddiad neu ei nodweddion? / Q8. Would the development of the site have a detrimental impact on the character and setting of the settlement or its features?	×	SA8 SA9	+
C9. A fydd y cynnig yn cynnwys ailddefnyddio tir a/neu adeiladau addas a ddatblygwyd yn flaenorol? / Q9. Will the proposal involve the re-use of suitable previously developed land and/or buildings?	×	SA9, SA7	-
Cyffredinol - Sylwadau Ychwanegol / General – Additional Comments			
Hygyrchedd / Accessibility			
C10. A yw'r safle'n hygyrch o'r briffordd gyhoeddus bresennol? Q10 Is the site accessible from the existing public highway?	✓		
C11 A oes gan y safle bwynt mynediad sydd â gweledegdd digonol? / Q11 Does the site have an available access point with adequate visibility?	✓		
C12 A oes unrhyw faterion sylweddol ar y briffordd wedi'u nodi ar sail tystiolaeth mewn perthynas â'r safle? / Q12 Have any significant and evidenced highway issues been identified relating to the site?	×	SA3	+
C13 A oes gan y safle fynediad addas i drafnidiaeth gyhoeddus a/neu lwybr teithio llesol? / Q13 Does the site have suitable access to public transport and/or active travel route?	✓	SA3, SA4, SA6, SA12, SA13, SA15	+
C14 A oes gan y safle fynediad i lecynnau gwyrdd/hamdden/cyfleusterau hamdden sydd o fewn pellter rhesymol? / Q14 Does the site have access to green space/ leisure/ recreational facilities that are within a reasonable distance?	✓	SA12, SA15	+
C15 A yw'r safle o fewn pellter rhesymol i'r canlynol: / Q15 Is the site within reasonable distance			
(a) Darpariaeth cyflogaeth / Employment provision	✓	SA6, SA10, SA14, SA15	+
(b) Darpariaeth fanwerthu / Retail provision	✓		+
(c) Gwasanaethau a chyfleusterau eraill / Other services and facilities	✓		+
C16 A yw'r safle o fewn pellter rhesymol i gyfleusterau addysg? / Q16 Is the site within a reasonable distance to education facilities?	✓	SA13	+
Hygyrchedd – Sylwadau Ychwanegol / Accessibility - Additional Comments			
Cam 2b – Asesiad Manwl Pellach o'r Safle – Parhad / Stage 2b – Further Detailed Site Assessment – Continued			
Ystyriaethau Amgylcheddol / Environmental Considerations			
C17 A yw'r safle wedi'i leoli o fewn neu wrth ymyl parth clustogi mwynau? / Q17 Is the site located within or adjacent to a mineral buffer zone?	×	SA6	+
C18 A yw'r safle o fewn neu'n union wrth ymyl ardal rheoli ansawdd aer? / Q18 Is the site within or immediately adjacent to an AQMA?	×	SA3	+
C19 A yw'r safle yn cynnwys pridd carbon uchel e.e. mawn? / Q19 Does the site contain high carbon soil e.g. peat?	×	SA7	+
C20 A yw'r safle'n cynnwys tir amaethyddol o ansawdd uchel? / Q20 Does the site contain high quality agricultural land?	×	SA7	+

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

Ystyriaethau Amgylcheddol - Sylwadau Ychwanegol / Environmental Considerations - Additional Comments

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

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

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

Y Gymraeg - Sylwadau Ychwanegol / Welsh Language - Additional Comments

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

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

Sylwadau Ychwanegol / Additional Comments

Cymeradwywyd cais am amrywio amodau mewn perthynas â'r safle ym mis Mai 2019 i ymestyn y caniatâd cynllunio amlinellol. Roedd hwn ar gyfer 9 annedd. Roedd y caniatâd hwn yn cynnwys asesiad manwl o ran ecoleg, dŵr a phriffyrdd. Gofynnir am wybodaeth ychwanegol yn ôl yr angen wrth i'r CDLl fynd tuag at archwiliad.

The site was granted a variation of condition application in May 2019 to extend the outline planning permission. This was for 9 dwellings. This permission included detailed assessment for ecology, water and highways. Additional information will be sought as necessary as the LDP goes towards examination.

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

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number:		Cyfeirnod y Safle / Site Reference:	SeC3/h1
Cyfeiriad y Safle / Site Address:	Tir nesaf i Brodawel / Land adj to Brodawel	Arwynebedd y Safle / Site Area:	0.5ha
Defnydd Presennol / Existing Use:	Safle Werdd / Greenfield	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential

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

Sustainability Criteria

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

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

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

Sylwebaeth Gwerthuso Cynaliadwyedd / Sustainability Appraisal Commentary

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

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

Gadewir y dudalen hon yn wag yn fwriadol

This page is left intentionally blank

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

Manylion y Safle / Site Details			
Rhif y Safle Ymgeisio / Candidate Site Number:	CA0314 and SR/074/002	Cyfeirnod y Safle / Site Reference	SeC3/h2
Cyfeiriad y Safle / Site Address:	Tir ger Stryd Priory / Land off Priory Street	Ardal Safle / Site Area:	0.93ha
Defnydd Presennol / Existing Use:	Safle Werdd / Greenfield	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential

Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History	
A yw'r safle yn Ddyraniad CDLl presennol? / Is the site an existing LDP Allocation?	×
Hanes Cynllunio Perthnasol / Relevant Planning History	No

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

Sylwadau ychwanegol / Additional Comments

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

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 of the Site Assessment

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

C8. A fyddai datblygu'r safle'n cael effaith niweidiol ar gymeriad ac amgylchiadau'r anheddiad neu ei nodweddion? / Q8. Would the development of the site have a detrimental impact on the character and setting of the settlement or its features?	×	SA8 SA9	+
C9. A fydd y cynnig yn cynnwys ailddefnyddio tir a/neu adeiladau addas a ddatblygwyd yn flaenorol? / Q9. Will the proposal involve the re-use of suitable previously developed land and/or buildings?	×	SA9, SA7	-
Cyffredinol - Sylwadau Ychwanegol / General – Additional Comments			
Hygyrchedd / Accessibility			
C10. A yw'r safle'n hygyrch o'r briffordd gyhoeddus bresennol? Q10 Is the site accessible from the existing public highway?	✓		
C11 A oes gan y safle bwynt mynediad sydd â gweledegdd digonol? / Q11 Does the site have an available access point with adequate visibility?	✓		
C12 A oes unrhyw faterion sylweddol ar y briffordd wedi'u nodi ar sail tystiolaeth mewn perthynas â'r safle? / Q12 Have any significant and evidenced highway issues been identified relating to the site?	×	SA3	+
C13 A oes gan y safle fynediad addas i drafnidiaeth gyhoeddus a/neu lwybr teithio llesol? / Q13 Does the site have suitable access to public transport and/or active travel route?	✓	SA3, SA4, SA6, SA12, SA13, SA15	+
C14 A oes gan y safle fynediad i lecynnau gwyrdd/hamdden/cyfleusterau hamdden sydd o fewn pellter rhesymol? / Q14 Does the site have access to green space/ leisure/ recreational facilities that are within a reasonable distance?	×	SA12, SA15	-
C15 A yw'r safle o fewn pellter rhesymol i'r canlynol: / Q15 Is the site within reasonable distance			
(a) Darpariaeth cyflogaeth / Employment provision	✓	SA6, SA10, SA14, SA15	+
(b) Darpariaeth fanwerthu / Retail provision	✓		+
(c) Gwasanaethau a chyfleusterau eraill / Other services and facilities	✓		+
C16 A yw'r safle o fewn pellter rhesymol i gyfleusterau addysg? / Q16 Is the site within a reasonable distance to education facilities?	✓	SA13	+
Accessibility - Additional Comments			
Mae'r safle wedi'i leoli mewn lleoliad cynaliadwy yn yr anheddiad, ac mae ganddo fynediad addas i Stryd y Prior. Nid yw'r safle wedi'i leoli o fewn 400m i ddarpariaeth mannau chwarae, ond mae gan yr anheddiad cyfan nifer o fannau chwarae. The site is located within a sustainable location within the settlement, and has a suitable access onto Priory Road. The site is not located within 400m of a play space provision, however the settlement as a whole has a number of play space provision.			
Cam 2b – Asesiad Manwl Pellach o'r Safle – Parhad / Stage 2b – Further Detailed Site Assessment – Continued			
Ystyriaethau Amgylcheddol / Environmental Considerations			
C17 A yw'r safle wedi'i leoli o fewn neu wrth ymyl parth clustogi mwynau? / Q17 Is the site located within or adjacent to a mineral buffer zone?	×	SA6	+
C18 A yw'r safle o fewn neu'n union wrth ymyl ardal rheoli ansawdd aer? / Q18 Is the site within or immediately adjacent to an AQMA?	×	SA3	+
C19 A yw'r safle yn cynnwys pridd carbon uchel e.e. mawn? / Q19 Does the site contain high carbon soil e.g. peat?	×	SA7	+
C20 A yw'r safle'n cynnwys tir amaethyddol o ansawdd uchel? / Q20 Does the site contain high quality agricultural land?	×	SA7	+

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

Ystyriaethau Amgylcheddol - Sylwadau Ychwanegol / Environmental Considerations - Additional Comments

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

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

Y Gymraeg / Welsh Language			
Q25 Does the location and/or scale of the site have the potential to have a detrimental impact on Welsh Language?	×	SA11	+

Y Gymraeg - Sylwadau Ychwanegol / Welsh Language - Additional Comments

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

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

Sylwadau Ychwanegol / Additional Comments

Mae'r safle wedi'i amgáu ar bob ochr gan ffin ddiffiniedig, a byddai ei faint a'i raddfa yn gyfle datblygu rhesymol yng Nghydweli i adeiladwyr tai ar raddfa fach a chanolig. Mae cynigydd y tir wedi darparu rhywfaint o wybodaeth am ddatblygu'r safle, ond gofynnir am wybodaeth ychwanegol yn ôl yr angen wrth i'r CDLl fynd tuag at archwiliad.

The site is enclosed on all sides by a defined boundary, and its size and scale would be a reasonable development opportunity within Kidwelly for small to medium scale housebuilders. The proponent of the land has provided some information on the development of the site, however additional information will be sought as necessary as the LDP goes towards examination.

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

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number:	CA0314 and SR/074/002	Cyfeirnod y Safle / Site Reference:	SeC3/h2
Cyfeiriad y Safle / Site Address:	Tir ger Stryd Priory / Land off Priory Street	Arwynebedd y Safle / Site Area:	0.93ha
Defnydd Presennol / Existing Use:	Safle Werdd / Greenfield	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential

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

Sustainability Criteria

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

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

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

Sylwebaeth Gwerthuso Cynaliadwyedd / Sustainability Appraisal Commentary

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

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

Gadewir y dudalen hon yn wag yn fwriadol

This page is left intentionally blank

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

Manylion y Safle / Site Details			
Rhif y Safle Ymgeisio / Candidate Site Number:		Cyfeirnod y Safle / Site Reference	SeC3/h3
Cyfeiriad y Safle / Site Address:	Tir i gefn Park View Drive / Land to the rear of Park View Drive	Ardal Safle / Site Area:	1.06ha
Defnydd Presennol / Existing Use:	Safle Werdd / Greenfield	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential

Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History	
A yw'r safle yn Ddyraniad CDLl presennol? / Is the site an existing LDP Allocation?	✓
Hanes Cynllunio Perthnasol / Relevant Planning History	S/34146 and S/36660

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

Sylwadau ychwanegol / Additional Comments

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

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 of the Site Assessment

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

C8. A fyddai datblygu'r safle'n cael effaith niweidiol ar gymeriad ac amgylchiadau'r anheddiad neu ei nodweddion? / Q8. Would the development of the site have a detrimental impact on the character and setting of the settlement or its features?	×	SA8 SA9	+
C9. A fydd y cynnig yn cynnwys ailddefnyddio tir a/neu adeiladau addas a ddatblygwyd yn flaenorol? / Q9. Will the proposal involve the re-use of suitable previously developed land and/or buildings?	×	SA9, SA7	-
Cyffredinol - Sylwadau Ychwanegol / General – Additional Comments			
Hygyrchedd / Accessibility			
C10. A yw'r safle'n hygyrch o'r briffordd gyhoeddus bresennol? Q10 Is the site accessible from the existing public highway?	✓		
C11 A oes gan y safle bwynt mynediad sydd â gweledegdd digonol? / Q11 Does the site have an available access point with adequate visibility?	✓		
C12 A oes unrhyw faterion sylweddol ar y briffordd wedi'u nodi ar sail tystiolaeth mewn perthynas â'r safle? / Q12 Have any significant and evidenced highway issues been identified relating to the site?	×	SA3	+
C13 A oes gan y safle fynediad addas i drafnidiaeth gyhoeddus a/neu lwybr teithio llesol? / Q13 Does the site have suitable access to public transport and/or active travel route?	✓	SA3, SA4, SA6, SA12, SA13, SA15	+
C14 A oes gan y safle fynediad i lecynnau gwyrdd/hamdden/cyfleusterau hamdden sydd o fewn pellter rhesymol? / Q14 Does the site have access to green space/ leisure/ recreational facilities that are within a reasonable distance?	✓	SA12, SA15	+
C15 A yw'r safle o fewn pellter rhesymol i'r canlynol: / Q15 Is the site within reasonable distance			
(a) Darpariaeth cyflogaeth / Employment provision	✓	SA6, SA10, SA14, SA15	+
(b) Darpariaeth fanwerthu / Retail provision	✓		+
(c) Gwasanaethau a chyfleusterau eraill / Other services and facilities	✓		+
C16 A yw'r safle o fewn pellter rhesymol i gyfleusterau addysg? / Q16 Is the site within a reasonable distance to education facilities?	✓	SA13	+
Hygyrchedd – Sylwadau Ychwanegol / Accessibility - Additional Comments			
Cam 2b – Asesiad Manwl Pellach o'r Safle – Parhad / Stage 2b – Further Detailed Site Assessment – Continued			
Ystyriaethau Amgylcheddol / Environmental Considerations			
C17 A yw'r safle wedi'i leoli o fewn neu wrth ymyl parth clustogi mwynau? / Q17 Is the site located within or adjacent to a mineral buffer zone?	×	SA6	+
C18 A yw'r safle o fewn neu'n union wrth ymyl ardal rheoli ansawdd aer? / Q18 Is the site within or immediately adjacent to an AQMA?	×	SA3	+
C19 A yw'r safle yn cynnwys pridd carbon uchel e.e. mawn? / Q19 Does the site contain high carbon soil e.g. peat?	×	SA7	+
C20 A yw'r safle'n cynnwys tir amaethyddol o ansawdd uchel? / Q20 Does the site contain high quality agricultural land?	×	SA7	+

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

Ystyriaethau Amgylcheddol - Sylwadau Ychwanegol / Environmental Considerations - Additional Comments

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

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

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

Y Gymraeg - Sylwadau Ychwanegol / Welsh Language - Additional Comments

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

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

Sylwadau Ychwanegol / Additional Comments

Mae gan y safle ganiatâd cynllunio amlinellol ar gyfer hyd at 24 o anheddau, ac mae rhan o'r safle wedi cael caniatâd Materion a Gadwyd yn ôl ar gyfer 9 annedd. Mae cynigydd y tir wedi darparu gwybodaeth am ddatblygu'r safle drwy'r ceisiadau, ond gofynnir am wybodaeth ychwanegol yn ôl yr angen wrth i'r CDLl fynd tuag at archwiliad.

The site has an outline planning permission for up to 24 dwellings, and part of the site has a Reserved Matters for 9 dwellings. The proponent of the land has provided information on the development of the site through the applications, however additional information will be sought as necessary as the LDP goes towards examination.

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

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number:		Cyfeirnod y Safle / Site Reference:	SeC3/h3
Cyfeiriad y Safle / Site Address:	Tir i gefn Park View Drive / Land to the rear of Park View Drive	Arwynebedd y Safle / Site Area:	1.06ha
Defnydd Presennol / Existing Use:	Safle Werdd / Greenfield	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential

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

Sustainability Criteria

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

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

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

Sylwebaeth Gwerthuso Cynaliadwyedd / Sustainability Appraisal Commentary

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

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

Gadewir y dudalen hon yn wag yn fwriadol

This page is left intentionally blank

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

Manylion y Safle / Site Details			
Rhif y Safle Ymgeisio / Candidate Site Number:		Cyfeirnod y Safle / Site Reference	SeC3/h4
Cyfeiriad y Safle / Site Address:	Tir yn yr hen iard Dinas / Land at Former Dinas Yard	Ardal Safle / Site Area:	2.703ha
Defnydd Presennol / Existing Use:	Safle Werdd / Greenfield	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential

Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History	
A yw'r safle yn Ddyraniad CDLl presennol? / Is the site an existing LDP Allocation?	✓
Hanes Cynllunio Perthnasol / Relevant Planning History	S/33973

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

Sylwadau Ychwanegol / Additional Comments

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

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 of the Site Assessment

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

C8. A fyddai datblygu'r safle'n cael effaith niweidiol ar gymeriad ac amgylchiadau'r anheddiad neu ei nodweddion? / Q8. Would the development of the site have a detrimental impact on the character and setting of the settlement or its features?	×	SA8 SA9	+
C9. A fydd y cynnig yn cynnwys ailddefnyddio tir a/neu adeiladau addas a ddatblygwyd yn flaenorol? / Q9. Will the proposal involve the re-use of suitable previously developed land and/or buildings?	✓	SA9, SA7	+
Cyffredinol - Sylwadau Ychwanegol / General – Additional Comments			
Mae'r safle yn rhannol yn dir a ddatblygwyd yn flaenorol ac yn rhannol yn gae gwyrdd. The site is partly previously developed land and partly green field			
Hygyrchedd / Accessibility			
C10. A yw'r safle'n hygyrch o'r briffordd gyhoeddus bresennol? Q10 Is the site accessible from the existing public highway?	✓		
C11 A oes gan y safle bwynt mynediad sydd â gweledegdd digonol? / Q11 Does the site have an available access point with adequate visibility?	✓		
C12 A oes unrhyw faterion sylweddol ar y briffordd wedi'u nodi ar sail tystiolaeth mewn perthynas â'r safle? / Q12 Have any significant and evidenced highway issues been identified relating to the site?	×	SA3	+
C13 A oes gan y safle fynediad addas i drafnidiaeth gyhoeddus a/neu lwybr teithio llesol? / Q13 Does the site have suitable access to public transport and/or active travel route?	✓	SA3, SA4, SA6, SA12, SA13, SA15	+
C14 A oes gan y safle fynediad i lecynnau gwyrdd/hamdden/cyfleusterau hamdden sydd o fewn pellter rhesymol? / Q14 Does the site have access to green space/ leisure/ recreational facilities that are within a reasonable distance?	✓	SA12, SA15	+
C15 A yw'r safle o fewn pellter rhesymol i'r canlynol: / Q15 Is the site within reasonable distance			
(a) Darpariaeth cyflogaeth / Employment provision	✓	SA6, SA10, SA14, SA15	+
(b) Darpariaeth fanwerthu / Retail provision	✓		+
(c) Gwasanaethau a chyfleusterau eraill / Other services and facilities	✓		+
C16 A yw'r safle o fewn pellter rhesymol i gyfleusterau addysg? / Q16 Is the site within a reasonable distance to education facilities?	✓	SA13	+
Hygyrchedd – Sylwadau Ychwanegol / Accessibility - Additional Comments			
Mae'r safle wedi'i leoli mewn lleoliad cynaliadwy yn yr anheddiad, ac mae ganddo fynediad addas i Heol Pen-bre. The site is located within a sustainable location within the settlement, and has a suitable access onto Pembrey Road			
Cam 2b – Asesiad Manwl Pellach o'r Safle – Parhad / Stage 2b – Further Detailed Site Assessment – Continued			
Ystyriaethau Amgylcheddol / Environmental Considerations			
C17 A yw'r safle wedi'i leoli o fewn neu wrth ymyl parth clustogi mwynau? / Q17 Is the site located within or adjacent to a mineral buffer zone?	×	SA6	+
C18 A yw'r safle o fewn neu'n union wrth ymyl ardal rheoli ansawdd aer? / Q18 Is the site within or immediately adjacent to an AQMA?	×	SA3	+
C19 A yw'r safle yn cynnwys pridd carbon uchel e.e. mawn? / Q19 Does the site contain high carbon soil e.g. peat?	×	SA7	+
C20 A yw'r safle'n cynnwys tir amaethyddol o ansawdd uchel? / Q20 Does the site contain high quality agricultural land?	×	SA7	+

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

Ystyriaethau Amgylcheddol - Sylwadau Ychwanegol / Environmental Considerations - Additional Comments

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

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

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

Welsh Language - Additional Comments

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

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

Sylwadau Ychwanegol / Additional Comments

Mae gan y safle ganiatâd cynllunio amlinellol. Mae'r cynllun dangosol yn dangos hyd at 80 o anheddau sy'n cynnwys dau safle dyrannu tai presennol. Mae cynigydd y tir wedi darparu gwybodaeth am ddatblygu'r safle drwy'r cais, ond gofynnir am wybodaeth ychwanegol yn ôl yr angen wrth i'r CDLl fynd tuag at archwiliad.

The site has an outline planning permission. The indicative plan shows up to 80 dwellings which includes two existing housing allocation sites. The proponent of the land has provided information on the development of the site through the application, however additional information will be sought as necessary as the LDP goes towards examination.

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

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number:		Cyfeirnod y Safle / Site Reference:	SeC3/h4
Cyfeiriad y Safle / Site Address:	Tir yn yr hen iard Dinas / Land at Former Dinas Yard	Arwynebedd y Safle / Site Area:	2.703ha
Defnydd Presennol / Existing Use:	Safle Werdd / Greenfield	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential

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

Sustainability Criteria

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

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

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

Sylwebaeth Gwerthuso Cynaliadwyedd / Sustainability Appraisal Commentary

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

This site performs very well against the SA Framework.

