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Abbreviations

(r)LDP (revised) Local Development Plan (also referred to as the Plan)

(S)FCA (Strategic) Flood Consequences Assessment

ALC Agricultural Land Classification

FMfP Flood Map for Planning

GBI Green and Blue Infrastructure

HRA Habitat Regulations Assessment

ISA Integrated Sustainability Appraisal

PEDW Planning and Environment Decisions Wales

PEN Priority Ecological Networks

POSA Public Open Space Assessment

SAM Site Assessment Methodology

TAN Technical Advisory Note

WLIA Welsh Language Impact Assessment

1. Introduction

- 1.1 Carmarthenshire County Council is preparing a revised Local Development Plan (rLDP). The rLDP is a land-use plan which outlines the location and quantity of development within Carmarthenshire for a 15-year period between 2018 and 2033, and is intended to replace the existing adopted LDP. Throughout the preparation of the rLDP, which has undergone several iterations, an accompanying evidence base has been developed to support its policies and proposals.
- 1.2 This document consolidates the evidence base supporting the Additional Sites proposed for inclusion in the rLDP. These sites were put forward following a letter¹ issued by the Inspectors at Planning and Environment Decisions Wales (PEDW). As of the publication date, the decision regarding the allocation of these additional sites remains subject to the Inspectors' recommendation as part of the examination process.
- 1.3 In the interest of clarity, no changes have been made to the 2nd Deposit rLDP since its publication for public consultation on 17th February 2023.
- 1.4 Much of the rationale and methodology behind the evidence presented in this document is detailed within the submission documents. Therefore, the evidence here should be read alongside these documents, which were formally submitted to PEDW on 10th June 2024 and remain unchanged since submission². The submission documents provide the full framework for the rLDP and are publicly accessible on our [website](#).
- 1.5 Where relevant, this document includes cross-references to other evidence-building works. Efforts have been made to avoid unnecessary repetition of supplementary text that is not critical to the findings presented here. The aim is to provide an accessible and transparent record of the evidence base supporting the rLDP throughout its preparation. However, this document should not be regarded in isolation from the earlier evidence base efforts, as these collectively inform the plan's development and decision-making process. Additionally, it is also important to note that the Additional Sites referenced in this document are not yet considered to be accepted for inclusion within the rLDP and remain subject to the inspectors' recommendation.
- 1.6 As summarised in Table 1 on the preceding page, 30 Additional Sites are put forward for consideration. Of these, a total of 12 represent potential new residential allocations, along with a proposed uplift in the number of units allocated for two existing rLDP sites. Additionally, 16 are considered as 'commitments' with extant permissions. The rationale for these Additional Sites is to maintain a flexibility of at least 10% in light of the recorded under delivery of allocated windfall allowance at the beginning of the plan period. Therefore, as the level of growth proposed by the rLDP remains unchanged, the rLDP would continue to identify a requirement for 8,882 homes over the plan period.

¹ [31 January 2025 - Inspector's Note on Housing - Independent Examination - PEDW](#)

² Except for [CSD23a](#) due to a discrepancy in site references.

Table 1: Summary of the proposed Additional Sites put forward for potential inclusion within the revised LDP, arranged by allocation or commitment and by respective cluster. Additional Sites identified as commitments have the base date of 31st March 2024.

Site Ref	Name	Total Units
Potential Allocation		
Cluster 1		
PrC1/(iv)	Land off Trevaughan Road, Carmarthen	30
Cluster 2		
PrC2/(iii)	Land at Pendderi Road, Bryn	35
PrC2/(v)	Land off Heol y Mynydd, Bryn	80
SeC6/(ii)	Fforest Garage	8
SeC6/(iii)	Land at Fforest Road	35
SeC7/(i)	Land at Pontarddulais Road, Llangennech	60
Cluster 3		
PrC3/(i)	Emlyn Brickworks, Penygroes	50
PrC3/(ii)	Adjacent to Pant-y-Blodau, Penygroes	11
PrC3/(iv)	Land adjoining Maes Ifan, Maesquarre Road, Betws	6
PrC3/(v)	Land off Parklands Road, Penybanc, Ammanford	9
PrC3/(vii)	Land off Dôl y Dderwen, Ammanford	31
PrC3/(viii)	Land r/o 108 - 114 Waterloo Road, Penygroes	6
PrC3/(ix)	Breakers Yard, Gorslas	80
Cluster 6		
SuV59/(i)	North East of Bancyfelin school	16
Total Housing Allocation Figure		457
Potential Commitment		
Cluster 1		
PrC1/(i)	Former Lidl, Priory Street, Carmarthen	40
PrC1/(ii)	Land south of Pant Glas, Carmarthen	13
PrC1/(iii)	Land adjacent to 93 & 94 Abergwili Road, Carmarthen, SA31 2HJ	9
SeC1/(i)	Black Horse, Meinciau	30
SuV2/(i)	Land at Maes y Meillion, Llanybri	13
Cluster 2		
PrC2/(i)	Land adj 91 Maes yr Haf, Pwll	8
PrC2/(ii)	Land at Cefncaeau	91