SeC4
Porth Tywyn / Burry Port

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

Manylion y Safle / Site Details			
Rhif y Safle Ymgeisio / Candidate Site Number:	CA0427 - SR/016/009 (rhan bach / *small part*)	Cyfeirnod y Safle / Site Reference	SeC4/h1
Cyfeiriad y Safle / Site Address:	Fferm Gwdig / *Gwdig Farm*	Ardal Safle / Site Area:	4.193
Defnydd Presennol / Existing Use:	Gwag / Hen Gwesty / *Vacant / Former Hotel*	Defnydd Arfaethedig / Proposed Use:	Preswyl / *Residential*

Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History	
A yw'r safle yn Ddyraniad CDLl presennol? / Is the site an existing LDP Allocation?	✓
Hanes Cynllunio Perthnasol / Relevant Planning History	S/36993, S/38373

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

Sylwadau ychwanegol / Additional Comments

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

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 of the Site Assessment

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

C8. A fyddai datblygu'r safle'n cael effaith niweidiol ar gymeriad ac amgylchiadau'r anheddiad neu ei nodweddion? / Q8. Would the development of the site have a detrimental impact on the character and setting of the settlement or its features?	×	SA8 SA9	+
C9. A fydd y cynnig yn cynnwys ailddefnyddio tir a/neu adeiladau addas a ddatblygwyd yn flaenorol? / Q9. Will the proposal involve the re-use of suitable previously developed land and/or buildings?	×	SA9, SA7	-
Cyffredinol - Sylwadau Ychwanegol / General – Additional Comments			
Mae'r safle'n faes glas - ond drwy gadw hen westy o fewn y terfynau ceir cyfle i'w ailddefnyddio mewn modd buddiol *The site is greenfield - however retention of former hotel within the limits provides the opportunity for its beneficial re-use.*			
Hygyrchedd / Accessibility			
C10. A yw'r safle'n hygyrch o'r briffordd gyhoeddus bresennol? Q10 Is the site accessible from the existing public highway?	✓		
C11 A oes gan y safle bwynt mynediad sydd â gweledegdd digonol? / Q11 Does the site have an available access point with adequate visibility?	✓		
C12 A oes unrhyw faterion sylweddol ar y briffordd wedi'u nodi ar sail tystiolaeth mewn perthynas â'r safle? / Q12 Have any significant and evidenced highway issues been identified relating to the site?	×	SA3	+
C13 A oes gan y safle fynediad addas i drafnidiaeth gyhoeddus a/neu lwybr teithio llesol? / Q13 Does the site have suitable access to public transport and/or active travel route?	✓	SA3, SA4, SA6, SA12, SA13, SA15	+
C14 A oes gan y safle fynediad i lecynnau gwyrdd/hamdden/cyfleusterau hamdden sydd o fewn pellter rhesymol? / Q14 Does the site have access to green space/ leisure/ recreational facilities that are within a reasonable distance?	✓	SA12, SA15	+
C15 A yw'r safle o fewn pellter rhesymol i'r canlynol: / Q15 Is the site within reasonable distance			
(a) Darpariaeth cyflogaeth / Employment provision	✓	SA6, SA10, SA14, SA15	+
(b) Darpariaeth fanwerthu / Retail provision	✓		+
(c) Gwasanaethau a chyfleusterau eraill / Other services and facilities	✓		+
C16 A yw'r safle o fewn pellter rhesymol i gyfleusterau addysg? / Q16 Is the site within a reasonable distance to education facilities?	✓	SA13	+
Hygyrchedd – Sylwadau Ychwanegol / Accessibility - Additional Comments			
Cam 2b – Asesiad Manwl Pellach o'r Safle – Parhad / Stage 2b – Further Detailed Site Assessment – Continued			
Ystyriaethau Amgylcheddol / Environmental Considerations			
C17 A yw'r safle wedi'i leoli o fewn neu wrth ymyl parth clustogi mwynau? / Q17 Is the site located within or adjacent to a mineral buffer zone?	×	SA6	+
C18 A yw'r safle o fewn neu'n union wrth ymyl ardal rheoli ansawdd aer? / Q18 Is the site within or immediately adjacent to an AQMA?	×	SA3	+
C19 A yw'r safle yn cynnwys pridd carbon uchel e.e. mawn? / Q19 Does the site contain high carbon soil e.g. peat?	×	SA7	+
C20 A yw'r safle'n cynnwys tir amaethyddol o ansawdd uchel? / Q20 Does the site contain high quality agricultural land?	×	SA7	+

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

Ystyriaethau Amgylcheddol - Sylwadau Ychwanegol / Environmental Considerations - Additional Comments

Categori Asesiad Strategol o Ganlyniadau Llifogydd Cam 1- Gwyrdd (risg isel)

Stage 1 SFCA category - Green (low risk)

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

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

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

Y Gymraeg - Sylwadau Ychwanegol / Welsh Language - Additional Comments

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

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

Sylwadau Ychwanegol / Additional Comments

Cafwyd cynnydd sylweddol wrth gyflenwi'r dyraniad tai hirhoedlog hwn a deellir bod contractwyr bellach ar y safle. Ceir caniatâd cynllunio llawn ar gyfer 103 o unedau. Nodir cais cynllunio pellach ar gyfer 2 uned. Yn y cynnig a gyflwynwyd ar gyfer safle ymgeisio SR/016/009 CA0427 ceisir cynnwys tir i'r gogledd o'r dyraniad CDLl cyfredol ar gyfer tai. Dylid cyfeirio at ymateb y Cyngor i'r cynnig hwnnw, ond bydd rhan fechan o'r safle ymgeisio hwnnw'n cael ei gadw o fewn y terfynau fel tir gwyn, er mwyn creu potensial i ailddatblygu'r hen westy.

There has been considerable progress in delivering this longstanding housing allocation and it is understood that contractors are now on site. There is full planning permission in place for 103 units. A further planning application for 2 units is noted. Candidate site submission SR/016/009 CA0427 seeks the inclusion of land to the north of the current LDP allocation for housing. Reference should be made the Council's response to that submission, however a small part of that candidate site area will be retained within the limits as white land so as to allow for the potential redevelopment of the former hotel.

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

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number:	CA0427 - SR/016/009 (rhan bach / small part)	Cyfeirnod y Safle / Site Reference:	SeC4/h1
Cyfeiriad y Safle / Site Address:	Fferm Gwdig / Gwdig Farm	Arwynebedd y Safle / Site Area:	4.193
Defnydd Presennol / Existing Use:	Gwag / Hen Gwesty / Vacant / Former Hotel	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential

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

Sustainability Criteria

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

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

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

Sylwebaeth Gwerthuso Cynaliadwyedd / Sustainability Appraisal Commentary

Mae'r safle hwn yn perfformio'n dda yn erbyn y fframwaith cynaliadwyedd. Nid yw'n defnyddio tir a ddatblygwyd o'r blaen, ond gallai hwyluso'r broses o ailddatblygu hen westy.

This site perfoms well against the sustainability framework. It does not utilise previously developed land, however it may potentially facilitate the redevlopment of a former hotel.

Gadewir y dudalen hon yn wag yn fwriadol

This page is left intentionally blank

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

Manylion y Safle / Site Details			
Rhif y Safle Ymgeisio / Candidate Site Number:	CA0549 - SR/016/012	Cyfeirnod y Safle / Site Reference	SeC4/h2
Cyfeiriad y Safle / Site Address:	Harbwr Porth Tywyn / *Burry Port Harbourside*	Ardal Safle / Site Area:	6.15
Defnydd Presennol / Existing Use:	Tir Gwag / *Vacant Land*	Defnydd Arfaethedig / Proposed Use:	Preswyl a Masnachol / Residential and Commercial

Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History	
A yw'r safle yn Ddyraniad CDLl presennol? / Is the site an existing LDP Allocation?	×
Hanes Cynllunio Perthnasol / Relevant Planning History	S/30678 - Yr Hen Grillo / *Former Grillo (230)* , S/30598 - 'Safleoedd 5 a 6' / *'Sites 5 and 6'* (134). S/38251 & S/38106 - Adran 73 - Pwyllgor Medi 2019, rhyddhawyd Rhagfyr 2019 / *Section 73 - Committee September 2019, released December 2019.*

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

Sylwadau ychwanegol / Additional Comments

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

Sylwadau Ychwanegol / Additional Comments
Ceir Heneb Restredig yn yr Harbwr. Mae Cilfach Tywyn yn ardal o bwysigrwydd rhyngwladol er cadwraeth natur. *The Harbour has a Scheduled Ancient Monument. The Burry Inlet is an area of International importance for nature conservation.*

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 of the Site Assessment

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

C8. A fyddai datblygu'r safle'n cael effaith niweidiol ar gymeriad ac amgylchiadau'r anheddiad neu ei nodweddion? / Q8. Would the development of the site have a detrimental impact on the character and setting of the settlement or its features?	×	SA8 SA9	+
C9. A fydd y cynnig yn cynnwys ailddefnyddio tir a/neu adeiladau addas a ddatblygwyd yn flaenorol? / Q9. Will the proposal involve the re-use of suitable previously developed land and/or buildings?	✓	SA9, SA7	+
Cyffredinol - Sylwadau Ychwanegol / General – Additional Comments			
Hygyrchedd / Accessibility			
C10. A yw'r safle'n hygyrch o'r briffordd gyhoeddus bresennol? Q10 Is the site accessible from the existing public highway?	✓		
C11 A oes gan y safle bwynt mynediad sydd â gweledegdd digonol? / Q11 Does the site have an available access point with adequate visibility?	✓		
C12 A oes unrhyw faterion sylweddol ar y briffordd wedi'u nodi ar sail tystiolaeth mewn perthynas â'r safle? / Q12 Have any significant and evidenced highway issues been identified relating to the site?	×	SA3	+
C13 A oes gan y safle fynediad addas i drafnidiaeth gyhoeddus a/neu lwybr teithio llesol? / Q13 Does the site have suitable access to public transport and/or active travel route?	✓	SA3, SA4, SA6, SA12, SA13, SA15	+
C14 A oes gan y safle fynediad i lecynnau gwyrdd/hamdden/cyfleusterau hamdden sydd o fewn pellter rhesymol? / Q14 Does the site have access to green space/ leisure/ recreational facilities that are within a reasonable distance?	✓	SA12, SA15	+
C15 A yw'r safle o fewn pellter rhesymol i'r canlynol: / Q15 Is the site within reasonable distance			
(a) Darpariaeth cyflogaeth / Employment provision	✓	SA6, SA10, SA14, SA15	+
(b) Darpariaeth fanwerthu / Retail provision	✓		+
(c) Gwasanaethau a chyfleusterau eraill / Other services and facilities	✓		+
C16 A yw'r safle o fewn pellter rhesymol i gyfleusterau addysg? / Q16 Is the site within a reasonable distance to education facilities?	✓	SA13	+
Hygyrchedd – Sylwadau Ychwanegol / Accessibility - Additional Comments			
Cam 2b – Asesiad Manwl Pellach o'r Safle – Parhad / Stage 2b – Further Detailed Site Assessment – Continued			
Ystyriaethau Amgylcheddol / Environmental Considerations			
C17 A yw'r safle wedi'i leoli o fewn neu wrth ymyl parth clustogi mwynau? / Q17 Is the site located within or adjacent to a mineral buffer zone?	×	SA6	+
C18 A yw'r safle o fewn neu'n union wrth ymyl ardal rheoli ansawdd aer? / Q18 Is the site within or immediately adjacent to an AQMA?	×	SA3	+
C19 A yw'r safle yn cynnwys pridd carbon uchel e.e. mawn? / Q19 Does the site contain high carbon soil e.g. peat?	×	SA7	+
C20 A yw'r safle'n cynnwys tir amaethyddol o ansawdd uchel? / Q20 Does the site contain high quality agricultural land?	×	SA7	+

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

Ystyriaethau Amgylcheddol - Sylwadau Ychwanegol / Environmental Considerations - Additional Comments

Categori Asesiad Strategol o Ganlyniadau Llifogydd Cam 1 - Coch (risg uchel). Wrth nodi canlyniadau Cam 1 ACLIS, cyfeirir at sylfaen dystiolaeth ehangach y CDLl Diwygiedig - yn enwedig yn nhermau risg llifogydd. Hefyd, mae unrhyw broblem yn gysylltiedig â pherygl llifogydd ymhlith nifer o faterion technegol y byddai angen mynd i'r afael â hwy o fewn y cais/ceisiadau cynllunio.

Stage 1 SFCA category - Red (high risk). In noting the SFCA Stage 1 outcomes, reference is made to the wider evidence base of the Revised LDP - particularly in terms of flood risk. Also, any issue of flood risk is one of a number of technical issues that would have to be addressed within the planning application(s).

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

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

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

Y Gymraeg - Sylwadau Ychwanegol / Welsh Language - Additional Comments

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

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

Sylwadau Ychwanegol / Additional Comments

Bu ardal yr harbwr yn ffocws ar gyfer adfywio ar lefel gorfforaethol ers blynyddoedd. Mae'r datblygiadau diweddar nodedig hynny yn cynnwys codi adeilad newydd ar gyfer Sefydliad Cenedlaethol Brenhinol y Badau Achub ac ysgol gynradd cyfrwng Cymraeg newydd yn Nheras Burrows. Mae'r safle ymgeisio yn cael ei gyflwyno fel safle sy'n barod i'w ailddatblygu mewn lleoliad cynaliadwy a hygyrch, ychydig i'r de o'r orsaf drenau a chanol y dref. Bu cynnydd sylweddol o ran cyflenwi, yn enwedig o ran yr hanes cynllunio a'r consensws â thirfeddianwyr. Ystyrir yr holl faterion technegol manwl yn rhan o'r ceisiadau cynllunio, tra deallir bo'r Cyngor Sir (fel cynigydd y safle ymgeisio) wedi cyfnewid contractau ar dir 3ydd parti, yn amodol ar ganiatâd cynllunio. Ar ben hynny, nodir cyfeiriad at y safle yn rhestr Rhaglen Adeiladu Tai Newydd - Datblygiadau Band B y Cyngor. Mae'n rhesymegol dyrannu'r safle hwn ar gyfer datblygiad preswyl yn y CDLl Diwygiedig.

The harbour area has been a focus for regeneration on a corporate level for many years. Those notable recent developments include the construction of a new building for the Royal National Lifeboat Institution and a new Welsh medium primary school at Burrows Terrace. The candidate site presents as ripe for redevelopment at a sustainable and accessible location just south of the train station and town centre. There has been considerable progress in terms of delivery, most notably in terms of the planning history and landowner consensus. All technical matters of detail are considered as part of the planning applications, whilst it is understood that the County Council (as the candidate site proponent) has exchanged contracts on 3rd party land, subject to planning approval. Furthermore, the site is also referenced in the Council New Build - Band B Developments schedule. It is logical to allocate this site for residential in the Revised LDP.

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

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number:	CA0549 - SR/016/012	Cyfeirnod y Safle / Site Reference:	SeC4/h2
Cyfeiriad y Safle / Site Address:	Harbwr Porth Tywyn / Burry Port Harbourside	Arwynebedd y Safle / Site Area:	6.15
Defnydd Presennol / Existing Use:	Tir Gwag / Vacant Land	Defnydd Arfaethedig / Proposed Use:	Preswyl a Masnachol / Residential and Commercial

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

Sustainability Criteria

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

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

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

Sylwebaeth Gwerthuso Cynaliadwyedd / Sustainability Appraisal Commentary

Yn gyffredinol, mae'r safle hwn yn perfformio'n dda yn erbyn y Fframwaith AC. Mae'r safle'n union wrth ymyl Safle Morol Ewropeaidd Bae Caerfyrddin a'r Aberoedd, felly bydd yn rhaid i'r safle sicrhau nad oes effaith niweidiol ar ansawdd dŵr o ganlyniad i ddŵr ffo yn ystod y gwaith adeiladu/gweithredu. Mae wal yr harbwr yn heneb gofrestredig, a bydd angen ei reoli'n ofalus fel rhan o'r datblygiad. Nodir y safle fel un sydd mewn perygl o lifogydd llanw mewn senarios newid hinsawdd yn yr ACLlS - Cam 1, ond mae ACLl safle-benodol manwl wedi cael ei lunio ar gyfer y safle hwn (Prif Gynllun Porth Tywyn) sy'n cynnwys strategaeth liniaru arfaethedig.

This site generally preforms well against the SA Framework. The site is immediately adjacent to CBEEMS and so the site will be required to ensure no detrimental effect on water quality as a result of run-off during construction/operation. The Harbour wall is a scheduled monument, and it will need to be managed sympathetically as part of the development. The site is identified as being at risk of tidal flooding under climate change scenarios within the SFCA Stage 1, however a detailed site-specific FCA has been prepared for this site (Burry Port Masterplan) which includes a proposed mitigation strategy.

Gadewir y dudalen hon yn wag yn fwriadol

This page is left intentionally blank

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

Manylion y Safle / Site Details			
Rhif y Safle Ymgeisio / Candidate Site Number:	CA0300 - SR/016/007	Cyfeirnod y Safle / Site Reference	SeC4/h3
Cyfeiriad y Safle / Site Address:	Teras Glanmor / *Glanmor Terrace*	Ardal Safle / Site Area:	1.405
Defnydd Presennol / Existing Use:	Tir Gwag / *Vacant Land*	Defnydd Arfaethedig / Proposed Use:	Preswyl / *Residential*

Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History	
A yw'r safle yn Ddyraniad CDLl presennol? / Is the site an existing LDP Allocation?	×
Hanes Cynllunio Perthnasol / Relevant Planning History	S/38235

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

Sylwadau ychwanegol / Additional Comments

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

Sylwadau Ychwanegol / Additional Comments
Mae Cilfach Tywyn yn ardal o bwysigrwydd rhyngwladol er cadwraeth natur. *The Burry Inlet is an area of International importance for nature conservation.*

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 of the Site Assessment

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

C8. A fyddai datblygu'r safle'n cael effaith niweidiol ar gymeriad ac amgylchiadau'r anheddiad neu ei nodweddion? / Q8. Would the development of the site have a detrimental impact on the character and setting of the settlement or its features?	×	SA8 SA9	+
C9. A fydd y cynnig yn cynnwys ailddefnyddio tir a/neu adeiladau addas a ddatblygwyd yn flaenorol? / Q9. Will the proposal involve the re-use of suitable previously developed land and/or buildings?	✓	SA9, SA7	+
Cyffredinol - Sylwadau Ychwanegol / General – Additional Comments			
Hygyrchedd / Accessibility			
C10. A yw'r safle'n hygyrch o'r briffordd gyhoeddus bresennol? Q10 Is the site accessible from the existing public highway?	✓		
C11 A oes gan y safle bwynt mynediad sydd â gweledegdd digonol? / Q11 Does the site have an available access point with adequate visibility?	✓		
C12 A oes unrhyw faterion sylweddol ar y briffordd wedi'u nodi ar sail tystiolaeth mewn perthynas â'r safle? / Q12 Have any significant and evidenced highway issues been identified relating to the site?	×	SA3	+
C13 A oes gan y safle fynediad addas i drafnidiaeth gyhoeddus a/neu lwybr teithio llesol? / Q13 Does the site have suitable access to public transport and/or active travel route?	✓	SA3, SA4, SA6, SA12, SA13, SA15	+
C14 A oes gan y safle fynediad i lecynnau gwyrdd/hamdden/cyfleusterau hamdden sydd o fewn pellter rhesymol? / Q14 Does the site have access to green space/ leisure/ recreational facilities that are within a reasonable distance?	✓	SA12, SA15	+
C15 A yw'r safle o fewn pellter rhesymol i'r canlynol: / Q15 Is the site within reasonable distance			
(a) Darpariaeth cyflogaeth / Employment provision	✓	SA6, SA10, SA14, SA15	+
(b) Darpariaeth fanwerthu / Retail provision	✓		+
(c) Gwasanaethau a chyfleusterau eraill / Other services and facilities	✓		+
C16 A yw'r safle o fewn pellter rhesymol i gyfleusterau addysg? / Q16 Is the site within a reasonable distance to education facilities?	✓	SA13	+
Hygyrchedd – Sylwadau Ychwanegol / Accessibility - Additional Comments			
Cam 2b – Asesiad Manwl Pellach o'r Safle – Parhad / Stage 2b – Further Detailed Site Assessment – Continued			
Ystyriaethau Amgylcheddol / Environmental Considerations			
C17 A yw'r safle wedi'i leoli o fewn neu wrth ymyl parth clustogi mwynau? / Q17 Is the site located within or adjacent to a mineral buffer zone?	×	SA6	+
C18 A yw'r safle o fewn neu'n union wrth ymyl ardal rheoli ansawdd aer? / Q18 Is the site within or immediately adjacent to an AQMA?	×	SA3	+
C19 A yw'r safle yn cynnwys pridd carbon uchel e.e. mawn? / Q19 Does the site contain high carbon soil e.g. peat?	×	SA7	+
C20 A yw'r safle'n cynnwys tir amaethyddol o ansawdd uchel? / Q20 Does the site contain high quality agricultural land?	×	SA7	+

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

Ystyriaethau Amgylcheddol - Sylwadau Ychwanegol / Environmental Considerations - Additional Comments

Categori Asesiad Strategol o Ganlyniadau Llifogydd Cam 1 - Coch (risg uchel). Wrth nodi canlyniadau Cam 1 ACLIS, cyfeirir at sylfaen dystiolaeth ehangach y CDLl Diwygiedig - yn enwedig yn nhermau risg llifogydd. Hefyd, mae unrhyw broblem yn gysylltiedig â pherygl llifogydd ymhlith nifer o faterion technegol y byddai angen mynd i'r afael â hwy o fewn y cais cynllunio.

Stage 1 SFCA category - Red (high risk). In noting the SFCA Stage 1 outcomes, reference is made to the wider evidence base of the Revised LDP - particularly in terms of flood risk. Also, any issue of flood risk is one of a number of technical issues that would have to be addressed within the planning application.

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

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

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

Y Gymraeg - Sylwadau Ychwanegol / Welsh Language - Additional Comments

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

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

Sylwadau Ychwanegol / Additional Comments

Mae'r safle ymgeisio yn cael ei gyflwyno fel safle sy'n barod i'w ailddatblygu mewn lleoliad hygyrch a chynaliadwy. Bu cynnydd sylweddol o ran cyflenwi, yn enwedig o ran yr hanes cynllunio. Cyfeirir at y safle yn Rhaglen Darparu Tai'r Cyngor (Band A). Bydd yn cynnwys 32 o gartrefi newydd wedi'u codi gan y Cyngor. Deellir bod disgwyl i'r datblygiad ddechrau ym mis Ionawr 2020.

The candidate site presents as ripe for redevelopment at a sustainable and accessible location. There has been considerable progress in terms of delivery, most notably in terms of the planning history. The site is referenced in the Council's Housing Delivery Programme (Band A). It will be a Council new build development of 32 homes. It is understood that the development is due to start in January 2020.

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

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number:	CA0300 - SR/016/007	Cyfeirnod y Safle / Site Reference:	SeC4/h3
Cyfeiriad y Safle / Site Address:	Teras Glanmor / Glanmor Terrace	Arwynebedd y Safle / Site Area:	1.405
Defnydd Presennol / Existing Use:	Tir Gwag / Vacant Land	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential

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

Sustainability Criteria

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

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

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

Sylwebaeth Gwerthuso Cynaliadwyedd / Sustainability Appraisal Commentary

Yn gyffredinol, mae'r safle hwn yn perfformio'n dda yn erbyn y Fframwaith AC. Mae'r safle'n union wrth ymyl Safle Morol Ewropeaidd Bae Caerfyrddin a'r Aberoedd, felly bydd yn rhaid i'r safle sicrhau nad oes effaith niweidiol ar ansawdd dŵr o ganlyniad i ddŵr ffo yn ystod y gwaith adeiladu/gweithredu. Nodir y safle fel un sydd mewn perygl o lifogydd llanw mewn senarios newid hinsawdd yn yr ACLlS - Cam 1, ond rhoddwyd caniatâd cynllunio llawn i'r safle o dan y polisi cenedlaethol cyfredol yn ymwneud â pherygl llifogydd.

This site generally preforms well against the SA Framework. The site is immediately adjacent to CBEEMS and so the site will be required to ensure no detrimental effect on water quality as a result of run-off during construction/operation. The site is identified as being at risk of tidal flooding under climate change scenarios within the SFCA Stage 1, however the site has been granted full planning permission under current national policy on flood risk.

Gadewir y dudalen hon yn wag yn fwriadol

This page is left intentionally blank

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

Manylion y Safle / Site Details			
Rhif y Safle Ymgeisio / Candidate Site Number:	CA0548 & CA0551, SR/016/011 & SR/016/014	Cyfeirnod y Safle / Site Reference	SeC4/MU1
Cyfeiriad y Safle / Site Address:	Glannau Porth Tywyn / *Burry Port Waterfront*	Ardal Safle / Site Area:	2.86
Defnydd Presennol / Existing Use:	Tir Gwag / *Vacant Land*	Defnydd Arfaethedig / Proposed Use:	Cymysg - Masnach, Hamdden, adwerthu / *Mixed - Commercial, leisure, retail*

Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History	
A yw'r safle yn Ddyraniad CDLl presennol? / Is the site an existing LDP Allocation?	✓
Hanes Cynllunio Perthnasol / Relevant Planning History	S/38105 (Adran /*Section* 73 2019) , S/30597 - Safle 4 / *Site 4.*

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

Sylwadau ychwanegol / Additional Comments
Ystyrir ei bod yn rhesymegol adolygu'r 2 safle ymgeisio gyda'i gilydd am eu bod ar hyn o bryd wedi'u dyrannu'n un safle yn y CDLl cyfredol. *It is considered logical to review the 2 candidate sites together as they are currently allocated as one site in the current LDP.*

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

Sylwadau Ychwanegol / Additional Comments
Mae MCDau C2 yn effeithio ar ran o SR/016/011. Dylid nodi na chynigir unrhyw Ddatblygiad sy'n Agored iawn i Niwed. Ceir Heneb Restredig yn yr Harbwr. Mae Cilfach Tywyn yn ardal o bwysigrwydd rhyngwladol er cadwraeth natur. *Part of SR/016/011 is affected by DAMs C2. It should be noted that no Highly Vulnerable Development is proposed. The Harbour has a Scheduled Ancient Monument. The Burry Inlet is an area of International importance for nature conservation.*

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 of the Site Assessment

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

C8. A fyddai datblygu'r safle'n cael effaith niweidiol ar gymeriad ac amgylchiadau'r anheddiad neu ei nodweddion? / Q8. Would the development of the site have a detrimental impact on the character and setting of the settlement or its features?	×	SA8 SA9	+
C9. A fydd y cynnig yn cynnwys ailddefnyddio tir a/neu adeiladau addas a ddatblygwyd yn flaenorol? / Q9. Will the proposal involve the re-use of suitable previously developed land and/or buildings?	✓	SA9, SA7	+
Cyffredinol - Sylwadau Ychwanegol / General – Additional Comments			
Hygyrchedd / Accessibility			
C10. A yw'r safle'n hygyrch o'r briffordd gyhoeddus bresennol? Q10 Is the site accessible from the existing public highway?	✓		
C11 A oes gan y safle bwynt mynediad sydd â gweledegdd digonol? / Q11 Does the site have an available access point with adequate visibility?	✓		
C12 A oes unrhyw faterion sylweddol ar y briffordd wedi'u nodi ar sail tystiolaeth mewn perthynas â'r safle? / Q12 Have any significant and evidenced highway issues been identified relating to the site?	×	SA3	+
C13 A oes gan y safle fynediad addas i drafnidiaeth gyhoeddus a/neu lwybr teithio llesol? / Q13 Does the site have suitable access to public transport and/or active travel route?	✓	SA3, SA4, SA6, SA12, SA13, SA15	+
C14 A oes gan y safle fynediad i lecynnau gwyrdd/hamdden/cyfleusterau hamdden sydd o fewn pellter rhesymol? / Q14 Does the site have access to green space/ leisure/ recreational facilities that are within a reasonable distance?	✓	SA12, SA15	+
C15 A yw'r safle o fewn pellter rhesymol i'r canlynol: / Q15 Is the site within reasonable distance			
(a) Darpariaeth cyflogaeth / Employment provision	✓	SA6, SA10, SA14, SA15	+
(b) Darpariaeth fanwerthu / Retail provision	✓		+
(c) Gwasanaethau a chyfleusterau eraill / Other services and facilities	✓		+
C16 A yw'r safle o fewn pellter rhesymol i gyfleusterau addysg? / Q16 Is the site within a reasonable distance to education facilities?	✓	SA13	+
Hygyrchedd – Sylwadau Ychwanegol / Accessibility - Additional Comments			
Cam 2b – Asesiad Manwl Pellach o'r Safle – Parhad / Stage 2b – Further Detailed Site Assessment – Continued			
Ystyriaethau Amgylcheddol / Environmental Considerations			
C17 A yw'r safle wedi'i leoli o fewn neu wrth ymyl parth clustogi mwynau? / Q17 Is the site located within or adjacent to a mineral buffer zone?	×	SA6	+
C18 A yw'r safle o fewn neu'n union wrth ymyl ardal rheoli ansawdd aer? / Q18 Is the site within or immediately adjacent to an AQMA?	×	SA3	+
C19 A yw'r safle yn cynnwys pridd carbon uchel e.e. mawn? / Q19 Does the site contain high carbon soil e.g. peat?	×	SA7	+
C20 A yw'r safle'n cynnwys tir amaethyddol o ansawdd uchel? / Q20 Does the site contain high quality agricultural land?	×	SA7	+

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

Ystyriaethau Amgylcheddol - Sylwadau Ychwanegol / Environmental Considerations - Additional Comments

Categori Asesiad Strategol o Ganlyniadau Llifogydd Cam 1 - Coch (risg uchel). Wrth nodi canlyniadau Cam 1 ACLlS, cyfeirir at sylfaen dystiolaeth ehangach y CDLl Diwygiedig - yn enwedig yn nhermau risg llifogydd. Dylid nodi na chynigir unrhyw Ddatblygiad sy'n Agored Iawn i Niwed. Lle'n briodol, gellir cyfeirio at y ffeil cais cynllunio.

Stage 1 SFCA category - Red (high risk). In noting the SFCA Stage 1 outcomes, reference is made to the wider evidence base of the Revised LDP - particularly in terms of flood risk. It should be noted that no Highly Vulnerable Development is proposed. Where appropriate, reference can be made to the planning application file.

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

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

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

Y Gymraeg - Sylwadau Ychwanegol / Welsh Language - Additional Comments

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

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

Sylwadau Ychwanegol / Additional Comments

Bu ardal yr harbwr yn ffocws ar gyfer adfywio ar lefel gorfforaethol ers blynyddoedd. Mae'r datblygiadau diweddar nodedig hynny yn cynnwys codi adeilad newydd ar gyfer Sefydliad Cenedlaethol Brenhinol y Badau Achub ac ysgol gynradd cyfrwng Cymraeg newydd yn Nheras Burrows. Mae'r safle ymgeisio yn cael ei gyflwyno fel safle sy'n barod i'w ailddatblygu mewn lleoliad cynaliadwy a hygyrch, ychydig i'r de o'r orsaf drenau a chanol y dref. Mae'r ddau safle ymgeisio wedi'u cynnwys yn y dyraniad T2/1/MU1 cyfredol yn y CDLl Mabwysiedig. Yn nhermau cyflenwi, nodir yr hanes cynllunio ar safle SR/016/014 CA0551 a deellir bod y safle wedi cael ei farchnata. Yn y gorffennol, bu safle SR/016/011 CA0548 yn destun cais cynllunio amlinellol (o dan gyfeirnod S/21247) a chais cynllunio materion a gadwyd yn ôl (o dan gyfeirnod S/26189) ar gyfer darparu siop fwyd dosbarth A1, gyda gwasanaethau, mannau parcio a gorsaf betrol yn gysylltiedig â hynny). Ystyrir ei bod hi'n rhesymegol cadw'r 2 safle yn rhan o 1 dyraniad defnydd cymysg yn y CDLl Diwygiedig er mwyn cydnabod eu cyfraniad posibl at adfywiad ehangach Glannau'r Harbwr. Bydd CA0548 yn cael ei gynnwys yng Nghanol y Dref - Polisi SP2 (Canol y Dref).

The harbour area has been a focus for regeneration on a corporate level for many years. Those notable recent developments include the construction of a new building for the Royal National Lifeboat Institution and a new Welsh medium primary school at Burrows Terrace. The candidate site presents as ripe for redevelopment at a sustainable and accessible location just south of the train station and town centre. The two candidate sites form the current T2/1/MU1 allocation in the Adopted LDP. In delivery terms, the planning history on site SR/016/014 CA0551 is noted and it is understood that the site has been marketed. Site SR/016/011 CA0548 has previously been subject to outline and reserved matters planning applications (under references S/21247 and S/26189 respectively) for the provision of class A1 foodstore, with associated servicing, parking and petrol filling station). It is considered logical to retain the 2 sites as part of 1 mixed use allocation in the Revised LDP in recognition of their potential contribution to the wider regeneration of the Harbourside. CA0548 will be included within the Town Centre - Policy SP2 (Town Centre).

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

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number:	CA0548 & CA0551, SR/016/011 & SR/016/014	Cyfeirnod y Safle / Site Reference:	SeC4/MU1
Cyfeiriad y Safle / Site Address:	Glannau Porth Tywyn / Burry Port Waterfront	Arwynebedd y Safle / Site Area:	2.86
Defnydd Presennol / Existing Use:	Tir Gwag / Vacant Land	Defnydd Arfaethedig / Proposed Use:	Cymysg - Masnach, Hamdden, adwerthu / Mixed - Commercial, leisure, retail

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

Sustainability Criteria

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

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

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

Sylwebaeth Gwerthuso Cynaliadwyedd / Sustainability Appraisal Commentary

Yn gyffredinol, mae'r safle hwn yn perfformio'n dda yn erbyn y Fframwaith AC. Mae'r safle'n union wrth ymyl Safle Morol Ewropeaidd Bae Caerfyrddin a'r Aberoedd, felly bydd yn rhaid i'r safle sicrhau nad oes effaith niweidiol ar ansawdd dŵr o ganlyniad i ddŵr ffo yn ystod y gwaith adeiladu/gweithredu. Mae wal yr harbwr yn heneb gofrestredig, a bydd angen ei reoli'n ofalus fel rhan o'r datblygiad. Nodir y safle fel un sydd mewn perygl o lifogydd llanw mewn senarios newid hinsawdd yn yr ACLlS - Cam 1, ond mae ACLl safle-benodol manwl wedi cael ei lunio ar gyfer y safle hwn (Prif Gynllun Porth Tywyn) sy'n cynnwys strategaeth liniaru arfaethedig.

This site generally preforms well against the SA Framework. The site is immediately adjacent to CBEEMS and so the site will be required to ensure no detrimental effect on water quality as a result of run-off during construction/operation. The Harbour wall is a scheduled monument, and it will need to be managed sympathetically as part of the development. The site is identified as being at risk of tidal flooding under climate change scenarios within the SFCA Stage 1, however a detailed site-specific FCA has been prepared for this site (Burry Port Masterplan) which includes a proposed mitigation strategy.

Gadewir y dudalen hon yn wag yn fwriadol

This page is left intentionally blank

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

Manylion y Safle / Site Details			
Rhif y Safle Ymgeisio / Candidate Site Number:	SR/016/10 (CA0538)	Cyfeirnod y Safle / Site Reference	SeC4/E1
Cyfeiriad y Safle / Site Address:	Dyfaty / Dyfatty	Ardal Safle / Site Area:	3.28 Ha
Defnydd Presennol / Existing Use:	Tir Gwag / Vacant land	Defnydd Arfaethedig / Proposed Use:	Cyflogaeth / Employment

Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History	
A yw'r safle yn Ddyraniad CDLl presennol? / Is the site an existing LDP Allocation?	✓
Hanes Cynllunio Perthnasol / Relevant Planning History	LL/02604

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

Sylwadau ychwanegol / Additional Comments

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

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 of the Site Assessment

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

C8. A fyddai datblygu'r safle'n cael effaith niweidiol ar gymeriad ac amgylchiadau'r anheddiad neu ei nodweddion? / Q8. Would the development of the site have a detrimental impact on the character and setting of the settlement or its features?	×	SA8 SA9	+
C9. A fydd y cynnig yn cynnwys ailddefnyddio tir a/neu adeiladau addas a ddatblygwyd yn flaenorol? / Q9. Will the proposal involve the re-use of suitable previously developed land and/or buildings?	×	SA9, SA7	-
Cyffredinol - Sylwadau Ychwanegol / General – Additional Comments			
Hygyrchedd / Accessibility			
C10. A yw'r safle'n hygyrch o'r briffordd gyhoeddus bresennol? Q10 Is the site accessible from the existing public highway?	✓		
C11 A oes gan y safle bwynt mynediad sydd â gweledegdd digonol? / Q11 Does the site have an available access point with adequate visibility?	✓		
C12 A oes unrhyw faterion sylweddol ar y briffordd wedi'u nodi ar sail tystiolaeth mewn perthynas â'r safle? / Q12 Have any significant and evidenced highway issues been identified relating to the site?	×	SA3	+
C13 A oes gan y safle fynediad addas i drafnidiaeth gyhoeddus a/neu lwybr teithio llesol? / Q13 Does the site have suitable access to public transport and/or active travel route?	✓	SA3, SA4, SA6, SA12, SA13, SA15	+
C14 A yw'r safle o fewn pellter rhesymol i ardaloedd o boblogaeth a Thai? / Q14 Is the site within a reasonable distance to areas of population and housing?	✓	SA6, SA10, SA15	+
Hygyrchedd – Sylwadau Ychwanegol / Accessibility - Additional Comments			
Cam 2b – Asesiad Manwl Pellach o'r Safle – Parhad / Stage 2b – Further Detailed Site Assessment – Continued			
Ystyriaethau Amgylcheddol / Environmental Considerations			
C15 A yw'r safle wedi'i leoli o fewn neu wrth ymyl parth clustogi mwynau? / Q15 Is the site located within or adjacent to a mineral buffer zone?	×	SA6	+
C16 A yw'r safle o fewn neu'n union wrth ymyl ardal rheoli ansawdd aer? / Q16 Is the site within or immediately adjacent to an AQMA?	×	SA3	+
C17 A yw'r safle yn cynnwys pridd carbon uchel e.e. mawn? / Q17 Does the site contain high carbon soil e.g. peat?	×	SA7	+
C18 A yw'r safle'n cynnwys tir amaethyddol o ansawdd uchel? / Q18 Does the site contain high quality agricultural land?	×	SA7	+
C19 A oes unrhyw bryderon sylweddol wedi'u nodi yn yr Asesiad Strategol o Ganlyniadau Llifogydd - Cam 1 a allai effeithio ar gyflawni'r safle? / Q19 Are there any significant concerns set out in the SFCA - Stage 1 which could impact on the delivery of the site?	×	SA4, SA5	+
Ystyriaethau Amgylcheddol - Sylwadau Ychwanegol / Environmental Considerations - Additional Comments			
Categori Asesiad Strategol o Ganlyniadau Llifogydd - Melyn (Risg Canolig) SCFA Category - Yellow (Medium risk).			

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

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

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

Hyfywedd ac Ymarferoldeb / Viability and Deliverability

Mae'r safle wedi ei leoli gerllaw safle cyflogaeth presennol yn Dyfatty, Porth Tywyn. Mae ei faint yn caniatáu'r cyfle i ddatblygu ar raddfa fach i ganolig, ac nid yw'n ymddangos bod unrhyw effaith andwyol i atal datblygiad y safle at ddibenion cyflogaeth. Mae gan y safle seilwaith ffyrdd ar waith sy'n golygu bod y safle ar gael i'w ddatblygu ar unwaith.

The site is located adjacent to an existing employment site at Dyfatty, Burry Port. Its size allows the opportunity for small to medium scale development, and there does not appear to be any adverse impact to stifle the development of the site for employment purposes. The site has road infrastructure in place which makes the site immediately available for development.

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

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number:	SR/016/10 (CA0538)	Cyfeirnod y Safle / Site Reference:	SeC4/E1
Cyfeiriad y Safle / Site Address:	Dyfaty / Dyfatty	Arwynebedd y Safle / Site Area:	3.28 Ha
Defnydd Presennol / Existing Use:	Tir Gwag / Vacant land	Defnydd Arfaethedig / Proposed Use:	Cyflogaeth / Employment

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

Sustainability Criteria

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

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

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

Sylwebaeth Gwerthuso Cynaliadwyedd / Sustainability Appraisal Commentary

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

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

SeC5
Pen-bre / Pembrey

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

Manylion y Safle / Site Details			
Rhif y Safle Ymgeisio / Candidate Site Number:	CA0622 - SR/016/015	Cyfeirnod y Safle / Site Reference	Sec5/h1
Cyfeiriad y Safle / Site Address:	Garreglwyd	Ardal Safle / Site Area:	0.481
Defnydd Presennol / Existing Use:	Tir agored / *Open land*	Defnydd Arfaethedig / Proposed Use:	Preswyl / *Residential.*

Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History	
A yw'r safle yn Ddyraniad CDLl presennol? / Is the site an existing LDP Allocation?	✓
Hanes Cynllunio Perthnasol / Relevant Planning History	S/36380

Sylwadau Ychwanegol / Additional Comments
Mae'r datblygiad wedi dechrau. *The development has commenced.*

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

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number:	CA0622 - SR/016/015	Cyfeirnod y Safle / Site Reference:	Sec5/h1
Cyfeiriad y Safle / Site Address:	Garreglwyd	Arwynebedd y Safle / Site Area:	0.481
Defnydd Presennol / Existing Use:	Tir agored / Open land	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential.

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

Sustainability Criteria

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

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

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

Sylwebaeth Gwerthuso Cynaliadwyedd / Sustainability Appraisal Commentary

Safle'n cael ei adeiladu.

Site is under construction.

Gadewir y dudalen hon yn wag yn fwriadol

This page is left intentionally blank

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

Manylion y Safle / Site Details			
Rhif y Safle Ymgeisio / Candidate Site Number:	CA0751 - SR/016/016	Cyfeirnod y Safle / Site Reference	Sec5/h2
Cyfeiriad y Safle / Site Address:	Fferm Cwrt / *Cwrt Farm*	Ardal Safle / Site Area:	4.518
Defnydd Presennol / Existing Use:	Amaethyddol / *Agricultural*	Defnydd Arfaethedig / Proposed Use:	Preswyl / *Residential*

Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History	
A yw'r safle yn Ddyraniad CDLl presennol? / Is the site an existing LDP Allocation?	✓
Hanes Cynllunio Perthnasol / Relevant Planning History	S/21597 - Gwrthodwyd caniatâd cynllunio llawn ar gyfer 100 o gartrefi yng nghyfarfod Pwyllgor Cynllunio mis Hydref 2019. *Full Planning Permission for 100 homes refused at Planning Committee in October 2019.*

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

Sylwadau ychwanegol / Additional Comments
Cyfeirir at SR/016/003 - CA0050. Er budd parhad ac er mwyn osgoi ail-wneud gwaith, darperir adolygiad o'r dyraniad yma. *Reference is made to SR/016/003 - CA0050. In the interests of continuity and avoiding duplication a review of the allocation is provided here.*

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

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 of the Site Assessment

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

C8. A fyddai datblygu'r safle'n cael effaith niweidiol ar gymeriad ac amgylchiadau'r anheddiad neu ei nodweddion? / Q8. Would the development of the site have a detrimental impact on the character and setting of the settlement or its features?	×	SA8 SA9	+
C9. A fydd y cynnig yn cynnwys ailddefnyddio tir a/neu adeiladau addas a ddatblygwyd yn flaenorol? / Q9. Will the proposal involve the re-use of suitable previously developed land and/or buildings?	×	SA9, SA7	-
Cyffredinol - Sylwadau Ychwanegol / General – Additional Comments			
Hygyrchedd / Accessibility			
C10. A yw'r safle'n hygyrch o'r briffordd gyhoeddus bresennol? Q10 Is the site accessible from the existing public highway?	✓		
C11 A oes gan y safle bwynt mynediad sydd â gweledegdd digonol? / Q11 Does the site have an available access point with adequate visibility?	✓		
C12 A oes unrhyw faterion sylweddol ar y briffordd wedi'u nodi ar sail tystiolaeth mewn perthynas â'r safle? / Q12 Have any significant and evidenced highway issues been identified relating to the site?	×	SA3	+
C13 A oes gan y safle fynediad addas i drafnidiaeth gyhoeddus a/neu lwybr teithio llesol? / Q13 Does the site have suitable access to public transport and/or active travel route?	✓	SA3, SA4, SA6, SA12, SA13, SA15	+
C14 A oes gan y safle fynediad i lecynnau gwyrdd/hamdden/cyfleusterau hamdden sydd o fewn pellter rhesymol? / Q14 Does the site have access to green space/ leisure/ recreational facilities that are within a reasonable distance?	✓	SA12, SA15	+
C15 A yw'r safle o fewn pellter rhesymol i'r canlynol: / Q15 Is the site within reasonable distance			
(a) Darpariaeth cyflogaeth / Employment provision	✓	SA6, SA10, SA14, SA15	+
(b) Darpariaeth fanwerthu / Retail provision	✓		+
(c) Gwasanaethau a chyfleusterau eraill / Other services and facilities	✓		+
C16 A yw'r safle o fewn pellter rhesymol i gyfleusterau addysg? / Q16 Is the site within a reasonable distance to education facilities?	✓	SA13	+
Hygyrchedd – Sylwadau Ychwanegol / Accessibility - Additional Comments			
Cam 2b – Asesiad Manwl Pellach o'r Safle – Parhad / Stage 2b – Further Detailed Site Assessment – Continued			
Ystyriaethau Amgylcheddol / Environmental Considerations			
C17 A yw'r safle wedi'i leoli o fewn neu wrth ymyl parth clustogi mwynau? / Q17 Is the site located within or adjacent to a mineral buffer zone?	×	SA6	+
C18 A yw'r safle o fewn neu'n union wrth ymyl ardal rheoli ansawdd aer? / Q18 Is the site within or immediately adjacent to an AQMA?	×	SA3	+
C19 A yw'r safle yn cynnwys pridd carbon uchel e.e. mawn? / Q19 Does the site contain high carbon soil e.g. peat?	×	SA7	+
C20 A yw'r safle'n cynnwys tir amaethyddol o ansawdd uchel? / Q20 Does the site contain high quality agricultural land?	✓	SA7	-

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

Ystyriaethau Amgylcheddol - Sylwadau Ychwanegol / Environmental Considerations - Additional Comments

Categori Asesiad Strategol o Ganlyniadau Llifogydd Cam 1 - Gwyrdd (risg isel). Mae'r safle o ddiddordeb fel tir amaethyddol.