Site Ref	Name	Total Units
SeC3/(i)	Land opposite Parc Pendre, Kidwelly	16
SeC3/(ii)	Land at Monksford Street, Kidwelly	70
SeC6/(i)	Land off Heol y Parc, Hendy	6
Cluster 3		
PrC3/(iii)	Land at rear of 10-12 Norton Road, Penygroes	6
SuV25/(i)	Cysgod yr Eglwys, Llannon	34
PrC3/(vi)	Land opposite Plough & Harrow, Betws, Ammanford	9
Cluster 4		
SuV37/(i)	Former Coedmor School, Cwmann	21
Cluster 5		
SeC15/(i)	Land at Cilycwm Road, Llandovery	14
Cluster 6		
SeC19/(i)	Land Adjacent to the Beeches, Whitland	50
Total Commitments Figure		430

2. Site Assessment

- 2.1 The [Site Assessment Methodology \(SAM\) \(September 2022\)](#) document sets out the preferred methodology and assessment process for the consideration of land for development in the rLDP. This structured approach ensures that site selection is based on robust, transparent, and consistent criteria, aligned with national planning policy and sustainable development principles.
- 2.2 The same methodology has been applied to assess the Additional Sites put forward for potential inclusion in the rLDP. This evaluation considers key factors such as site suitability, availability, deliverability, and sustainability, alongside potential constraints and opportunities. Each Additional Site has been assessed against a comprehensive set of planning, environmental, and infrastructure considerations, ensuring that only those capable of contributing to the plan's objectives are considered for potential inclusion.
- 2.3 In keeping with the evidence-based approach of the rLDP, the assessment of Additional Sites has also been informed by other consideration presented within this present document. This integrated approach ensures that decisions regarding potential site allocations are well-founded and fully aligned with the overarching strategic vision of the rLDP.
- 2.4 Reference is made to [Appendix A](#) which contains a compilation of site proformas for each individual Additional Site. These proformas provide a structured evaluation of each site, incorporating key planning, environmental, and sustainability considerations.
- 2.5 As demonstrated within these proformas, the Integrated Sustainability Appraisal (ISA) and Habitats Regulations Assessment (HRA) have remained integral components of the Site Assessment Methodology (SAM) process. To ensure a comprehensive and transparent assessment, separate *ISA Additional Sites Addendum (March 2025)* and *HRA Additional Sites Addendum (March 2025)* documents have also been produced. These provide further detailed analysis of the potential sustainability implications and ecological considerations associated with the Additional Sites, respectively.

3. Public Open Space Assessment

- 3.1 [Appendix B](#) contains the assessment of the Additional Sites in terms of their accessibility and quantity of public open space provision, using the devised open space standards. Please refer to [Public Open Space Assessment \(POSA\) \(January 2024\) \(update March 2025\)](#) for the methodology. Please note that the dataset containing existing open space provision remains unchanged with that utilised in the previous assessment of rLDP site allocations.

4. GBI Assessment

- 4.1 The proposed situation and extant of the Additional Sites can be used to determine any potential impacts placed upon the Green and Blue Infrastructure (GBI) network. [Appendix C](#) contains the assessment of the Additional Sites in terms of their potential impact and relation to Carmarthenshire’s GBI baseline. Please refer to [GBI Assessment 2023 \(Technical Report\)](#) for the methodology, noting that the dataset used unchanged.
- 4.2 No Additional Site was found to be situated within a Regionally Important Geological Site (RIGs).