Stage 1 SFCA category - Green (low risk). The site is of interest from an agricultural land point of view.

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

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

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

Y Gymraeg - Sylwadau Ychwanegol / Welsh Language - Additional Comments

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

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

Sylwadau Ychwanegol / Additional Comments

Ymdriniwyd â'r holl faterion manwl, gan gynnwys mynediad, seilwaith, gosodiad y dirwedd, ecoleg a'r amgylchedd hanesyddol yn y cais cynllunio a gyflwynwyd gerbron y Pwyllgor gydag argymhelliad i'w gymeradwyo. Mae'r safle'n cael ei hyrwyddo gan adeiladwr tai cenedlaethol mawr. Ym mis Mehefin 2019, cadarnhaodd asiant y cais cynllunio fod ymrwymiad i sicrhau caniatâd ar y safle hwn cyn gynted ag y bo'n ymarferol bosibl, ac i ystyried cyflenwi'r safle yn y tymor byr, yn amodol ar sicrhau'r caniatâd priodol. O ystyried y cynnydd yn gysylltiedig â'r cais cynllunio, ystyrir y dylid ailddyrannu'r safle o fewn y CDLl Diwygiedig. Yn dilyn penderfyniad y Pwyllgor i wrthod y cais, deellir y bydd apêl yn cael ei chyflwyno. Ceir cyfleoedd ym mhroses creu cynllun y CDLl Diwygiedig i ymateb i ganlyniad unrhyw apêl.

All matters of detail, including access, infrastructure, landscape setting, ecology and the historic environment were covered in the planning application that was reported to Committee with the recommendation for approval. The site is promoted by a major national house-builder. As at June 2019, the agent for the planning application confirmed that there is a commitment to achieving a consent on this site as soon as practically possible and look to deliver the site, subject to the appropriate consents within the short term. Given the progress being made on the planning application, it is considered that the site should be re-allocated within the Revised LDP. It is understood that following the Committee decision to turn down to the application, there will be an appeal. There are opportunities in the Revised LDP plan making process to respond to the outcome of any appeal.

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

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number:	CA0751 - SR/016/016	Cyfeirnod y Safle / Site Reference:	Sec5/h2
Cyfeiriad y Safle / Site Address:	Fferm Cwrt / Cwrt Farm	Arwynebedd y Safle / Site Area:	4.518
Defnydd Presennol / Existing Use:	Amaethyddol / Agricultural	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential

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

Sustainability Criteria

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

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

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

Sylwebaeth Gwerthuso Cynaliadwyedd / Sustainability Appraisal Commentary

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

This site is a greenfield site that contains high quality agricultural land, however generally this site otherwise performs well against the SA framework.

SeC6
Yr Hendy, Fforest/ Hendy, Fforest

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

Manylion y Safle / Site Details			
Rhif y Safle Ymgeisio / Candidate Site Number:	Dim yn berthnasol / *N/A*	Cyfeirnod y Safle / Site Reference	SeC6/h1
Cyfeiriad y Safle / Site Address:	Ger Clos Tŷ Gwyn / *Adjacent Clos Ty Gwyn*	Ardal Safle / Site Area:	0.31
Defnydd Presennol / Existing Use:	Yn cael ei adeiladu / wedi'i gwblhau'n sylweddol / *Under construction/ substantively complete*	Defnydd Arfaethedig / Proposed Use:	Preswyl / R*esidential*

Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History	
A yw'r safle yn Ddyraniad CDLl presennol? / Is the site an existing LDP Allocation?	✓
Hanes Cynllunio Perthnasol / Relevant Planning History	S/31228

Sylwadau Ychwanegol / Additional Comments

Mae gwaith adeiladu'n mynd rhagddo ar y safle. 20 o unedau o'r caniatâd cynllunio heb eu hadeiladu ar y dyddiad sylfaen. Dyrannu ar gyfer 20 o unedau yn y CDLl Diwygiedig.

The site is under construction. 20 units from the planning permission not built as at base date. Allocate for 20 units in Revised LDP.

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

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number:	Dim yn berthnasol / N/A	Cyfeirnod y Safle / Site Reference:	SeC6/h1
Cyfeiriad y Safle / Site Address:	Ger Clos Tŷ Gwyn / Adjacent Clos Ty Gwyn	Arwynebedd y Safle / Site Area:	0.31
Defnydd Presennol / Existing Use:	Yn cael ei adeiladu / wedi'i gwblhau'n sylweddol / Under construction/ substantively complete	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential

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

Sustainability Criteria

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

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

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

Sylwebaeth Gwerthuso Cynaliadwyedd / Sustainability Appraisal Commentary

Safle'n cael ei adeiladu.

Site is under construction.

Gadewir y dudalen hon yn wag yn fwriadol

This page is left intentionally blank

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

Manylion y Safle / Site Details			
Rhif y Safle Ymgeisio / Candidate Site Number:	Dim yn berthnasol / N/A	Cyfeirnod y Safle / Site Reference	SeC6/h2
Cyfeiriad y Safle / Site Address:	Tir rhwng Heol Clayton a Dwyrain Heol Bronallt / *Land between Clayton Road and East of Bronallt Road*	Ardal Safle / Site Area:	2.146
Defnydd Presennol / Existing Use:	Rhan yn cael ei adeiladu / *Partly Under construction*	Defnydd Arfaethedig / Proposed Use:	Preswyl / *Residential*

Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History	
A yw'r safle yn Ddyraniad CDLl presennol? / Is the site an existing LDP Allocation?	✓
Hanes Cynllunio Perthnasol / Relevant Planning History	S/34537

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

Sylwadau ychwanegol / Additional Comments

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

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 of the Site Assessment

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

C8. A fyddai datblygu'r safle'n cael effaith niweidiol ar gymeriad ac amgylchiadau'r anheddiad neu ei nodweddion? / Q8. Would the development of the site have a detrimental impact on the character and setting of the settlement or its features?	×	SA8 SA9	+
C9. A fydd y cynnig yn cynnwys ailddefnyddio tir a/neu adeiladau addas a ddatblygwyd yn flaenorol? / Q9. Will the proposal involve the re-use of suitable previously developed land and/or buildings?	×	SA9, SA7	-
Cyffredinol - Sylwadau Ychwanegol / General – Additional Comments			
Hygyrchedd / Accessibility			
C10. A yw'r safle'n hygyrch o'r briffordd gyhoeddus bresennol? Q10 Is the site accessible from the existing public highway?	✓		
C11 A oes gan y safle bwynt mynediad sydd â gweledegdd digonol? / Q11 Does the site have an available access point with adequate visibility?	✓		
C12 A oes unrhyw faterion sylweddol ar y briffordd wedi'u nodi ar sail tystiolaeth mewn perthynas â'r safle? / Q12 Have any significant and evidenced highway issues been identified relating to the site?	×	SA3	+
C13 A oes gan y safle fynediad addas i drafnidiaeth gyhoeddus a/neu lwybr teithio llesol? / Q13 Does the site have suitable access to public transport and/or active travel route?	✓	SA3, SA4, SA6, SA12, SA13, SA15	+
C14 A oes gan y safle fynediad i lecynnau gwyrdd/hamdden/cyfleusterau hamdden sydd o fewn pellter rhesymol? / Q14 Does the site have access to green space/ leisure/ recreational facilities that are within a reasonable distance?	✓	SA12, SA15	+
C15 A yw'r safle o fewn pellter rhesymol i'r canlynol: / Q15 Is the site within reasonable distance			
(a) Darpariaeth cyflogaeth / Employment provision	✓	SA6, SA10, SA14, SA15	+
(b) Darpariaeth fanwerthu / Retail provision	✓		+
(c) Gwasanaethau a chyfleusterau eraill / Other services and facilities	✓		+
C16 A yw'r safle o fewn pellter rhesymol i gyfleusterau addysg? / Q16 Is the site within a reasonable distance to education facilities?	✓	SA13	+
Hygyrchedd – Sylwadau Ychwanegol / Accessibility - Additional Comments			
Cam 2b – Asesiad Manwl Pellach o'r Safle – Parhad / Stage 2b – Further Detailed Site Assessment – Continued			
Ystyriaethau Amgylcheddol / Environmental Considerations			
C17 A yw'r safle wedi'i leoli o fewn neu wrth ymyl parth clustogi mwynau? / Q17 Is the site located within or adjacent to a mineral buffer zone?	×	SA6	+
C18 A yw'r safle o fewn neu'n union wrth ymyl ardal rheoli ansawdd aer? / Q18 Is the site within or immediately adjacent to an AQMA?	×	SA3	+
C19 A yw'r safle yn cynnwys pridd carbon uchel e.e. mawn? / Q19 Does the site contain high carbon soil e.g. peat?	×	SA7	+
C20 A yw'r safle'n cynnwys tir amaethyddol o ansawdd uchel? / Q20 Does the site contain high quality agricultural land?	×	SA7	+

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

Ystyriaethau Amgylcheddol - Sylwadau Ychwanegol / Environmental Considerations - Additional Comments

Categori Asesiad Strategol o Ganlyniadau Llifogydd Cam 1 - Gwyrdd (risg isel) / Melyn (risg canolig)

Stage 1 SFCA category - Green (low risk) / Yellow (medium risk)

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

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

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

Y Gymraeg - Sylwadau Ychwanegol / Welsh Language - Additional Comments

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

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

Sylwadau Ychwanegol / Additional Comments

Nododd ymgeiswyr y cais cynllunio am 8 o unedau sy'n cael eu hadeiladu (S/34537) ym mis Mai 2019 eu bod yn berchen ar y tir mynediad a ddangosir ar y cynllun dangosol (gweler isod) sy'n cynnwys y ffyrdd a'r llwybrau troed. Maent yn meddu ar gytundeb opsiwn ar y tir am 5 mlynedd o fis Ionawr 2017, y gellir ei ymestyn hyd at 10 mlynedd ar holl leiniau'r cynllun dangosol. Maent ar hyn o bryd yn adeiladu ar y ddwy lain gyntaf o'r 8, y ceir caniatâd cynllunio arnynt ac y cyfnewidiwyd contractau arnynt, ac mae 5 o'r 6 llain sy'n weddill wedi'u cadw gydag ond y cartref fforddiadwy heb ei werthu (er nad ydynt wedi'i farchnata eto). Maent yn nodi mai eu bwriad yw adeiladu cyfanswm o 39 o unedau (yn amodol ar ganiatâd cynllunio), gan gynnwys yr wyth y rhoddwyd caniatâd ar eu cyfer eisoes. Maent yn gobeithio gwneud cais am ganiatâd ar gyfer y cam nesaf o 10-12 o unedau erbyn diwedd 2019, a'r cam olaf ar ôl i unedau'r ail gam gael eu cadw neu eu gwerthu. Eu bwriad yw gorffen y datblygiad tua 2025. Cynigir ailddyrannu T3/7/h4 a T3/7/h5 fel datblygiad integredig. Mae cynllun dangosol o'r safle wedi cael ei ddarparu sy'n ceisio caniatáu oddeutu 39 o unedau ar draws y 2 safle (gan gynnwys yr 8 sy'n cael eu hadeiladu eisoes ar T3/7/h5). Yn y cynnig a gyflwynwyd ar gyfer safle ymgeisio SR/069/009 (CA0711) gofynnwyd am gael gwarchod yr ardal ac arni ganiatâd cynllunio rhag cael ei datblygu - fodd bynnag tybir bod hyn yn afresymol gan fod caniatâd cynllunio llawn a gwaith adeiladu yn mynd rhagddo ar y safle.

The applicant for planning application of 8 units which are under construction (S/34537) stated in May 2019 that they own the access land detailed on the indicative layout (see below) which includes the roads and footpaths. They hold an option agreement on the land for 5 years from January 2017 which is extendable to 10 years on all of the plots on the indicative layout.). They are currently building the first two plots of the 8 which have consent and have exchanged contracts on both of these and of the remaining 6 have reservations on 5 of them with only the affordable unsold(they have yet to market this). They state that their intention is to build a total of 39(subject to planning consent) units including the eight already consented. They are hoping to apply for consent for the next phase of 10-12 units by the end of 2019 and the final phase once the second phase is reserved or sold. Their intention is to finish the development around 2025. It is proposed to re allocate T3/7/h4 and T3/7/h5 as an integrated development. An indicative site layout has been provided which seeks to allow for circa 39 units across the 2 sites (including the 8 already being built on T3/7/h5). Candidate site submission SR/069/009 (CA0711).sought the protection of the area with planning permission from development - however this is deemed unreasonable as the site has full planning and is under construction.

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

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number:	Dim yn berthnasol / N/A	Cyfeirnod y Safle / Site Reference:	SeC6/h2
Cyfeiriad y Safle / Site Address:	Tir rhwng Heol Clayton a Dwyrain Heol Bronallt / Land between Clayton Road and East of Bronallt Road	Arwynebedd y Safle / Site Area:	2.146
Defnydd Presennol / Existing Use:	Rhan yn cael ei adeiladu / Partly Under construction	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential

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

Sustainability Criteria

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

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

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

Sylwebaeth Gwerthuso Cynaliadwyedd / Sustainability Appraisal Commentary

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

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

Gadewir y dudalen hon yn wag yn fwriadol

This page is left intentionally blank

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

Manylion y Safle / Site Details			
Rhif y Safle Ymgeisio / Candidate Site Number:	Dim yn berthnasol / N/A	Cyfeirnod y Safle / Site Reference	SeC6/h3
Cyfeiriad y Safle / Site Address:	Coed y Bronallt	Ardal Safle / Site Area:	0.615
Defnydd Presennol / Existing Use:	Plotiau gwag, preswyl / *Empty plots, residential*	Defnydd Arfaethedig / Proposed Use:	Preswyl / *Residential*
Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History			
A yw'r safle yn Ddyraniad CDLl presennol? / Is the site an existing LDP Allocation?		✓	
Hanes Cynllunio Perthnasol / Relevant Planning History		S/34339, S/36098, S/37921	

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

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

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

C8. A fyddai datblygu'r safle'n cael effaith niweidiol ar gymeriad ac amgylchiadau'r anheddiad neu ei nodweddion? / Q8. Would the development of the site have a detrimental impact on the character and setting of the settlement or its features?	×	SA8 SA9	+
C9. A fydd y cynnig yn cynnwys ailddefnyddio tir a/neu adeiladau addas a ddatblygwyd yn flaenorol? / Q9. Will the proposal involve the re-use of suitable previously developed land and/or buildings?	×	SA9, SA7	-
Cyffredinol - Sylwadau Ychwanegol / General – Additional Comments			
Hygyrchedd / Accessibility			
C10. A yw'r safle'n hygyrch o'r briffordd gyhoeddus bresennol? Q10 Is the site accessible from the existing public highway?	✓		
C11 A oes gan y safle bwynt mynediad sydd â gweledegdd digonol? / Q11 Does the site have an available access point with adequate visibility?	✓		
C12 A oes unrhyw faterion sylweddol ar y briffordd wedi'u nodi ar sail tystiolaeth mewn perthynas â'r safle? / Q12 Have any significant and evidenced highway issues been identified relating to the site?	×	SA3	+
C13 A oes gan y safle fynediad addas i drafnidiaeth gyhoeddus a/neu lwybr teithio llesol? / Q13 Does the site have suitable access to public transport and/or active travel route?	✓	SA3, SA4, SA6, SA12, SA13, SA15	+
C14 A oes gan y safle fynediad i lecynnau gwyrdd/hamdden/cyfleusterau hamdden sydd o fewn pellter rhesymol? / Q14 Does the site have access to green space/ leisure/ recreational facilities that are within a reasonable distance?	✓	SA12, SA15	+
C15 A yw'r safle o fewn pellter rhesymol i'r canlynol: / Q15 Is the site within reasonable distance			
(a) Darpariaeth cyflogaeth / Employment provision	✓	SA6, SA10, SA14, SA15	+
(b) Darpariaeth fanwerthu / Retail provision	✓		+
(c) Gwasanaethau a chyfleusterau eraill / Other services and facilities	✓		+
C16 A yw'r safle o fewn pellter rhesymol i gyfleusterau addysg? / Q16 Is the site within a reasonable distance to education facilities?	✓	SA13	+
Hygyrchedd – Sylwadau Ychwanegol / Accessibility - Additional Comments			
Cam 2b – Asesiad Manwl Pellach o'r Safle – Parhad / Stage 2b – Further Detailed Site Assessment – Continued			
Ystyriaethau Amgylcheddol / Environmental Considerations			
C17 A yw'r safle wedi'i leoli o fewn neu wrth ymyl parth clustogi mwynau? / Q17 Is the site located within or adjacent to a mineral buffer zone?	×	SA6	+
C18 A yw'r safle o fewn neu'n union wrth ymyl ardal rheoli ansawdd aer? / Q18 Is the site within or immediately adjacent to an AQMA?	×	SA3	+
C19 A yw'r safle yn cynnwys pridd carbon uchel e.e. mawn? / Q19 Does the site contain high carbon soil e.g. peat?	×	SA7	+
C20 A yw'r safle'n cynnwys tir amaethyddol o ansawdd uchel? / Q20 Does the site contain high quality agricultural land?	×	SA7	+

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

Ystyriaethau Amgylcheddol - Sylwadau Ychwanegol / Environmental Considerations - Additional Comments

Categori Asesiad Strategol o Ganlyniadau Llifogydd Cam 1 - Gwyrdd (risg isel)

Stage 1 SFCA category - Green (low risk)

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

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

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

Y Gymraeg - Sylwadau Ychwanegol / Welsh Language - Additional Comments

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

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

Sylwadau Ychwanegol / Additional Comments

Mae'n rhesymegol ailddyrannu'r safle fel bod y lleiniau gwag sy'n weddill yn gallu cyfrannu at y twf gofynnol a nodwyd. Unedau dwysedd is o faint mwy yw natur y datblygiad a gyflawnwyd hyd yma ar y safle hwn. Gall safleoedd fel hyn sicrhau bod cymysgedd addas o fathau o dai ar gael o fewn yr anheddiad ar hyd cyfnod y cynllun. Roedd 5 uned ar ôl i'w cwblhau o ganiatâd S/34339 ar ddyddiad sylfaen y cynllun. Mae'r rhain yn cael eu hadeiladu ar hyn o bryd/wedi'u cwblhau i raddau helaeth. Rhoddwyd caniatâd amlinellol ar gyfer 2 o unedau yn unol â S/36098 a chaniatâd llawn ar gyfer 1 uned yn S/37921. Tra bod cyfyngu ar y posibilrwydd am leiniau mewnlenwi mewn ardaloedd eraill, ystyrir ei bod hi'n rhesymegol ailddyrannu'r ardaloedd sydd wedi'u cynnwys yn S/34339, S/37921 ac S/36098 ar hyd blaen y safle, er mwyn cydnabod eu cyfraniad at y ffigurau cyfansymiol. Bydd hyn yn creu ffigur o 8 uned.

It is logical that the site be re allocated so that the remaining vacant plots can make a contribution to the identified growth requirement. The nature of development delivered thus far on this site is of larger low density units. Sites such as these can ensure that a suitable mix of housing types are available within the settlement across the plan period 5 Units remained to be completed on permission S/34339 as at the plan base date. These are presently under construction / largely completed. There has been an outline consent issued for 2 units as per S/36098 and a full PP for 1 unit S/37921. Whilst there is limited scope for infill plots elsewhere, it is considered logical to re allocate the areas covered by S/34339, S/37921 and S/36098 along the frontage in order to recognise their contribution to the overall figures. This will be a figure of 8 units.

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

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number:	Dim yn berthnasol / N/A	Cyfeirnod y Safle / Site Reference:	SeC6/h3
Cyfeiriad y Safle / Site Address:	Coed y Bronallt	Arwynebedd y Safle / Site Area:	0.615
Defnydd Presennol / Existing Use:	Plotiau gwag, preswyl / Empty plots, residential	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential

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

Sustainability Criteria

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

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

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

Sylwebaeth Gwerthuso Cynaliadwyedd / Sustainability Appraisal Commentary

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

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

Gadewir y dudalen hon yn wag yn fwriadol

This page is left intentionally blank

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

Manylion y Safle / Site Details			
Rhif y Safle Ymgeisio / Candidate Site Number:	CA0410, 0571 - SR/069/005	Cyfeirnod y Safle / Site Reference	SeC6/h4
Cyfeiriad y Safle / Site Address:	Ger Clos Benallt Fawr, Fforest / *Adjacent to Clos Benallt Fawr, Fforest*	Ardal Safle / Site Area:	1.786
Defnydd Presennol / Existing Use:	Amaethyddol / *Agricultural*	Defnydd Arfaethedig / Proposed Use:	Preswyl / *Residential*

Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History	
A yw'r safle yn Ddyraniad CDLl presennol? / Is the site an existing LDP Allocation?	✓
Hanes Cynllunio Perthnasol / Relevant Planning History	S/38255

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

Sylwadau ychwanegol / Additional Comments
Mae CA0410 ac CA0571 yn ceisio gwarchod dyraniad tai'r CDLl T3/3/h8 rhag datblygu arno. Bydd y profforma hon felly'n adolygu pa mor briodol yw cadw'r safle hwn fel dyraniad tai. *CA0410 and CA0571 seek to protect LDP housing allocation T3/3/h8 from development. This pro-forma will therefore review the appropriateness of retaining the site as a housing allocation.*

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

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 of the Site Assessment

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

C8. A fyddai datblygu'r safle'n cael effaith niweidiol ar gymeriad ac amgylchiadau'r anheddiad neu ei nodweddion? / Q8. Would the development of the site have a detrimental impact on the character and setting of the settlement or its features?	×	SA8 SA9	+
C9. A fydd y cynnig yn cynnwys ailddefnyddio tir a/neu adeiladau addas a ddatblygwyd yn flaenorol? / Q9. Will the proposal involve the re-use of suitable previously developed land and/or buildings?	×	SA9, SA7	-
Cyffredinol - Sylwadau Ychwanegol / General – Additional Comments			
Hygyrchedd / Accessibility			
C10. A yw'r safle'n hygyrch o'r briffordd gyhoeddus bresennol? Q10 Is the site accessible from the existing public highway?	✓		
C11 A oes gan y safle bwynt mynediad sydd â gweledegdd digonol? / Q11 Does the site have an available access point with adequate visibility?	✓		
C12 A oes unrhyw faterion sylweddol ar y briffordd wedi'u nodi ar sail tystiolaeth mewn perthynas â'r safle? / Q12 Have any significant and evidenced highway issues been identified relating to the site?	×	SA3	+
C13 A oes gan y safle fynediad addas i drafnidiaeth gyhoeddus a/neu lwybr teithio llesol? / Q13 Does the site have suitable access to public transport and/or active travel route?	✓	SA3, SA4, SA6, SA12, SA13, SA15	+
C14 A oes gan y safle fynediad i lecynnau gwyrdd/hamdden/cyfleusterau hamdden sydd o fewn pellter rhesymol? / Q14 Does the site have access to green space/ leisure/ recreational facilities that are within a reasonable distance?	×	SA12, SA15	-
C15 A yw'r safle o fewn pellter rhesymol i'r canlynol: / Q15 Is the site within reasonable distance			
(a) Darpariaeth cyflogaeth / Employment provision	✓	SA6, SA10, SA14, SA15	+
(b) Darpariaeth fanwerthu / Retail provision	✓		+
(c) Gwasanaethau a chyfleusterau eraill / Other services and facilities	✓		+
C16 A yw'r safle o fewn pellter rhesymol i gyfleusterau addysg? / Q16 Is the site within a reasonable distance to education facilities?	✓	SA13	+
Hygyrchedd – Sylwadau Ychwanegol / Accessibility - Additional Comments			
Nid yw'r safle wedi'i leoli o fewn 400m i ddarpariaeth mannau chwarae. *The site is not located within 400m of a play space provision.*			
Cam 2b – Asesiad Manwl Pellach o'r Safle – Parhad / Stage 2b – Further Detailed Site Assessment – Continued			
Ystyriaethau Amgylcheddol / Environmental Considerations			
C17 A yw'r safle wedi'i leoli o fewn neu wrth ymyl parth clustogi mwynau? / Q17 Is the site located within or adjacent to a mineral buffer zone?	×	SA6	+
C18 A yw'r safle o fewn neu'n union wrth ymyl ardal rheoli ansawdd aer? / Q18 Is the site within or immediately adjacent to an AQMA?	×	SA3	+
C19 A yw'r safle yn cynnwys pridd carbon uchel e.e. mawn? / Q19 Does the site contain high carbon soil e.g. peat?	×	SA7	+
C20 A yw'r safle'n cynnwys tir amaethyddol o ansawdd uchel? / Q20 Does the site contain high quality agricultural land?	×	SA7	+

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

Ystyriaethau Amgylcheddol - Sylwadau Ychwanegol / Environmental Considerations - Additional Comments

Categori Asesiad Strategol o Ganlyniadau Llifogydd Cam 1 - Gwyrdd (risg isel)

Stage 1 SFCA category - Green (low risk)

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

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

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

Y Gymraeg - Sylwadau Ychwanegol / Welsh Language - Additional Comments

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

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

Sylwadau Ychwanegol / Additional Comments

Ceir caniatâd cynllunio ar y safle ar gyfer 35 o unedau yn ddiweddar, felly ystyrir bod hynny'n arwydd clir o'r gallu i'w gyflenwi. Byddai'r holl faterion manwl wedi'u hystyried yn rhan o'r cais cynllunio. Mae'n rhesymegol dyrannu'r safle yn y CDLl Diwygiedig ar gyfer 35 o unedau.

The site has planning permission recently issued for 35 units and this is considered to be a clear indication of deliverability. All matters of detail would have been considered as part of the planning application. It is logical to allocate the site in the Revised LDP for 35 units.

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

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number:	CA0410, 0571 - SR/069/005	Cyfeirnod y Safle / Site Reference:	SeC6/h4
Cyfeiriad y Safle / Site Address:	Ger Clos Benallt Fawr, Fforest / Adjacent to Clos Benallt Fawr, Fforest	Arwynebedd y Safle / Site Area:	1.786
Defnydd Presennol / Existing Use:	Amaethyddol / Agricultural	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential

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

Sustainability Criteria

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

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

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

Sylwebaeth Gwerthuso Cynaliadwyedd / Sustainability Appraisal Commentary

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

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

Gadewir y dudalen hon yn wag yn fwriadol

This page is left intentionally blank

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

Manylion y Safle / Site Details			
Rhif y Safle Ymgeisio / Candidate Site Number:	CA0431 - SR/069/006	Cyfeirnod y Safle / Site Reference	SeC6/h5
Cyfeiriad y Safle / Site Address:	Garej Fforest / *Fforest Garage*	Ardal Safle / Site Area:	0.551
Defnydd Presennol / Existing Use:	Garej / *Garage*	Defnydd Arfaethedig / Proposed Use:	Preswyl / *Residential*

Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History	
A yw'r safle yn Ddyraniad CDLl 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, Na / Yes, No**	**Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA Objectives**	**AC / SA**
1. A yw'r safle'n gydnaws â lleoliad twf yn y dyfodol a gyflwynir yn y Strategaeth a Ffefrir? / Is the site compatible against the location of future growth presented in the Preferred Strategy?	✓	SA1	+

Sylwadau ychwanegol / Additional Comments

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

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 of the Site Assessment

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

C8. A fyddai datblygu'r safle'n cael effaith niweidiol ar gymeriad ac amgylchiadau'r anheddiad neu ei nodweddion? / Q8. Would the development of the site have a detrimental impact on the character and setting of the settlement or its features?	×	SA8 SA9	+
C9. A fydd y cynnig yn cynnwys ailddefnyddio tir a/neu adeiladau addas a ddatblygwyd yn flaenorol? / Q9. Will the proposal involve the re-use of suitable previously developed land and/or buildings?	✓	SA9, SA7	+
Cyffredinol - Sylwadau Ychwanegol / General – Additional Comments			
Hygyrchedd / Accessibility			
C10. A yw'r safle'n hygyrch o'r briffordd gyhoeddus bresennol? Q10 Is the site accessible from the existing public highway?	✓		
C11 A oes gan y safle bwynt mynediad sydd â gweledegdd digonol? / Q11 Does the site have an available access point with adequate visibility?	✓		
C12 A oes unrhyw faterion sylweddol ar y briffordd wedi'u nodi ar sail tystiolaeth mewn perthynas â'r safle? / Q12 Have any significant and evidenced highway issues been identified relating to the site?	×	SA3	+
C13 A oes gan y safle fynediad addas i drafnidiaeth gyhoeddus a/neu lwybr teithio llesol? / Q13 Does the site have suitable access to public transport and/or active travel route?	✓	SA3, SA4, SA6, SA12, SA13, SA15	+
C14 A oes gan y safle fynediad i lecynnau gwyrdd/hamdden/cyfleusterau hamdden sydd o fewn pellter rhesymol? / Q14 Does the site have access to green space/ leisure/ recreational facilities that are within a reasonable distance?	✓	SA12, SA15	+
C15 A yw'r safle o fewn pellter rhesymol i'r canlynol: / Q15 Is the site within reasonable distance			
(a) Darpariaeth cyflogaeth / Employment provision	✓	SA6, SA10, SA14, SA15	+
(b) Darpariaeth fanwerthu / Retail provision	✓		+
(c) Gwasanaethau a chyfleusterau eraill / Other services and facilities	✓		+
C16 A yw'r safle o fewn pellter rhesymol i gyfleusterau addysg? / Q16 Is the site within a reasonable distance to education facilities?	✓	SA13	+
Hygyrchedd – Sylwadau Ychwanegol / Accessibility - Additional Comments			
Cam 2b – Asesiad Manwl Pellach o'r Safle – Parhad / Stage 2b – Further Detailed Site Assessment – Continued			
Ystyriaethau Amgylcheddol / Environmental Considerations			
C17 A yw'r safle wedi'i leoli o fewn neu wrth ymyl parth clustogi mwynau? / Q17 Is the site located within or adjacent to a mineral buffer zone?	×	SA6	+
C18 A yw'r safle o fewn neu'n union wrth ymyl ardal rheoli ansawdd aer? / Q18 Is the site within or immediately adjacent to an AQMA?	×	SA3	+
C19 A yw'r safle yn cynnwys pridd carbon uchel e.e. mawn? / Q19 Does the site contain high carbon soil e.g. peat?	×	SA7	+
C20 A yw'r safle'n cynnwys tir amaethyddol o ansawdd uchel? / Q20 Does the site contain high quality agricultural land?	×	SA7	+

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

Ystyriaethau Amgylcheddol - Sylwadau Ychwanegol / Environmental Considerations - Additional Comments

Categori Asesiad Strategol o Ganlyniadau Llifogydd Cam 1 - Gwyrdd (risg isel)

Stage 1 SFCA category - Green (low risk)

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

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

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

Y Gymraeg - Sylwadau Ychwanegol / Welsh Language - Additional Comments

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

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

Sylwadau Ychwanegol / Additional Comments

Ceir cyfle i ddyrannu safle sy'n cynnwys tir a ddatblygwyd o'r blaen at ddefnydd preswyl o fewn ardal sydd o natur breswyl yn bennaf. Yn ychwanegol at y cynnig ar gyfer y safle ymgeisio, mae'r ymgeisydd (Mehefin 2019) wedi darparu gwybodaeth bellach i roi sicrwydd ynghylch y gallu i gyflenwi'r safle, gan nad yw eto wedi cael ei ddwyn ymlaen ar gyfer defnydd preswyl (er ei fod yn ddyraniad newydd yn y CDLl). Cadarnhaodd y cynigydd ei fod wedi ymddeol o fusnes y garej ym mis Tachwedd 2018, felly nid yw'r gweithdy'n weithredol mwyach. Gan hynny bwriedir marchnata'r safle i'w ailddatblygu. Mae'r cynigydd hefyd yn nodi (Medi 2019) bod diddordeb yn y safle. Gofynnir am wybodaeth ychwanegol yn ôl yr angen wrth i'r CDLl fynd tuag at archwiliad.

There is an opportunity to allocate a site of previously developed land for residential uses within a primarily residential area. In addition to the candidate site submission, the applicant (June 2019) has provided further information to provide comfort on deliverability as the site has not yet been brought forward for residential (albeit it was a new LDP allocation). The proponent confirmed that he retired from the garage business in November 2018 so the workshop is no longer operating and it is therefore intended to market the site for re-development. The proponent also states (September 2019) that there is interest in the site. Additional information will be sought as necessary as the LDP goes towards examination.

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

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number:	CA0431 - SR/069/006	Cyfeirnod y Safle / Site Reference:	SeC6/h5
Cyfeiriad y Safle / Site Address:	Garej Fforest / Fforest Garage	Arwynebedd y Safle / Site Area:	0.551
Defnydd Presennol / Existing Use:	Garej / Garage	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential

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

Sustainability Criteria

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

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

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

Sylwebaeth Gwerthuso Cynaliadwyedd / Sustainability Appraisal Commentary

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

This site performs very well against the SA Framework.

SeC7
Llangennech

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

Manylion y Safle / Site Details			
Rhif y Safle Ymgeisio / Candidate Site Number:	Dim yn berthnasol / *N/A*	Cyfeirnod y Safle / Site Reference	SeC7/h1
Cyfeiriad y Safle / Site Address:	Fferm Box *Farm*	Ardal Safle / Site Area:	0.412
Defnydd Presennol / Existing Use:	Gwag / *Vacant*	Defnydd Arfaethedig / Proposed Use:	Preswyl / *Residential*

Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History	
A yw'r safle yn Ddyraniad CDLl presennol? / Is the site an existing LDP Allocation?	✓
Hanes Cynllunio Perthnasol / Relevant Planning History	S/33213

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

Sylwadau ychwanegol / Additional Comments

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

Sylwadau Ychwanegol / Additional Comments
Mae'r safle'n agos at Aber Llwchwr. *The site is proximate to the Loughor Estuary.*

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 of the Site Assessment

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

C8. A fyddai datblygu'r safle'n cael effaith niweidiol ar gymeriad ac amgylchiadau'r anheddiad neu ei nodweddion? / Q8. Would the development of the site have a detrimental impact on the character and setting of the settlement or its features?	×	SA8 SA9	+
C9. A fydd y cynnig yn cynnwys ailddefnyddio tir a/neu adeiladau addas a ddatblygwyd yn flaenorol? / Q9. Will the proposal involve the re-use of suitable previously developed land and/or buildings?	×	SA9, SA7	-
Cyffredinol - Sylwadau Ychwanegol / General – Additional Comments			
Hygyrchedd / Accessibility			
C10. A yw'r safle'n hygyrch o'r briffordd gyhoeddus bresennol? Q10 Is the site accessible from the existing public highway?	✓		
C11 A oes gan y safle bwynt mynediad sydd â gweledegdd digonol? / Q11 Does the site have an available access point with adequate visibility?	✓		
C12 A oes unrhyw faterion sylweddol ar y briffordd wedi'u nodi ar sail tystiolaeth mewn perthynas â'r safle? / Q12 Have any significant and evidenced highway issues been identified relating to the site?	×	SA3	+
C13 A oes gan y safle fynediad addas i drafnidiaeth gyhoeddus a/neu lwybr teithio llesol? / Q13 Does the site have suitable access to public transport and/or active travel route?	✓	SA3, SA4, SA6, SA12, SA13, SA15	+
C14 A oes gan y safle fynediad i lecynnau gwyrdd/hamdden/cyfleusterau hamdden sydd o fewn pellter rhesymol? / Q14 Does the site have access to green space/ leisure/ recreational facilities that are within a reasonable distance?	✓	SA12, SA15	+
C15 A yw'r safle o fewn pellter rhesymol i'r canlynol: / Q15 Is the site within reasonable distance			
(a) Darpariaeth cyflogaeth / Employment provision	✓	SA6, SA10, SA14, SA15	+
(b) Darpariaeth fanwerthu / Retail provision	✓		+
(c) Gwasanaethau a chyfleusterau eraill / Other services and facilities	✓		+
C16 A yw'r safle o fewn pellter rhesymol i gyfleusterau addysg? / Q16 Is the site within a reasonable distance to education facilities?	✓	SA13	+
Hygyrchedd – Sylwadau Ychwanegol / Accessibility - Additional Comments			
Cam 2b – Asesiad Manwl Pellach o'r Safle – Parhad / Stage 2b – Further Detailed Site Assessment – Continued			
Ystyriaethau Amgylcheddol / Environmental Considerations			
C17 A yw'r safle wedi'i leoli o fewn neu wrth ymyl parth clustogi mwynau? / Q17 Is the site located within or adjacent to a mineral buffer zone?	×	SA6	+
C18 A yw'r safle o fewn neu'n union wrth ymyl ardal rheoli ansawdd aer? / Q18 Is the site within or immediately adjacent to an AQMA?	×	SA3	+
C19 A yw'r safle yn cynnwys pridd carbon uchel e.e. mawn? / Q19 Does the site contain high carbon soil e.g. peat?	×	SA7	+
C20 A yw'r safle'n cynnwys tir amaethyddol o ansawdd uchel? / Q20 Does the site contain high quality agricultural land?	×	SA7	+

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

Ystyriaethau Amgylcheddol - Sylwadau Ychwanegol / Environmental Considerations - Additional Comments

Categori Asesiad Strategol o Ganlyniadau Llifogydd Cam 1 - Gwyrdd (risg isel)

Stage 1 SFCA category - Green (low risk)

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

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

Bwriedir cwblhau cynllun atgyfnerthu AMP6 Dŵr Cymru yn Llangennech erbyn 31 Mawrth 2020.

Llangennech DCWW AMP6 reinforcement scheme due for completion by 31st March 2020.

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

Y Gymraeg - Sylwadau Ychwanegol / Welsh Language - Additional Comments

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

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

Sylwadau Ychwanegol / Additional Comments

Paratowyd cynllun dangosol o'r safle i gefnogi'r cais cynllunio amlinellol, sy'n dangos y gellir darparu cyfanswm o 7 annedd sengl deulawr ar ffurf linol o'r gogledd i'r de ar draws y safle. Mae'r cynigion yn cynnwys creu mynedfa newydd i gerbydau oddi ar Aber Llwchwr. Bu cynnydd o ran y gallu i gyflenwi (roedd y safle'n ddyraniad newydd yn y CDLl) ac mewn adborth gan yr asiant ym mis Medi 2019 cyfeirir at y sefyllfa ran gwaith trin Dŵr Cymru, a rhagwelir y bydd cais Materion a Gadwyd yn Ôl yn cael ei gyflwyno ym mis Ebrill 2020.

An indicative site layout plan was prepared in support of the outline planning application, which illustrates that a total of 7 detached, two-storey dwelling houses can be provided over a linear formation from north to south across the site. The proposals involve the creation of a new vehicular access off Aber Llwchwr. In terms of deliverability, progress has been made (this was a new allocation in the LDP) and feedback from the agent in September 2019 refers to the DCWW treatment works position and that it is anticipated that the Reserved Matters application would in April 2020.

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

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number:	Dim yn berthnasol / N/A	Cyfeirnod y Safle / Site Reference:	SeC7/h1
Cyfeiriad y Safle / Site Address:	Fferm Box Farm	Arwynebedd y Safle / Site Area:	0.412
Defnydd Presennol / Existing Use:	Gwag / Vacant	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential

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

Sustainability Criteria

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

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

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

Sylwebaeth Gwerthuso Cynaliadwyedd / Sustainability Appraisal Commentary

Nid yw'r safle hwn yn defnyddio tir a ddatblygwyd o'r blaen, ac mae'n agos at Safle Morol Ewropeaidd Bae Caerfyrddin a'r Aberoedd, a bydd angen i'r safle sicrhau nad oes effaith niweidiol ar ansawdd dŵr o ganlyniad i ddŵr ffo yn ystod y gwaith adeiladu/gweithredu. Fel arall, mae'r safle'n perfformio'n dda yn erbyn y fframwaith AC.

This site does not utilise previously developed land, and is in close proximity to CBEEMS and the site will be required to ensure no detrimental effect on water quality as a result of run-off during construction/operation. The site otherwise performs well against the SA framework.

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

Manylion y Safle / Site Details			
Rhif y Safle Ymgeisio / Candidate Site Number:	Dim yn berthnasol / *N/A*	Cyfeirnod y Safle / Site Reference	SeC7/h2
Cyfeiriad y Safle / Site Address:	Aber Llwchwr	Ardal Safle / Site Area:	0.693
Defnydd Presennol / Existing Use:	Plotiau gwag, preswyl / *Empty plots, residential*	Defnydd Arfaethedig / Proposed Use:	Preswyl / *Residential*

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

Sylwadau Ychwanegol / Additional Comments

Mae'r safle wedi'i gwblhau i raddau helaeth. Ar ddyddiad sylfaen y Cynllun, mae'r Gyd-astudiaeth Tir ar gyfer Tai yn cadarnhau bod 10 uned ar ôl i'w hadeiladu. Ailddyrannu'r safle ar gyfer 10 o unedau yn y CDLl Diwygiedig. Nodir bod cynllun atgyfnerthu AMP6 Dŵr Cymru Llangennech i fod i gael ei gwblhau erbyn 31 Mawrth 2020, ond mae llawer o'r unedau ar y safle yn cael eu dwyn ymlaen fesul llain.

The site has been substantively completed. As at the Plan base date, the Joint Housing Land Availability Study confirms that there are 10 units remaining to be built. Re allocate the site for 10 units within the Revised LDP. It is noted that the Llangennech DCWW AMP6 reinforcement scheme is due for completion by 31st March 2020, however many of the units on the site come forward on a plot by plot basis.

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

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number:	Dim yn berthnasol / N/A	Cyfeirnod y Safle / Site Reference:	SeC7/h2
Cyfeiriad y Safle / Site Address:	Aber Llwchwr	Arwynebedd y Safle / Site Area:	0.693
Defnydd Presennol / Existing Use:	Plotiau gwag, preswyl / Empty plots, residential	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential

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

Sustainability Criteria

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

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

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

Sylwebaeth Gwerthuso Cynaliadwyedd / Sustainability Appraisal Commentary

Safle'n cael ei adeiladu.

Site is under construction.