5. Best and Most Versatile Agricultural Land

- 5.1 Consistent with the consideration of the situation and quality of agricultural land as part of the preparation of the rLDP, the potential impact of each Additional Site on Best and Most Versatile Land is presented in [Appendix D](#). Additional commentary has been provided, particularly where Grades 1, 2, or 3a has been identified. Please refer to [Best and Most Versatile Land Topic Paper \(August 2023\)](#) for the methodology employed.
- 5.2 The minuscule (0.01%) overlap of SeC1/(i) with peatland may be explained by differences in data projection or the mapping resolution of the [Peatlands of Wales Maps](#). The granularity of this dataset also does not lend well to natural peatland transitions (i.e., peatland boundaries are often transitional rather than sharply defined, meaning small areas at the edges may be classified inconsistently). Project-level ecological survey work would determine whether peatland is present on this Additional Site.
- 5.3 The Peatlands of Wales Maps have not identified that peatland underlie any other site, however, BGS data indicates that peat likely sits beneath site PrC3/(i) Emlyn Brickworks. Whilst this has not presented issues in relation to granting permission for residential development and the delivery of the economic link road it may necessitate further investigation at the application stage for further development.

6. Welsh Language

- 6.1 Consideration has been given to the potential impact of the Additional Sites on the Welsh language, ensuring alignment with the wider objectives of the rLDP in supporting and sustaining Welsh-speaking communities.
- 6.2 As summarised in the ISA Additional Site Addendum, the Preferred Growth strategy (i.e., the 10-YTB Projection) remains unchanged and the rLDP continues to identify a requirement for 8,882 homes by 2033. As outlined in the aforementioned letter from PEDW, the rationale for the Additional Sites is to maintain a flexibility of 10% (equating to a total housing supply of 9,704) in light of the recorded under delivery of allocated windfall allowance at the beginning of the plan period. As such, the Additional Sites are not deemed to impact the previous findings of the Welsh Language Impact Assessment (WLIA) (as contained within Appendix H of the ISA Report).

7. Flooding

- 7.1 Potential flood risk constraints associated with the Additional Sites have been identified through a desk study exercise, considering available flood risk data and guidance from relevant authorities. [Appendix E](#) provides a detailed assessment of these constraints. It should be noted that if development were to proceed, further site-specific flood risk assessments would be required to evaluate potential impacts and mitigation measures.

8. Ecological Constraints

- 8.1 Potential ecological constraints associated with the Additional Sites have been identified through a desk study exercise, drawing on advice from planning ecologists within the local authority as statutory consultees during the planning application process. [Appendix F](#) provides a detailed assessment of these constraints. It should be noted that if development were to proceed, further ecological survey work would be required to assess site-specific impacts comprehensively.

9. Highways and Transport

- 9.1 Potential highways and transportation constraints associated with the Additional Sites have been identified by the relevant section with the local authority in consideration of the existing transport network within the county. [Appendix G](#) provides a detailed assessment of these constraints. It should be noted that if development were to proceed, further site-specific assessments would be required to evaluate potential impacts and any necessary mitigation.

10. Next Steps

- 10.1 This document will be published alongside the Additional Sites, accompanying HRA and ISA which themselves are subject to public consultation. The rLDP and associated documents can be viewed [online](#), or in-person at [Customer Service Hwbs](#) and public libraries during advertised opening hours.
- 10.2 Your views on the Additional Sites Consultation can be made online via ['Have Your Say'](#). Alternatively, response forms are available upon request.

To submit your views in writing, please write to:

Strategic Policy and Placemaking
Place, Infrastructure and Economic Development
3 Spilman Street
Carmarthen
Carmarthenshire
SA31 1LE

Or email: forward.planning@carmarthenshire.gov.uk

Please include 'Additional Sites' within the subject line.

- 10.3 Representations must be received by 4.30pm on 15 May 2025. Comments submitted after this may not be considered.

Appendix A - Site Assessment Proformas

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

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number:	n/a	Cyfeirnod y Safle / Site Reference:	PrC1/(i)
Cyfeiriad y Safle / Site Address:	Yr Hen Lidl, Heol y Prior, Caerfyrddin / Former Lidl, Priory Street, Carmarthen	Ardal Safle / Site Area:	0.46ha
Defnydd Presennol / Existing Use:	Vacant (former retail store)	Defnydd Arfaethedig / Proposed Use:	Preswyl Residential
		Os arall, nodwch / If other, specify:	

Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History

A yw'r safle yn Ddyraniad CDLI presennol? / Is the site an existing LDP Allocation?	X
Hanes Cynllunio Perthnasol / Relevant Planning History	PL/03279

Cam 1 - Asesiad Cychwynnol / Stage 1 – Initial Assessment

Ystyriaeth / Consideration	Ie, Yes, Na, No	Amcanion cysylltiedig / Related objectives	Sgôr ACI / ISA score
1. A yw'r safle'n gydnaws â lleoliad twf yn y dyfodol a gyflwynir yn y Strategaeth a Ffeirir? / Is the site compatible against the location of future growth presented in the Preferred Strategy?	✓	ACI1 ISA1	+