Gadewir y dudalen hon yn wag yn fwriadol

This page is left intentionally blank

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

Manylion y Safle / Site Details			
Rhif y Safle Ymgeisio / Candidate Site Number:	CA0296 - SR/086/027	Cyfeirnod y Safle / Site Reference	SeC7/h3
Cyfeiriad y Safle / Site Address:	Golwg Yr Afon	Ardal Safle / Site Area:	2.285
Defnydd Presennol / Existing Use:	Tir Gwag / *Vacant Land*	Defnydd Arfaethedig / Proposed Use:	Preswyl / *Residential*

Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History	
A yw'r safle yn Ddyraniad CDLl 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, Na / Yes, No**	**Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA Objectives**	**AC / SA**
1. A yw'r safle'n gydnaws â lleoliad twf yn y dyfodol a gyflwynir yn y Strategaeth a Ffefrir? / Is the site compatible against the location of future growth presented in the Preferred Strategy?	✓	SA1	+

Sylwadau ychwanegol / Additional Comments

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

Sylwadau Ychwanegol / Additional Comments
Nid yw'r safle wedi'i nodi ar Fapiau Cyngor Datblygu TAN 15 fel tir lle ceir perygl llifogydd, ond mae'n gyfagos â thir felly. Mae'r safle'n agos at Aber Llwchwr (ACA). Mae rhai o'r coed yn cyfuno â choetir aeddfed i'r dwyrain, ac mae Gorchmynion Diogelu Coed yn ffinio â'r safle. Ceir ardal o goetir hefyd y byddai angen ei hystyried yng ngham y dyluniad manwl. *The site is not identified in the TAN 15 Development Advice Maps as being at risk from flooding, however it is adjacent. The site is proximate to the Loughor Estuary (SAC). There are some trees which merge with mature woodland to east, with Tree Preservation Orders bounding the site. There is also an area of woodland which would also require consideration at detailed design stage.*

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 of the Site Assessment

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

C8. A fyddai datblygu'r safle'n cael effaith niweidiol ar gymeriad ac amgylchiadau'r anheddiad neu ei nodweddion? / Q8. Would the development of the site have a detrimental impact on the character and setting of the settlement or its features?	×	SA8 SA9	+
C9. A fydd y cynnig yn cynnwys ailddefnyddio tir a/neu adeiladau addas a ddatblygwyd yn flaenorol? / Q9. Will the proposal involve the re-use of suitable previously developed land and/or buildings?	×	SA9, SA7	-
Cyffredinol - Sylwadau Ychwanegol / General – Additional Comments			
Hygyrchedd / Accessibility			
C10. A yw'r safle'n hygyrch o'r briffordd gyhoeddus bresennol? Q10 Is the site accessible from the existing public highway?	✓		
C11 A oes gan y safle bwynt mynediad sydd â gweledegdd digonol? / Q11 Does the site have an available access point with adequate visibility?	✓		
C12 A oes unrhyw faterion sylweddol ar y briffordd wedi'u nodi ar sail tystiolaeth mewn perthynas â'r safle? / Q12 Have any significant and evidenced highway issues been identified relating to the site?	×	SA3	+
C13 A oes gan y safle fynediad addas i drafnidiaeth gyhoeddus a/neu lwybr teithio llesol? / Q13 Does the site have suitable access to public transport and/or active travel route?	✓	SA3, SA4, SA6, SA12, SA13, SA15	+
C14 A oes gan y safle fynediad i lecynnau gwyrdd/hamdden/cyfleusterau hamdden sydd o fewn pellter rhesymol? / Q14 Does the site have access to green space/ leisure/ recreational facilities that are within a reasonable distance?	✓	SA12, SA15	+
C15 A yw'r safle o fewn pellter rhesymol i'r canlynol: / Q15 Is the site within reasonable distance			
(a) Darpariaeth cyflogaeth / Employment provision	✓	SA6, SA10, SA14, SA15	+
(b) Darpariaeth fanwerthu / Retail provision	✓		+
(c) Gwasanaethau a chyfleusterau eraill / Other services and facilities	✓		+
C16 A yw'r safle o fewn pellter rhesymol i gyfleusterau addysg? / Q16 Is the site within a reasonable distance to education facilities?	✓	SA13	+
Hygyrchedd – Sylwadau Ychwanegol / Accessibility - Additional Comments			
Cam 2b – Asesiad Manwl Pellach o'r Safle – Parhad / Stage 2b – Further Detailed Site Assessment – Continued			
Ystyriaethau Amgylcheddol / Environmental Considerations			
C17 A yw'r safle wedi'i leoli o fewn neu wrth ymyl parth clustogi mwynau? / Q17 Is the site located within or adjacent to a mineral buffer zone?	×	SA6	+
C18 A yw'r safle o fewn neu'n union wrth ymyl ardal rheoli ansawdd aer? / Q18 Is the site within or immediately adjacent to an AQMA?	×	SA3	+
C19 A yw'r safle yn cynnwys pridd carbon uchel e.e. mawn? / Q19 Does the site contain high carbon soil e.g. peat?	×	SA7	+
C20 A yw'r safle'n cynnwys tir amaethyddol o ansawdd uchel? / Q20 Does the site contain high quality agricultural land?	×	SA7	+

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

Ystyriaethau Amgylcheddol - Sylwadau Ychwanegol / Environmental Considerations - Additional Comments

Categori Asesiad Strategol o Ganlyniadau Llifogydd Cam 1 - Melyn (risg canolig)

Stage 1 SFCA category - Yellow (medium risk)

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

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

Bwriedir cwblhau cynllun atgyfnerthu AMP6 Dŵr Cymru yn Llangennech erbyn 31 Mawrth 2020. Deallir fod asedion Dŵr Cymru yn croesi y safle. Gall hwn fod ymhlith y manylion i'w hystyried mewn unrhyw cais cynllunio yn y dyfodol, ond nid ystyrir y byddai'n rhwystr i ddatblygu ar y safle.

Llangennech DCWW AMP6 reinforcement scheme due for completion by 31st March 2020. It is understood that there are DCWW assets traversing the site. This could be amongst those details for consideration as part of any future planning application, however it is not considered that this would sterilise the site.

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

Y Gymraeg - Sylwadau Ychwanegol / Welsh Language - Additional Comments

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

Sylwadau Ychwanegol / Additional Comments

Mae angen cynnal adolygiad i ganfod pam nad yw'r safle wedi cael ei ddwyn ymlaen hyd yma, er ei fod yn ddyraniad newydd yn y CDLl cyfredol. Wrth gynnig y safle ymgeisio, mae'r Cyngor (y cynigydd) yn nodi ei fod yn bwriadu dwyn y safle ymlaen yn y tymor byr. Nodir bod Arolygon Ecolegol, Pathewod a Thopograffig wedi cael eu cynnal, gydag olwg ar farchnata'r safle, a bod y safle wedi'i ddyrannu i'w waredu yn Rhaglen Derbyniadau Cyfalaf 5 Mlynedd y Cyngor. Nodir bod y gwaith marchnata wedi cael ei oedi nes bod materion capasiti yng Ngwaith Trin Dŵr Gwastraff Llangennech wedi'u datrys, a briff cynllunio wedi'i baratoi. Mewn adborth pellach gan y tirfeddiannwr (Mehefin 2019) nodir ei fod yn gofyn am gyngor gan ymgynghorydd priffyrdd ynghylch opsiynau mynediad ac yn ystyried opsiynau caffael. Gofynnir am wybodaeth ychwanegol yn ôl yr angen gan y cynigydd wrth i'r CDLl fynd tuag at archwiliad.

A review is required as to why the site has not come forward to date, albeit it was a new allocation in the current LDP. Within the candidate site submission, the Council (landowner) states that it is the intention to bring the site forward in the short term. It is stated that Ecological, Dormice and Topographical Surveys have been undertaken with a view to marketing the site and that the site is allocated for disposal within the Council's 5 Year Capital Receipt Programme. It is stated that marketing has been put on hold pending capacity issues at Llangennech WWTW and the preparation of a planning brief. Further feedback from the landowner (June 2019) states that they are seeking advice from a Highways consultant on access and considering acquisition options. Additional information will be sought as necessary from the proponent as the LDP goes towards examination.

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

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number:	CA0296 - SR/086/027	Cyfeirnod y Safle / Site Reference:	SeC7/h3
Cyfeiriad y Safle / Site Address:	Golwg Yr Afon	Arwynebedd y Safle / Site Area:	2.285
Defnydd Presennol / Existing Use:	Tir Gwag / Vacant Land	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential

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

Sustainability Criteria

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

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

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

Sylwebaeth Gwerthuso Cynaliadwyedd / Sustainability Appraisal Commentary

Nid yw'r safle hwn yn defnyddio tir a ddatblygwyd o'r blaen, ac mae'n agos at Safle Morol Ewropeaidd Bae Caerfyrddin a'r Aberoedd, a bydd angen i'r safle sicrhau nad oes effaith niweidiol ar ansawdd dŵr o ganlyniad i ddŵr ffo yn ystod y gwaith adeiladu/gweithredu. Fel arall, mae'r safle'n perfformio'n dda yn erbyn y fframwaith AC.

This site does not utilise previously developed land, however it otherwise performs well against the sustainability framework. The site is in close vicinity to CBEEMS and so the site will be required to ensure no detrimental effect on water quality as a result of run-off during construction/operation.

Gadewir y dudalen hon yn wag yn fwriadol

This page is left intentionally blank

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

Manylion y Safle / Site Details			
Rhif y Safle Ymgeisio / Candidate Site Number:	Dim yn berthnasol / *N/A*	Cyfeirnod y Safle / Site Reference	SeC7/h4
Cyfeiriad y Safle / Site Address:	Gyferbyn â Pharc Morlais / Opposite Parc Morlais	Ardal Safle / Site Area:	1.355
Defnydd Presennol / Existing Use:	Gwag / *Vacant*	Defnydd Arfaethedig / Proposed Use:	Preswyl / *Residential*

Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History	
A yw'r safle yn Ddyraniad CDLl 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, Na / Yes, No**	**Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA Objectives**	**AC / SA**
1. A yw'r safle'n gydnaws â lleoliad twf yn y dyfodol a gyflwynir yn y Strategaeth a Ffefrir? / Is the site compatible against the location of future growth presented in the Preferred Strategy?	✓	SA1	+

Sylwadau ychwanegol / Additional Comments

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

Sylwadau Ychwanegol / Additional Comments
Nid yw'r safle wedi'i nodi ar Fapiau Cyngor Datblygu TAN 15 fel tir lle ceir perygl llifogydd, ond mae'n gyfagos â thir felly. Mae'r safle'n agos at Aber Llwchwr (ACA). *The site is not identified in the TAN 15 Development Advice Maps as being at risk from flooding, however it is adjacent. The site is proximate to the Loughor Estuary (SAC).*

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 of the Site Assessment

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

C8. A fyddai datblygu'r safle'n cael effaith niweidiol ar gymeriad ac amgylchiadau'r anheddiad neu ei nodweddion? / Q8. Would the development of the site have a detrimental impact on the character and setting of the settlement or its features?	×	SA8 SA9	+
C9. A fydd y cynnig yn cynnwys ailddefnyddio tir a/neu adeiladau addas a ddatblygwyd yn flaenorol? / Q9. Will the proposal involve the re-use of suitable previously developed land and/or buildings?	×	SA9, SA7	-
Cyffredinol - Sylwadau Ychwanegol / General – Additional Comments			
Hygyrchedd / Accessibility			
C10. A yw'r safle'n hygyrch o'r briffordd gyhoeddus bresennol? Q10 Is the site accessible from the existing public highway?	✓		
C11 A oes gan y safle bwynt mynediad sydd â gweledegdd digonol? / Q11 Does the site have an available access point with adequate visibility?	✓		
C12 A oes unrhyw faterion sylweddol ar y briffordd wedi'u nodi ar sail tystiolaeth mewn perthynas â'r safle? / Q12 Have any significant and evidenced highway issues been identified relating to the site?	×	SA3	+
C13 A oes gan y safle fynediad addas i drafnidiaeth gyhoeddus a/neu lwybr teithio llesol? / Q13 Does the site have suitable access to public transport and/or active travel route?	✓	SA3, SA4, SA6, SA12, SA13, SA15	+
C14 A oes gan y safle fynediad i lecynnau gwyrdd/hamdden/cyfleusterau hamdden sydd o fewn pellter rhesymol? / Q14 Does the site have access to green space/ leisure/ recreational facilities that are within a reasonable distance?	✓	SA12, SA15	+
C15 A yw'r safle o fewn pellter rhesymol i'r canlynol: / Q15 Is the site within reasonable distance			
(a) Darpariaeth cyflogaeth / Employment provision	✓	SA6, SA10, SA14, SA15	+
(b) Darpariaeth fanwerthu / Retail provision	✓		+
(c) Gwasanaethau a chyfleusterau eraill / Other services and facilities	✓		+
C16 A yw'r safle o fewn pellter rhesymol i gyfleusterau addysg? / Q16 Is the site within a reasonable distance to education facilities?	✓	SA13	+
Hygyrchedd – Sylwadau Ychwanegol / Accessibility - Additional Comments			
Cam 2b – Asesiad Manwl Pellach o'r Safle – Parhad / Stage 2b – Further Detailed Site Assessment – Continued			
Ystyriaethau Amgylcheddol / Environmental Considerations			
C17 A yw'r safle wedi'i leoli o fewn neu wrth ymyl parth clustogi mwynau? / Q17 Is the site located within or adjacent to a mineral buffer zone?	×	SA6	+
C18 A yw'r safle o fewn neu'n union wrth ymyl ardal rheoli ansawdd aer? / Q18 Is the site within or immediately adjacent to an AQMA?	×	SA3	+
C19 A yw'r safle yn cynnwys pridd carbon uchel e.e. mawn? / Q19 Does the site contain high carbon soil e.g. peat?	×	SA7	+
C20 A yw'r safle'n cynnwys tir amaethyddol o ansawdd uchel? / Q20 Does the site contain high quality agricultural land?	×	SA7	+

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

Ystyriaethau Amgylcheddol - Sylwadau Ychwanegol / Environmental Considerations - Additional Comments

Categori Asesiad Strategol o Ganlyniadau Llifogydd Cam 1 - Melyn (risg canolig)

Stage 1 SFCA category - Yellow (medium risk)

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

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

Bwriedir cwblhau cynllun atgyfnerthu AMP6 Dŵr Cymru yn Llangennech erbyn 31 Mawrth 2020.

Llangennech DCWW AMP6 reinforcement scheme due for completion by 31st March 2020.

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

Y Gymraeg - Sylwadau Ychwanegol / Welsh Language - Additional Comments

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

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

Sylwadau Ychwanegol / Additional Comments

O ran y gallu i gyflenwi'r safle, nodir na chafodd unrhyw safle ymgeisio ei gyflwyno ar gyfer y CDLl Diwygiedig, ac mae'r safle yn dal heb ei ddwyn ymlaen (er ei fod yn ddyraniad newydd yn y CDLl cyfredol). Fodd bynnag, bwriad y tirfeddianwyr yw cyfeirio at GA2/h53 yn eu cais ar gyfer y safle cyffiniol o dan CA0773. Yn ogystal â hyn, mae asiant y tirfeddiannwr wedi nodi (ym mis Ionawr 2019) fod y tirfeddianwyr wedi cytuno ar delerau cyfreithiol ag adeiladwr tai rhanbarthol adnabyddus i werthu'r safle (GA2/h53). Mae'r adeiladwr hwn wedi bod yn datblygu safleoedd eraill yn Sir Gaerfyrddin ers dros ugain mlynedd. Mewn e-bost pellach gan yr asiantwyr ym mis Mai 2019, nodwyd eu bod yn gweithio gyda Pheirianwyr Draenio a gyfarwyddwyd gan eu cleient i sicrhau bod modd cyflwyno cynllun â nodweddion peirianegol boddhaol i beirianwyr Draenio Tir y Cyngor, er mwyn sicrhau cydymffurfiaeth â gofynion y Corff Cymeradwyo Systemau Draenio Cynaliadwy. O ran amserlen, mae'r asiantwyr yn tybio y bydd modd iddynt gyflwyno Ymgynghoriad Cyn Ymgeisio ym mis Gorffennaf, a chyflwyno cais ffurfiol ar ddechrau mis Awst 2019. Ym mis Tachwedd 2019, deellir bod cynnydd yn mynd rhagddo yn gysylltiedig â chyflwyno'r Ymgynghoriad Cyn Ymgeisio. Gofynnir am wybodaeth ychwanegol yn ôl yr angen gan y cynigydd wrth i'r CDLl fynd tuag at archwiliad.

In terms of deliverability, it is noted that no candidate site was submitted for the Revised LDP and the site has yet to be brought forward (albeit it was a new allocation in the current LDP). The intent of the landowners for GA2/h53 is however referenced within their submission for the adjoining site under CA0773. Also, the landowner's agents have stated (as at January 2019) that the landowner's have agreed legal terms for the sale of this site (GA2/h53) with a well-known regional housebuilder who has developed other sites in Carmarthenshire for over 20 years. A further e mail from the agents in May 2019 stated that they are working with their clients' appointed Drainage Engineers to ensure that a satisfactory engineered scheme can be presented to the Council's Land Drainage engineers to ensure SAB compliance. In terms of timescale, the agents estimate that they could go out to PAC over July, with an application formally submitted at the start of August 2019. It is understood as at November 2019 that progress is ongoing with regards to the submission of the PAC. Additional information will be sought as necessary from the proponent as the LDP goes towards examination.

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

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number:	Dim yn berthnasol / N/A	Cyfeirnod y Safle / Site Reference:	SeC7/h4
Cyfeiriad y Safle / Site Address:	Gyferbyn â Pharc Morlais / Opposite Parc Morlais	Arwynebedd y Safle / Site Area:	1.355
Defnydd Presennol / Existing Use:	Gwag / Vacant	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential

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

Sustainability Criteria

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

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

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

Sylwebaeth Gwerthuso Cynaliadwyedd / Sustainability Appraisal Commentary

Nid yw'r safle hwn yn defnyddio tir a ddatblygwyd o'r blaen, ac mae'n agos at Safle Morol Ewropeaidd Bae Caerfyrddin a'r Aberoedd, a bydd angen i'r safle sicrhau nad oes effaith niweidiol ar ansawdd dŵr o ganlyniad i ddŵr ffo yn ystod y gwaith adeiladu/gweithredu. Fel arall, mae'r safle'n perfformio'n dda yn erbyn y fframwaith AC.

This site does not utilise previously developed land, however it otherwise performs well against the sustainability framework. The site is in close vicinity to CBEEMS and so the site will be required to ensure no detrimental effect on water quality as a result of run-off during construction/operation.

Gadewir y dudalen hon yn wag yn fwriadol

This page is left intentionally blank

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

Manylion y Safle / Site Details			
Rhif y Safle Ymgeisio / Candidate Site Number:	Dim yn berthnasol / *N/A*	Cyfeirnod y Safle / Site Reference	SeC7/h5
Cyfeiriad y Safle / Site Address:	Maesydderwen	Ardal Safle / Site Area:	0.259
Defnydd Presennol / Existing Use:	Gwag / *Vacant*	Defnydd Arfaethedig / Proposed Use:	Preswyl / *Residential*

Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History	
A yw'r safle yn Ddyraniad CDLl presennol? / Is the site an existing LDP Allocation?	✓
Hanes Cynllunio Perthnasol / Relevant Planning History	S/34584

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

Sylwadau ychwanegol / Additional Comments

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

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 of the Site Assessment

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

C8. A fyddai datblygu'r safle'n cael effaith niweidiol ar gymeriad ac amgylchiadau'r anheddiad neu ei nodweddion? / Q8. Would the development of the site have a detrimental impact on the character and setting of the settlement or its features?	×	SA8 SA9	+
C9. A fydd y cynnig yn cynnwys ailddefnyddio tir a/neu adeiladau addas a ddatblygwyd yn flaenorol? / Q9. Will the proposal involve the re-use of suitable previously developed land and/or buildings?	×	SA9, SA7	-
Cyffredinol - Sylwadau Ychwanegol / General – Additional Comments			
Hygyrchedd / Accessibility			
C10. A yw'r safle'n hygyrch o'r briffordd gyhoeddus bresennol? Q10 Is the site accessible from the existing public highway?	✓		
C11 A oes gan y safle bwynt mynediad sydd â gweledegdd digonol? / Q11 Does the site have an available access point with adequate visibility?	✓		
C12 A oes unrhyw faterion sylweddol ar y briffordd wedi'u nodi ar sail tystiolaeth mewn perthynas â'r safle? / Q12 Have any significant and evidenced highway issues been identified relating to the site?	×	SA3	+
C13 A oes gan y safle fynediad addas i drafnidiaeth gyhoeddus a/neu lwybr teithio llesol? / Q13 Does the site have suitable access to public transport and/or active travel route?	✓	SA3, SA4, SA6, SA12, SA13, SA15	+
C14 A oes gan y safle fynediad i lecynnau gwyrdd/hamdden/cyfleusterau hamdden sydd o fewn pellter rhesymol? / Q14 Does the site have access to green space/ leisure/ recreational facilities that are within a reasonable distance?	✓	SA12, SA15	+
C15 A yw'r safle o fewn pellter rhesymol i'r canlynol: / Q15 Is the site within reasonable distance			
(a) Darpariaeth cyflogaeth / Employment provision	✓	SA6, SA10, SA14, SA15	+
(b) Darpariaeth fanwerthu / Retail provision	✓		+
(c) Gwasanaethau a chyfleusterau eraill / Other services and facilities	✓		+
C16 A yw'r safle o fewn pellter rhesymol i gyfleusterau addysg? / Q16 Is the site within a reasonable distance to education facilities?	✓	SA13	+
Hygyrchedd – Sylwadau Ychwanegol / Accessibility - Additional Comments			
Cam 2b – Asesiad Manwl Pellach o'r Safle – Parhad / Stage 2b – Further Detailed Site Assessment – Continued			
Ystyriaethau Amgylcheddol / Environmental Considerations			
C17 A yw'r safle wedi'i leoli o fewn neu wrth ymyl parth clustogi mwynau? / Q17 Is the site located within or adjacent to a mineral buffer zone?	×	SA6	+
C18 A yw'r safle o fewn neu'n union wrth ymyl ardal rheoli ansawdd aer? / Q18 Is the site within or immediately adjacent to an AQMA?	×	SA3	+
C19 A yw'r safle yn cynnwys pridd carbon uchel e.e. mawn? / Q19 Does the site contain high carbon soil e.g. peat?	×	SA7	+
C20 A yw'r safle'n cynnwys tir amaethyddol o ansawdd uchel? / Q20 Does the site contain high quality agricultural land?	×	SA7	+

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

Ystyriaethau Amgylcheddol - Sylwadau Ychwanegol / Environmental Considerations - Additional Comments

Categori Asesiad Strategol o Ganlyniadau Llifogydd Cam 1 - Gwyrdd (risg isel)

Stage 1 SFCA category - Green (low risk)

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

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

Bwriedir cwblhau cynllun atgyfnerthu AMP6 Dŵr Cymru yn Llangennech erbyn 31 Mawrth 2020 (fodd bynnag, nodir yr hanes cynllunio).

Llangennech DCWW AMP6 reinforcement scheme due for completion by 31st March 2020 (however the planning history is noted).

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

Y Gymraeg - Sylwadau Ychwanegol / Welsh Language - Additional Comments

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

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

Sylwadau Ychwanegol / Additional Comments

Roedd y cais cynllunio amlinellol yn cadw'r holl faterion yn ôl i'w hystyried yn y dyfodol, ond darparwyd cynllun dangosol a threfniadau mynediad fel enghraifft yn unig. Dangosai'r rhain fod potensial i'r safle gynnwys 5 uned. Mae Asesiad Ecolegol Rhagarweiniol, arolwg coed ac arolwg topograffeg wedi cael eu cynnal ar y safle. O ran y gallu i gyflenwi'r safle, cyfeirir at yr hanes cynllunio ac mae'r safle hwn wedi'i gynnwys yn Rhaglen Adeiladu Tai Newydd - Datblygiadau Band A y Cyngor.

The outline planning application reserved all matters for future consideration, however an indicative layout and access arrangement was provided for illustration purposes only. This showed that the site had the potential to accommodate 5 units. The site has been subject to a Preliminary Ecological Assessment, a tree survey and a topographical survey. In terms of deliverability, reference is made to the planning history and this site featured within the Council's New Build- Band A Developments Programme.

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

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number:	Dim yn berthnasol / N/A	Cyfeirnod y Safle / Site Reference:	SeC7/h5
Cyfeiriad y Safle / Site Address:	Maesydderwen	Arwynebedd y Safle / Site Area:	0.259
Defnydd Presennol / Existing Use:	Gwag / Vacant	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential

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

Sustainability Criteria

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

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

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

Sylwebaeth Gwerthuso Cynaliadwyedd / Sustainability Appraisal Commentary

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

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

SeC8
Trimsaran, Carwe/
Trimsaran, Carway

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

Manylion y Safle / Site Details			
Rhif y Safle Ymgeisio / Candidate Site Number:		Cyfeirnod y Safle / Site Reference	SeC8/h1
Cyfeiriad y Safle / Site Address:	Ffos Las	Ardal Safle / Site Area:	8.658ha
Defnydd Presennol / Existing Use:	Ailddefnyddio y tir a ddatblygwyd yn flaenorol / Previously Developed Land	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential

Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History	
A yw'r safle yn Ddyraniad CDLl presennol? / Is the site an existing LDP Allocation?	✓
Hanes Cynllunio Perthnasol / Relevant Planning History	W/20882, W/21596, W/37832

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

Sylwadau Ychwanegol / Additional Comments

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

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 of the Site Assessment

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

C8. A fyddai datblygu'r safle'n cael effaith niweidiol ar gymeriad ac amgylchiadau'r anheddiad neu ei nodweddion? / Q8. Would the development of the site have a detrimental impact on the character and setting of the settlement or its features?	×	SA8 SA9	+
C9. A fydd y cynnig yn cynnwys ailddefnyddio tir a/neu adeiladau addas a ddatblygwyd yn flaenorol? / Q9. Will the proposal involve the re-use of suitable previously developed land and/or buildings?	✓	SA9, SA7	+
Cyffredinol - Sylwadau Ychwanegol / General – Additional Comments			
Hygyrchedd / Accessibility			
C10. A yw'r safle'n hygyrch o'r briffordd gyhoeddus bresennol? Q10 Is the site accessible from the existing public highway?	✓		
C11 A oes gan y safle bwynt mynediad sydd â gweledegdd digonol? / Q11 Does the site have an available access point with adequate visibility?	✓		
C12 A oes unrhyw faterion sylweddol ar y briffordd wedi'u nodi ar sail tystiolaeth mewn perthynas â'r safle? / Q12 Have any significant and evidenced highway issues been identified relating to the site?	×	SA3	+
C13 A oes gan y safle fynediad addas i drafnidiaeth gyhoeddus a/neu lwybr teithio llesol? / Q13 Does the site have suitable access to public transport and/or active travel route?	✓	SA3, SA4, SA6, SA12, SA13, SA15	+
C14 A oes gan y safle fynediad i lecynnau gwyrdd/hamdden/cyfleusterau hamdden sydd o fewn pellter rhesymol? / Q14 Does the site have access to green space/ leisure/ recreational facilities that are within a reasonable distance?	✓	SA12, SA15	+
C15 A yw'r safle o fewn pellter rhesymol i'r canlynol: / Q15 Is the site within reasonable distance			
(a) Darpariaeth cyflogaeth / Employment provision	✓	SA6, SA10, SA14, SA15	+
(b) Darpariaeth fanwerthu / Retail provision	✓		+
(c) Gwasanaethau a chyfleusterau eraill / Other services and facilities	✓		+
C16 A yw'r safle o fewn pellter rhesymol i gyfleusterau addysg? / Q16 Is the site within a reasonable distance to education facilities?	✓	SA13	+
Hygyrchedd – Sylwadau Ychwanegol / Accessibility - Additional Comments			
Cam 2b – Asesiad Manwl Pellach o'r Safle – Parhad / Stage 2b – Further Detailed Site Assessment – Continued			
Ystyriaethau Amgylcheddol / Environmental Considerations			
C17 A yw'r safle wedi'i leoli o fewn neu wrth ymyl parth clustogi mwynau? / Q17 Is the site located within or adjacent to a mineral buffer zone?	×	SA6	+
C18 A yw'r safle o fewn neu'n union wrth ymyl ardal rheoli ansawdd aer? / Q18 Is the site within or immediately adjacent to an AQMA?	×	SA3	+
C19 A yw'r safle yn cynnwys pridd carbon uchel e.e. mawn? / Q19 Does the site contain high carbon soil e.g. peat?	×	SA7	+
C20 A yw'r safle'n cynnwys tir amaethyddol o ansawdd uchel? / Q20 Does the site contain high quality agricultural land?	×	SA7	+

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

Ystyriaethau Amgylcheddol - Sylwadau Ychwanegol / Environmental Considerations - Additional Comments

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

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

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

Y Gymraeg - Sylwadau Ychwanegol / Welsh Language - Additional Comments

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

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

Additional Comments

Mae'r safle yn rhan o gynllun adfywio llawer ehangach yn Ffos Las. Mae gan y safle 233 o anheddau ar ôl fel rhan o'r cynllun, ac mae gan ran ganolog o'r safle ganiatâd Materion a Gadwyd yn ôl ar gyfer 137 o anheddau. Gofynnir am wybodaeth ychwanegol yn ôl yr angen wrth i'r CDLl fynd tuag at archwiliad.

The site is part of a much wider regeneration scheme at Ffos Las. The site has 233 dwellings remaining as part of the scheme, with a central part of the site having Reserved Matters permission for 137 dwellings. Additional information will be sought as necessary as the LDP goes towards examination.

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

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number:		Cyfeirnod y Safle / Site Reference:	SeC8/h1
Cyfeiriad y Safle / Site Address:	Ffos Las	Arwynebedd y Safle / Site Area:	8.658ha
Defnydd Presennol / Existing Use:	Ailddefnyddio y tir a ddatblygwyd yn flaenorol / Previously Developed Land	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential

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

Sustainability Criteria

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

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

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

Sylwebaeth Gwerthuso Cynaliadwyedd / Sustainability Appraisal Commentary

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

This site performs very well against the SA Framework.

Gadewir y dudalen hon yn wag yn fwriadol

This page is left intentionally blank

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

Manylion y Safle / Site Details			
Rhif y Safle Ymgeisio / Candidate Site Number:		Cyfeirnod y Safle / Site Reference	SeC8/h2
Cyfeiriad y Safle / Site Address:	Tir i gefn i Cae Linda / Land to the rear of Cae Linda	Ardal Safle / Site Area:	2.85ha
Defnydd Presennol / Existing Use:	Safle Werdd / Green field	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential

Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History	
A yw'r safle yn Ddyraniad CDLl presennol? / Is the site an existing LDP Allocation?	✓
Hanes Cynllunio Perthnasol / Relevant Planning History	S/37639

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

Sylwadau ychwanegol / Additional Comments

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

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 of the Site Assessment

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

C8. A fyddai datblygu'r safle'n cael effaith niweidiol ar gymeriad ac amgylchiadau'r anheddiad neu ei nodweddion? / Q8. Would the development of the site have a detrimental impact on the character and setting of the settlement or its features?	×	SA8 SA9	+
C9. A fydd y cynnig yn cynnwys ailddefnyddio tir a/neu adeiladau addas a ddatblygwyd yn flaenorol? / Q9. Will the proposal involve the re-use of suitable previously developed land and/or buildings?	×	SA9, SA7	-
Cyffredinol - Sylwadau Ychwanegol / General – Additional Comments			
Hygyrchedd / Accessibility			
C10. A yw'r safle'n hygyrch o'r briffordd gyhoeddus bresennol? Q10 Is the site accessible from the existing public highway?	✓		
C11 A oes gan y safle bwynt mynediad sydd â gweledegdd digonol? / Q11 Does the site have an available access point with adequate visibility?	✓		
C12 A oes unrhyw faterion sylweddol ar y briffordd wedi'u nodi ar sail tystiolaeth mewn perthynas â'r safle? / Q12 Have any significant and evidenced highway issues been identified relating to the site?	×	SA3	+
C13 A oes gan y safle fynediad addas i drafnidiaeth gyhoeddus a/neu lwybr teithio llesol? / Q13 Does the site have suitable access to public transport and/or active travel route?	✓	SA3, SA4, SA6, SA12, SA13, SA15	+
C14 A oes gan y safle fynediad i lecynnau gwyrdd/hamdden/cyfleusterau hamdden sydd o fewn pellter rhesymol? / Q14 Does the site have access to green space/ leisure/ recreational facilities that are within a reasonable distance?	✓	SA12, SA15	+
C15 A yw'r safle o fewn pellter rhesymol i'r canlynol: / Q15 Is the site within reasonable distance			
(a) Darpariaeth cyflogaeth / Employment provision	✓	SA6, SA10, SA14, SA15	+
(b) Darpariaeth fanwerthu / Retail provision	✓		+
(c) Gwasanaethau a chyfleusterau eraill / Other services and facilities	✓		+
C16 A yw'r safle o fewn pellter rhesymol i gyfleusterau addysg? / Q16 Is the site within a reasonable distance to education facilities?	✓	SA13	+
Hygyrchedd – Sylwadau Ychwanegol / Accessibility - Additional Comments			
Cam 2b – Asesiad Manwl Pellach o'r Safle – Parhad / Stage 2b – Further Detailed Site Assessment – Continued			
Ystyriaethau Amgylcheddol / Environmental Considerations			
C17 A yw'r safle wedi'i leoli o fewn neu wrth ymyl parth clustogi mwynau? / Q17 Is the site located within or adjacent to a mineral buffer zone?	×	SA6	+
C18 A yw'r safle o fewn neu'n union wrth ymyl ardal rheoli ansawdd aer? / Q18 Is the site within or immediately adjacent to an AQMA?	×	SA3	+
C19 A yw'r safle yn cynnwys pridd carbon uchel e.e. mawn? / Q19 Does the site contain high carbon soil e.g. peat?	×	SA7	+
C20 A yw'r safle'n cynnwys tir amaethyddol o ansawdd uchel? / Q20 Does the site contain high quality agricultural land?	×	SA7	+

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

Ystyriaethau Amgylcheddol - Sylwadau Ychwanegol / Environmental Considerations - Additional Comments

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

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

Mae Dŵr Cymru wedi nodi bod capasiti cyfyngedig yn y gwaith trin dŵr gwastraff, ond hwn yw'r unig safle yn Nhrimsaran i'w ddyrannu, ac felly mae'n gyfystyr â lefel fach o dwf yn y pentref. Bydd angen gwaith atgyfnerthu ar unrhyw ddatblygiad, naill ai drwy gyfraniad y datblygwr neu Gynllun Rheoli Asedau ar gyfer y dyfodol. DCWW have indicated limited capacity in the Waste Water Treatment works, however this is the only site in Trimsaran to be allocated, and therefore represents a small level of growth within the village. Any development will require reinforcement works, either through developer contribution or a future AMP.

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

Y Gymraeg - Sylwadau Ychwanegol / Welsh Language - Additional Comments

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

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

Sylwadau Ychwanegol / Additional Comments

Ymddengys fod y datblygwr yn bwriadu datblygu'r safle drwy'r cais sydd yn yr arfaeth mewn perthynas â'r safle. Gofynnir am wybodaeth ychwanegol yn ôl yr angen wrth i'r CDLl fynd tuag at archwiliad, yn enwedig o ran hyfywedd cynyddu capasiti'r gwaith trin dŵr gwastraff. The developer appears to have the intention to develop the site through the pending application on the site. Additional information will be sought as necessary as the LDP goes towards examination, particularly regarding the viability of increasing the capacity of the WwTW.

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

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number:		Cyfeirnod y Safle / Site Reference:	SeC8/h2
Cyfeiriad y Safle / Site Address:	Tir i gefn i Cae Linda / Land to the rear of Cae Linda	Arwynebedd y Safle / Site Area:	2.85ha
Defnydd Presennol / Existing Use:	Safle Werdd / Green field	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential

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

Sustainability Criteria

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

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

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

Sylwebaeth Gwerthuso Cynaliadwyedd / Sustainability Appraisal Commentary

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

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

SuV22
Mynyddygarreg

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

Manylion y Safle / Site Details			
Rhif y Safle Ymgeisio / Candidate Site Number:		Cyfeirnod y Safle / Site Reference	SuV22/h1
Cyfeiriad y Safle / Site Address:	Tir gyferbyn Parc y Garreg / Land opposite Parc y Garreg	Ardal Safle / Site Area:	1.011ha
Defnydd Presennol / Existing Use:	Defnyddio tir a ddatblygwyd o'r blaen /	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential

Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History	
A yw'r safle yn Ddyraniad CDLl presennol? / Is the site an existing LDP Allocation?	✓
Hanes Cynllunio Perthnasol / Relevant Planning History	S/32362

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

Sylwadau ychwanegol / Additional Comments

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

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 of the Site Assessment

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

C8. A fyddai datblygu'r safle'n cael effaith niweidiol ar gymeriad ac amgylchiadau'r anheddiad neu ei nodweddion? / Q8. Would the development of the site have a detrimental impact on the character and setting of the settlement or its features?	×	SA8 SA9	+
C9. A fydd y cynnig yn cynnwys ailddefnyddio tir a/neu adeiladau addas a ddatblygwyd yn flaenorol? / Q9. Will the proposal involve the re-use of suitable previously developed land and/or buildings?	✓	SA9, SA7	+
Cyffredinol - Sylwadau Ychwanegol / General – Additional Comments			
Hygyrchedd / Accessibility			
C10. A yw'r safle'n hygyrch o'r briffordd gyhoeddus bresennol? Q10 Is the site accessible from the existing public highway?	✓		
C11 A oes gan y safle bwynt mynediad sydd â gweledegdd digonol? / Q11 Does the site have an available access point with adequate visibility?	✓		
C12 A oes unrhyw faterion sylweddol ar y briffordd wedi'u nodi ar sail tystiolaeth mewn perthynas â'r safle? / Q12 Have any significant and evidenced highway issues been identified relating to the site?	×	SA3	+
C13 A oes gan y safle fynediad addas i drafnidiaeth gyhoeddus a/neu lwybr teithio llesol? / Q13 Does the site have suitable access to public transport and/or active travel route?	✓	SA3, SA4, SA6, SA12, SA13, SA15	+
C14 A oes gan y safle fynediad i lecynnau gwyrdd/hamdden/cyfleusterau hamdden sydd o fewn pellter rhesymol? / Q14 Does the site have access to green space/ leisure/ recreational facilities that are within a reasonable distance?	×	SA12, SA15	-
C15 A yw'r safle o fewn pellter rhesymol i'r canlynol: / Q15 Is the site within reasonable distance			
(a) Darpariaeth cyflogaeth / Employment provision	✓	SA6, SA10, SA14, SA15	+
(b) Darpariaeth fanwerthu / Retail provision	✓		+
(c) Gwasanaethau a chyfleusterau eraill / Other services and facilities	✓		+
C16 A yw'r safle o fewn pellter rhesymol i gyfleusterau addysg? / Q16 Is the site within a reasonable distance to education facilities?	✓	SA13	+
Hygyrchedd – Sylwadau Ychwanegol / Accessibility - Additional Comments			
Nid yw'r safle wedi'i leoli o fewn 400m i ddarpariaeth mannau chwarae, ond mae gan yr anheddiad man chwarae. The site is not located within 400m of a play space provision, however the settlement has a play space provision.			
Cam 2b – Asesiad Manwl Pellach o'r Safle – Parhad / Stage 2b – Further Detailed Site Assessment – Continued			
Ystyriaethau Amgylcheddol / Environmental Considerations			
C17 A yw'r safle wedi'i leoli o fewn neu wrth ymyl parth clustogi mwynau? / Q17 Is the site located within or adjacent to a mineral buffer zone?	×	SA6	+
C18 A yw'r safle o fewn neu'n union wrth ymyl ardal rheoli ansawdd aer? / Q18 Is the site within or immediately adjacent to an AQMA?	×	SA3	+
C19 A yw'r safle yn cynnwys pridd carbon uchel e.e. mawn? / Q19 Does the site contain high carbon soil e.g. peat?	×	SA7	+
C20 A yw'r safle'n cynnwys tir amaethyddol o ansawdd uchel? / Q20 Does the site contain high quality agricultural land?	×	SA7	+

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

Ystyriaethau Amgylcheddol - Sylwadau Ychwanegol / Environmental Considerations - Additional Comments

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

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

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

Y Gymraeg - Sylwadau Ychwanegol / Welsh Language - Additional Comments

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

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

Sylwadau Ychwanegol / Additional Comments

Mae gan y safle ganiatâd cynllunio amlinellol ynghyd â chytundeb Adran 106 wedi'i lofnodi ym mis Awst 2017. Mae'r cynllun dangosol yn dangos hyd at 30 o anheddau. Mae cynigydd y tir wedi darparu gwybodaeth am ddatblygu'r safle drwy'r cais, ond gofynnir am wybodaeth ychwanegol yn ôl yr angen wrth i'r CDLl fynd tuag at archwiliad.

The site has an outline planning permission with a signed S106 in August 2017. The indicative plan shows up to 30 dwellings. The proponent of the land has provided information on the development of the site through the application, however additional information will be sought as necessary as the LDP goes towards examination.

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

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number:	0	Cyfeirnod y Safle / Site Reference:	SuV22/h1
Cyfeiriad y Safle / Site Address:	Tir gyferbyn Parc y Garreg / Land opposite Parc y Garreg	Arwynebedd y Safle / Site Area:	1.011ha
Defnydd Presennol / Existing Use:	Defnyddio tir a ddatblygwyd o'r blaen / Previously Developed Land	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential

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

Sustainability Criteria

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

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

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

Sylwebaeth Gwerthuso Cynaliadwyedd / Sustainability Appraisal Commentary

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

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

Gadewir y dudalen hon yn wag yn fwriadol

This page is left intentionally blank

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

Manylion y Safle / Site Details			
Rhif y Safle Ymgeisio / Candidate Site Number:	CA0389 and SR/116/003	Cyfeirnod y Safle / Site Reference	SuV22/h2
Cyfeiriad y Safle / Site Address:	Tir ger Ty Newydd, Heol Meinciau / Land adjacent to Ty Newydd, Meinciau Road	Ardal Safle / Site Area:	0.505ha
Defnydd Presennol / Existing Use:	Safle Werdd / Greenfield	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential

Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History	
A yw'r safle yn Ddyraniad CDLl presennol? / Is the site an existing LDP Allocation?	×
Hanes Cynllunio Perthnasol / Relevant Planning History	No

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

Sylwadau ychwanegol / Additional Comments

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

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 of the Site Assessment

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

C8. A fyddai datblygu'r safle'n cael effaith niweidiol ar gymeriad ac amgylchiadau'r anheddiad neu ei nodweddion? / Q8. Would the development of the site have a detrimental impact on the character and setting of the settlement or its features?	×	SA8 SA9	+
C9. A fydd y cynnig yn cynnwys ailddefnyddio tir a/neu adeiladau addas a ddatblygwyd yn flaenorol? / Q9. Will the proposal involve the re-use of suitable previously developed land and/or buildings?	×	SA9, SA7	-
Cyffredinol - Sylwadau Ychwanegol / General – Additional Comments			
Hygyrchedd / Accessibility			
C10. A yw'r safle'n hygyrch o'r briffordd gyhoeddus bresennol? Q10 Is the site accessible from the existing public highway?	✓		
C11 A oes gan y safle bwynt mynediad sydd â gweledegdd digonol? / Q11 Does the site have an available access point with adequate visibility?	✓		
C12 A oes unrhyw faterion sylweddol ar y briffordd wedi'u nodi ar sail tystiolaeth mewn perthynas â'r safle? / Q12 Have any significant and evidenced highway issues been identified relating to the site?	×	SA3	+
C13 A oes gan y safle fynediad addas i drafnidiaeth gyhoeddus a/neu lwybr teithio llesol? / Q13 Does the site have suitable access to public transport and/or active travel route?	✓	SA3, SA4, SA6, SA12, SA13, SA15	+
C14 A oes gan y safle fynediad i lecynnau gwyrdd/hamdden/cyfleusterau hamdden sydd o fewn pellter rhesymol? / Q14 Does the site have access to green space/ leisure/ recreational facilities that are within a reasonable distance?	✓	SA12, SA15	+
C15 A yw'r safle o fewn pellter rhesymol i'r canlynol: / Q15 Is the site within reasonable distance			
(a) Darpariaeth cyflogaeth / Employment provision	✓	SA6, SA10, SA14, SA15	+
(b) Darpariaeth fanwerthu / Retail provision	✓		+
(c) Gwasanaethau a chyfleusterau eraill / Other services and facilities	✓		+
C16 A yw'r safle o fewn pellter rhesymol i gyfleusterau addysg? / Q16 Is the site within a reasonable distance to education facilities?	✓	SA13	+
Hygyrchedd – Sylwadau Ychwanegol / Accessibility - Additional Comments			
Cam 2b – Asesiad Manwl Pellach o'r Safle – Parhad / Stage 2b – Further Detailed Site Assessment – Continued			
Ystyriaethau Amgylcheddol / Environmental Considerations			
C17 A yw'r safle wedi'i leoli o fewn neu wrth ymyl parth clustogi mwynau? / Q17 Is the site located within or adjacent to a mineral buffer zone?	×	SA6	+
C18 A yw'r safle o fewn neu'n union wrth ymyl ardal rheoli ansawdd aer? / Q18 Is the site within or immediately adjacent to an AQMA?	×	SA3	+
C19 A yw'r safle yn cynnwys pridd carbon uchel e.e. mawn? / Q19 Does the site contain high carbon soil e.g. peat?	×	SA7	+
C20 A yw'r safle'n cynnwys tir amaethyddol o ansawdd uchel? / Q20 Does the site contain high quality agricultural land?	×	SA7	+

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

Ystyriaethau Amgylcheddol - Sylwadau Ychwanegol / Environmental Considerations - Additional Comments

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

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

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

Y Gymraeg - Sylwadau Ychwanegol / Welsh Language - Additional Comments

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

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

Sylwadau Ychwanegol / Additional Comments

Mae'r safle wedi'i amgáu ar bob ochr gan ffin ddiffiniedig, a byddai ei faint a'i raddfa yn gyfle datblygu rhesymol ym Mynyddygarreg i adeiladwyr tai ar raddfa fach a chanolig. Mae cynigydd y tir wedi darparu rhywfaint o wybodaeth am ddatblygu'r safle, ond gofynnir am wybodaeth ychwanegol yn ôl yr angen wrth i'r CDLl fynd tuag at archwiliad.

The site is enclosed on all sides by a defined boundary, and its size and scale would be a reasonable development opportunity within Mynyddygarreg for small to medium scale housebuilders. The proponent of the land has provided some information on the development of the site, however additional information will be sought as necessary as the LDP goes towards examination.

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

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number:	CA0389 and SR/116/003	Cyfeirnod y Safle / Site Reference:	SuV22/h2
Cyfeiriad y Safle / Site Address:	Tir ger Ty Newydd, Heol Meinciau / Land adjacent to Ty Newydd, Meinciau Road	Arwynebedd y Safle / Site Area:	0.505ha
Defnydd Presennol / Existing Use:	Safle Werdd / Greenfield	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential

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

Sustainability Criteria

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

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

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

Sylwebaeth Gwerthuso Cynaliadwyedd / Sustainability Appraisal Commentary

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

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

Gadewir y dudalen hon yn wag yn fwriadol

This page is left intentionally blank

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

Manylion y Safle / Site Details			
Rhif y Safle Ymgeisio / Candidate Site Number:	CA0664 and SR/116/006	Cyfeirnod y Safle / Site Reference	SuV22/h3
Cyfeiriad y Safle / Site Address:	Tir ar Heol Llangadog / Land at Llangadog Road	Ardal Safle / Site Area:	0.819ha
Defnydd Presennol / Existing Use:	Safle Werdd / Greenfield	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential

Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History	
A yw'r safle yn Ddyraniad CDLl presennol? / Is the site an existing LDP Allocation?	×
Hanes Cynllunio Perthnasol / Relevant Planning History	No

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

Sylwadau ychwanegol / Additional Comments

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

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

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

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

C8. A fyddai datblygu'r safle'n cael effaith niweidiol ar gymeriad ac amgylchiadau'r anheddiad neu ei nodweddion? / Q8. Would the development of the site have a detrimental impact on the character and setting of the settlement or its features?	×	SA8 SA9	+
C9. A fydd y cynnig yn cynnwys ailddefnyddio tir a/neu adeiladau addas a ddatblygwyd yn flaenorol? / Q9. Will the proposal involve the re-use of suitable previously developed land and/or buildings?	×	SA9, SA7	-
Cyffredinol - Sylwadau Ychwanegol / General – Additional Comments			
Hygyrchedd / Accessibility			
C10. A yw'r safle'n hygyrch o'r briffordd gyhoeddus bresennol? Q10 Is the site accessible from the existing public highway?	✓		
C11 A oes gan y safle bwynt mynediad sydd â gweledegdd digonol? / Q11 Does the site have an available access point with adequate visibility?	✓		
C12 A oes unrhyw faterion sylweddol ar y briffordd wedi'u nodi ar sail tystiolaeth mewn perthynas â'r safle? / Q12 Have any significant and evidenced highway issues been identified relating to the site?	×	SA3	+
C13 A oes gan y safle fynediad addas i drafnidiaeth gyhoeddus a/neu lwybr teithio llesol? / Q13 Does the site have suitable access to public transport and/or active travel route?	✓	SA3, SA4, SA6, SA12, SA13, SA15	+
C14 A oes gan y safle fynediad i lecynnau gwyrdd/hamdden/cyfleusterau hamdden sydd o fewn pellter rhesymol? / Q14 Does the site have access to green space/ leisure/ recreational facilities that are within a reasonable distance?	×	SA12, SA15	-
C15 A yw'r safle o fewn pellter rhesymol i'r canlynol: / Q15 Is the site within reasonable distance			
(a) Darpariaeth cyflogaeth / Employment provision	✓	SA6, SA10, SA14, SA15	+
(b) Darpariaeth fanwerthu / Retail provision	✓		+
(c) Gwasanaethau a chyfleusterau eraill / Other services and facilities	✓		+
C16 A yw'r safle o fewn pellter rhesymol i gyfleusterau addysg? / Q16 Is the site within a reasonable distance to education facilities?	✓	SA13	+
Hygyrchedd – Sylwadau Ychwanegol / Accessibility - Additional Comments			
Fel arfer byddai'r datblygiad yn cynnwys aneddiadau â'u tu blaen ar Heol Llangadog, ac mae gan y pen blaen cyfan weledegdd derbyniol. Nid yw'r safle wedi'i leoli o fewn 400m i ddarpariaeth mannau chwarae. The development would typically be frontage dwellings onto Llangadog Road, and the whole frontage has an acceptable visibility. The site is not located within 400m of a play space provision.			
Cam 2b – Asesiad Manwl Pellach o'r Safle – Parhad / Stage 2b – Further Detailed Site Assessment – Continued			
Ystyriaethau Amgylcheddol / Environmental Considerations			
C17 A yw'r safle wedi'i leoli o fewn neu wrth ymyl parth clustogi mwynau? / Q17 Is the site located within or adjacent to a mineral buffer zone?	×	SA6	+
C18 A yw'r safle o fewn neu'n union wrth ymyl ardal rheoli ansawdd aer? / Q18 Is the site within or immediately adjacent to an AQMA?	×	SA3	+
C19 A yw'r safle yn cynnwys pridd carbon uchel e.e. mawn? / Q19 Does the site contain high carbon soil e.g. peat?	×	SA7	+
C20 A yw'r safle'n cynnwys tir amaethyddol o ansawdd uchel? / Q20 Does the site contain high quality agricultural land?	×	SA7	+

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

Ystyriaethau Amgylcheddol - Sylwadau Ychwanegol / Environmental Considerations - Additional Comments

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

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

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

Y Gymraeg - Sylwadau Ychwanegol / Welsh Language - Additional Comments

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

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

Sylwadau Ychwanegol / Additional Comments

Mae'r safle wedi'i amgáu ar bob ochr gan ffin ddiffiniedig, a byddai ei faint a'i raddfa yn gyfle datblygu rhesymol ym Mynyddygarreg i adeiladwyr tai ar raddfa fach. Mae cynigydd y tir wedi darparu rhywfaint o wybodaeth am ddatblygu'r safle, ond gofynnir am wybodaeth ychwanegol yn ôl yr angen wrth i'r CDLl fynd tuag at archwiliad.

The site is enclosed on all sides by a defined boundary, and its size and scale would be a reasonable development opportunity within Mynyddygarreg for small housebuilders. The proponent of the land has provided some information on the development of the site, however additional information will be sought as necessary as the LDP goes towards examination.

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

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number:	CA0664 and SR/116/006	Cyfeirnod y Safle / Site Reference:	SuV22/h3
Cyfeiriad y Safle / Site Address:	Tir ger Ty Newydd, Heol Meinciau / Land adjacent to Ty Newydd, Meinciau Road	Arwynebedd y Safle / Site Area:	0.819ha
Defnydd Presennol / Existing Use:	Safle Werdd / Greenfield	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential

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

Sustainability Criteria

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

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

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

Sylwebaeth Gwerthuso Cynaliadwyedd / Sustainability Appraisal Commentary

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

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

SuV23
Pum Hewl, Horeb / Five Roads, Horeb

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

Manylion y Safle / Site Details			
Rhif y Safle Ymgeisio / Candidate Site Number:	Dim yn berthnasol / *N/A*	Cyfeirnod y Safle / Site Reference	SuV23/h1
Cyfeiriad y Safle / Site Address:	Clos y Parc	Ardal Safle / Site Area:	0.96
Defnydd Presennol / Existing Use:	Gwag / *Vacant*	Defnydd Arfaethedig / Proposed Use:	Preswyl / *Residential*

Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History	
A yw'r safle yn Ddyraniad CDLl presennol? / Is the site an existing LDP Allocation?	✓
Hanes Cynllunio Perthnasol / Relevant Planning History	S/33277, S/40024 (Cyfredol / Current, 2019)

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

Sylwadau ychwanegol / Additional Comments

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

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 of the Site Assessment

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

C8. A fyddai datblygu'r safle'n cael effaith niweidiol ar gymeriad ac amgylchiadau'r anheddiad neu ei nodweddion? / Q8. Would the development of the site have a detrimental impact on the character and setting of the settlement or its features?	×	SA8 SA9	+
C9. A fydd y cynnig yn cynnwys ailddefnyddio tir a/neu adeiladau addas a ddatblygwyd yn flaenorol? / Q9. Will the proposal involve the re-use of suitable previously developed land and/or buildings?	×	SA9, SA7	-
Cyffredinol - Sylwadau Ychwanegol / General – Additional Comments			
Hygyrchedd / Accessibility			
C10. A yw'r safle'n hygyrch o'r briffordd gyhoeddus bresennol? Q10 Is the site accessible from the existing public highway?	✓		
C11 A oes gan y safle bwynt mynediad sydd â gweledegdd digonol? / Q11 Does the site have an available access point with adequate visibility?	✓		
C12 A oes unrhyw faterion sylweddol ar y briffordd wedi'u nodi ar sail tystiolaeth mewn perthynas â'r safle? / Q12 Have any significant and evidenced highway issues been identified relating to the site?	×	SA3	+
C13 A oes gan y safle fynediad addas i drafnidiaeth gyhoeddus a/neu lwybr teithio llesol? / Q13 Does the site have suitable access to public transport and/or active travel route?	✓	SA3, SA4, SA6, SA12, SA13, SA15	+
C14 A oes gan y safle fynediad i lecynnau gwyrdd/hamdden/cyfleusterau hamdden sydd o fewn pellter rhesymol? / Q14 Does the site have access to green space/ leisure/ recreational facilities that are within a reasonable distance?	✓	SA12, SA15	+
C15 A yw'r safle o fewn pellter rhesymol i'r canlynol: / Q15 Is the site within reasonable distance			
(a) Darpariaeth cyflogaeth / Employment provision	✓	SA6, SA10, SA14, SA15	+
(b) Darpariaeth fanwerthu / Retail provision	✓		+
(c) Gwasanaethau a chyfleusterau eraill / Other services and facilities	✓		+
C16 A yw'r safle o fewn pellter rhesymol i gyfleusterau addysg? / Q16 Is the site within a reasonable distance to education facilities?	✓	SA13	+
Hygyrchedd – Sylwadau Ychwanegol / Accessibility - Additional Comments			
Cam 2b – Asesiad Manwl Pellach o'r Safle – Parhad / Stage 2b – Further Detailed Site Assessment – Continued			
Ystyriaethau Amgylcheddol / Environmental Considerations			
C17 A yw'r safle wedi'i leoli o fewn neu wrth ymyl parth clustogi mwynau? / Q17 Is the site located within or adjacent to a mineral buffer zone?	×	SA6	+
C18 A yw'r safle o fewn neu'n union wrth ymyl ardal rheoli ansawdd aer? / Q18 Is the site within or immediately adjacent to an AQMA?	×	SA3	+
C19 A yw'r safle yn cynnwys pridd carbon uchel e.e. mawn? / Q19 Does the site contain high carbon soil e.g. peat?	×	SA7	+
C20 A yw'r safle'n cynnwys tir amaethyddol o ansawdd uchel? / Q20 Does the site contain high quality agricultural land?	×	SA7	+

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

Ystyriaethau Amgylcheddol - Sylwadau Ychwanegol / Environmental Considerations - Additional Comments

Categori Asesiad Strategol o Ganlyniadau Llifogydd Cam 1 - Gwyrdd (risg isel)

Stage 1 *SFCA category - Green (low risk)*

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

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

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

Y Gymraeg - Sylwadau Ychwanegol / Welsh Language - Additional Comments

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

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

Sylwadau Ychwanegol / Additional Comments

O ran y gallu i'w gyflenwi, dyraniad presennol sy'n cael ei ddwyn ymlaen yw hwn. Gwnaed cynnydd tuag at gyflenwi'r safle drwy ganiatâd cynllunio amlinellol, ac mae cytundeb Adran 106 wedi cael ei lofnodi. Dywedodd yr asiant (Mai 2019) ei fod wedi derbyn cyfarwyddiadau i baratoi cais i gymeradwyo materion a gadwyd yn ôl, a bod gwaith paratoi wedi dechrau gydag olwg ar gyflwyno'r cais hwnnw. Nodir bod y tirfeddiannwr yn bwriadu gosod ffordd yr ystâd a'r gwasanaethau ar unwaith ar ôl cymeradwyo'r cais hwnnw, a dechrau gosod y seiliau cyntaf yn fuan wedi hynny. O ymgynghori eto â'r asiant ym mis Medi 2019 nodwyd bod y cais ar fin digwydd. Bydd y safle yn cael ei ddyrannu ar gyfer datblygiad preswyl (gan adlewyrchu cyfeirnod cynllunio S/33277 - tir yn wynebu'r B4309). Hefyd, nodir cais S/40024 (Ionawr 2020).

In terms of deliverability, this is an existing allocation being brought forward. Progress has been made to deliver the site with an outline planning permission, along with a signed s106 in place. The agent advised (May 2019) that he has received instructions to prepare an application for approval of reserved matters and that preparatory work has commenced with a view to submission. It is stated that the landowner intends to lay the estate road and services immediately upon approval of that application, and commence with the first footings soon after. Further liaison with the agent in September 2019 states that the application is imminent. The site will be allocated residential development (reflecting planning reference S/33277 - fronting the B4309). Also, application S/40024 (January 2020) is noted.

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

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number:	Dim yn berthnasol / N/A	Cyfeirnod y Safle / Site Reference:	SuV23/h1
Cyfeiriad y Safle / Site Address:	Clos y Parc	Arwynebedd y Safle / Site Area:	0.96
Defnydd Presennol / Existing Use:	Gwag / Vacant	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential

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

Sustainability Criteria

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

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

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

Sylwebaeth Gwerthuso Cynaliadwyedd / Sustainability Appraisal Commentary

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

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

Gadewir y dudalen hon yn wag yn fwriadol

This page is left intentionally blank

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

Manylion y Safle / Site Details			
Rhif y Safle Ymgeisio / Candidate Site Number:	CA0002 SR/061/001	Cyfeirnod y Safle / Site Reference	SuV23/h2
Cyfeiriad y Safle / Site Address:	Ger Little Croft / *Adjacent Little Croft*	Ardal Safle / Site Area:	1.213
Defnydd Presennol / Existing Use:	Amaethyddol / *Agricultural*	Defnydd Arfaethedig / Proposed Use:	Preswyl / *Residential*

Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History	
A yw'r safle yn Ddyraniad CDLl 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, Na / Yes, No**	**Amcanion Perthnasol yr Arfarniad Cynaliadwyedd / Relevant SA Objectives**	**AC / SA**
1. A yw'r safle'n gydnaws â lleoliad twf yn y dyfodol a gyflwynir yn y Strategaeth a Ffefrir? / Is the site compatible against the location of future growth presented in the Preferred Strategy?	✓	SA1	+

Sylwadau ychwanegol / Additional Comments

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

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 of the Site Assessment

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

C8. A fyddai datblygu'r safle'n cael effaith niweidiol ar gymeriad ac amgylchiadau'r anheddiad neu ei nodweddion? / Q8. Would the development of the site have a detrimental impact on the character and setting of the settlement or its features?	×	SA8 SA9	+
C9. A fydd y cynnig yn cynnwys ailddefnyddio tir a/neu adeiladau addas a ddatblygwyd yn flaenorol? / Q9. Will the proposal involve the re-use of suitable previously developed land and/or buildings?	×	SA9, SA7	-
Cyffredinol - Sylwadau Ychwanegol / General – Additional Comments			
Hygyrchedd / Accessibility			
C10. A yw'r safle'n hygyrch o'r briffordd gyhoeddus bresennol? Q10 Is the site accessible from the existing public highway?	✓		
C11 A oes gan y safle bwynt mynediad sydd â gweledegdd digonol? / Q11 Does the site have an available access point with adequate visibility?	✓		
C12 A oes unrhyw faterion sylweddol ar y briffordd wedi'u nodi ar sail tystiolaeth mewn perthynas â'r safle? / Q12 Have any significant and evidenced highway issues been identified relating to the site?	×	SA3	+
C13 A oes gan y safle fynediad addas i drafnidiaeth gyhoeddus a/neu lwybr teithio llesol? / Q13 Does the site have suitable access to public transport and/or active travel route?	✓	SA3, SA4, SA6, SA12, SA13, SA15	+
C14 A oes gan y safle fynediad i lecynnau gwyrdd/hamdden/cyfleusterau hamdden sydd o fewn pellter rhesymol? / Q14 Does the site have access to green space/ leisure/ recreational facilities that are within a reasonable distance?	✓	SA12, SA15	+
C15 A yw'r safle o fewn pellter rhesymol i'r canlynol: / Q15 Is the site within reasonable distance			
(a) Darpariaeth cyflogaeth / Employment provision	✓	SA6, SA10, SA14, SA15	+
(b) Darpariaeth fanwerthu / Retail provision	✓		+
(c) Gwasanaethau a chyfleusterau eraill / Other services and facilities	✓		+
C16 A yw'r safle o fewn pellter rhesymol i gyfleusterau addysg? / Q16 Is the site within a reasonable distance to education facilities?	✓	SA13	+
Hygyrchedd – Sylwadau Ychwanegol / Accessibility - Additional Comments			
Cam 2b – Asesiad Manwl Pellach o'r Safle – Parhad / Stage 2b – Further Detailed Site Assessment – Continued			
Ystyriaethau Amgylcheddol / Environmental Considerations			
C17 A yw'r safle wedi'i leoli o fewn neu wrth ymyl parth clustogi mwynau? / Q17 Is the site located within or adjacent to a mineral buffer zone?	×	SA6	+
C18 A yw'r safle o fewn neu'n union wrth ymyl ardal rheoli ansawdd aer? / Q18 Is the site within or immediately adjacent to an AQMA?	×	SA3	+
C19 A yw'r safle yn cynnwys pridd carbon uchel e.e. mawn? / Q19 Does the site contain high carbon soil e.g. peat?	×	SA7	+
C20 A yw'r safle'n cynnwys tir amaethyddol o ansawdd uchel? / Q20 Does the site contain high quality agricultural land?	×	SA7	+

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

Ystyriaethau Amgylcheddol - Sylwadau Ychwanegol / Environmental Considerations - Additional Comments

Categori Asesiad Strategol o Ganlyniadau Llifogydd Cam 1 - Melyn (risg canolig)

Stage 1 SFCA category - Yellow (medium risk)

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

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

Deallir fod asedion Dŵr Cymru yn croesi y safle. Gall hwn fod ymhlith y manylion i'w hystyried mewn unrhyw cais cynllunio yn y dyfodol, ond nid ystyrir y byddai'n rhwystr i ddatblygu ar y safle.

It is understood that there are DCWW assets traversing the site. This could be amongst those details for consideration as part of any future planning application, however it is not considered that this would sterilise the site.

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

Y Gymraeg - Sylwadau Ychwanegol / Welsh Language - Additional Comments

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

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

Sylwadau Ychwanegol / Additional Comments

Wrth nodi manylion cynaliadwyedd y safle, mae'r safle yn dal heb gael ei ddwyn ymlaen at ddefnydd preswyl (sylwer - yr oedd yn ddyraniad newydd yn y CDLl). Cafodd y safle ei gynnig fel safle ymgeisio ar gyfer y CDLl Diwygiedig (gan y tirfeddiannwr), gan ofyn am gael cadw'r safle fel dyraniad tai. Nodir mai'r bwriad yw dwyn y safle ymlaen dros y tymor byr, a bod datblygwr wedi mynegi diddordeb ynddo. Dywedwyd hefyd (Mehefin 2019) fod Syrfëwr Siartredig wedi derbyn cyfarwyddyd ac ym mis Medi 2019 nodwyd bod trafodaethau ar y gweill ynghylch y posibilrwydd o werthu'r safle. Mae'n debygol y byddai angen rhoi ystyriaeth ddigonol i rai o'r prif nodweddion yng ngham y cais cynllunio. Mae'r rhain yn cynnwys ystyriaethau'n gysylltiedig â'r amgylchedd naturiol o ran yr angen i adlewyrchu nodweddion y safle. Ystyrir ei bod hi'n briodol cadw'r safle fel dyraniad preswyl. Gofynnir am wybodaeth ychwanegol yn ôl yr angen wrth i'r CDLl fynd tuag at archwiliad.

In noting the site's sustainability credentials, the site is yet to be brought forward for residential (note – it was a new LDP allocation). A candidate site has been received for the Revised LDP (from the landowner) seeking the site's retention as a housing allocation. It is stated that it is the intention for the site to be brought forward over the short term and that interest has been received from a developer. It has also been stated (June 2019) that a Chartered Surveyor has been instructed and in September 2019 it was stated that there are discussions for the potential sale of the site . There are likely to be some keynote features that would require due consideration at planning application stage. These include natural environment considerations in terms of the need to reflect the site's features. It is considered appropriate to retain the site as a residential allocation. Additional information will be sought as necessary as the LDP goes towards examination.

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

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number:	CA0002 SR/061/001	Cyfeirnod y Safle / Site Reference:	SuV23/h2
Cyfeiriad y Safle / Site Address:	Ger Little Croft / Adjacent Little Croft	Arwynebedd y Safle / Site Area:	1.213
Defnydd Presennol / Existing Use:	Amaethyddol / Agricultural	Defnydd Arfaethedig / Proposed Use:	Preswyl / Residential

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

Sustainability Criteria

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

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

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

Sylwebaeth Gwerthuso Cynaliadwyedd / Sustainability Appraisal Commentary

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

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