Sylwadau Ychwanegol / Additional Comments

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

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

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

5. A yw'r safle wedi'i leoli o fewn neu'n union wrth ymyl unrhyw safleoedd sydd wedi'u dynodi am bwysigrwydd i gadwraeth natur? / Is the site located within or immediately adjacent to any sites designated for importance to nature conservation?	X	AC12 ISA2	+
6. A yw'r safle wedi'i leoli o fewn neu'n union wrth ymyl unrhyw Henebion Cofrestredig? / Is the site located within or immediately adjacent to any Scheduled Monuments?	X	AC18 ISA8	+

Sylwadau Ychwanegol / Additional Comments

Mae'r safle o fewn 58m o Henebion Cofrestredig (Tref Rufeinig Caerfyrddin).

The site is within 58m of a Scheduled Monument (Carmarthen Roman Town).

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

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

Ystyriaeth / Consideration	Ie, Yes, Na, No	Amcanion cysylltiedig / Related objectives	Sgôr ACI / ISA score +/-
Cyffredinol / General			
7. A fyddai datblygu'r safle'n mynd yn groes i egwyddorion cynllunio cyffredinol? / Would development of the site be contrary to general planning principles?	X		
8. A fyddai datblygu'r safle'n cael effaith niweidiol ar gymeriad ac amgylchiadau'r anheddiad neu ei nodweddion? / Would the development of the site have a detrimental impact on the character and setting of the settlement or its features?	X	AC18 AC19 ISA8 ISA9	+
9. A fydd y cynnig yn cynnwys aildefnyddio tir a/neu adeiladau addas a ddatblygwyd yn flaenorol? / Will the proposal involve the re-use of suitable previously developed land and/or buildings?	✓	AC17 AC19 ISA7 ISA9	+

Cyffredinol - Sylwadau Ychwanegol / General – Additional Comments

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Hygyrchedd / Accessibility

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

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

Hygyrchedd – Sylwadau Ychwanegol / Accessibility - Additional Comments

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

Ystyriaethau Amgylcheddol / Environmental Considerations

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

Ystyriaethau Amgylcheddol - Sylwadau Ychwanegol / Environmental Considerations - Additional Comments

Ni arfarnwyd y safle o fewn Aseiad Strategol o Ganlyniadau Llifogydd - Cam 1 y CDLI Diwygiedig. Fodd bynnag, nid yw'r Mapiau Cyngor ar Ddatblygu TAN15 a'r Map Llifogydd ar gyfer Cynllunio yn nodi unrhyw berygl llifogydd ac ystyrir nad oes angen aseiad pellach o berygl llifogydd./

The site was not appraised within the rLDP's Stage 1 SFCA. However, the TAN15 Development Advice Maps and the Flood Map for Planning do not identify any flood risk and it is considered that no further assessment of flood risk is required.

Seilwaith a Chyfleustodau / Infrastructure and Utilities

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

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

Y Gymraeg / Welsh Language

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

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

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

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

Mae'r safle'n cynnwys hen siop adwerthu sydd wedi bod yn wag ers rhai blynyddoedd ac yn gorwedd ar gyrion canol tref Caerfyrddin. Mae'r safle wedi'i amgylchynu gan adeiladau preswyl. Rhoddwyd caniatâd cynllunio ar y safle ym mis Rhagfyr 2023 ar gyfer 48 o fflatiau. Bydd y fflatiau i gyd yn cael eu hystyried yn unedau fforddiadwy a byddant ar gyfer pobl dros 55 oed gydag 8 uned byw â chymorth. Gan y bydd gan yr 8 uned elfen o ofal, ni fydd y rhain yn cael eu cyfrif fel rhan o'r cyflenwad tai. Mae gwaith wedi dechrau ar y safle gyda dymchwel yr hen siop adwerthu. Mae disgwyl i'r safle gael ei gwblhau gan Gymdeithas Tai Wales and West yng Ngwanwyn 2027.

The site comprises of a former retail store which has been vacant for a few years and lies on the outskirts of Carmarthen town centre. The site is surrounded by residential uses. Planning permission was granted on the site in December 2023 for 48 flats. The flats will all be classed as affordable units and will be for people aged over 55 with 8 supported living units. As the 8 units will have an element of care, these will not be counted as part of the housing supply. Work has commenced on the site with the demolition of the former retail store. The site is expected to be completed by Wales and West Housing Association in Spring 2027.

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

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number:	n/a	Cyfeirnod y Safle / Site Reference:	PrC1/(i)
Cyfeiriad y Safle / Site Address:	Yr Hen Lidl, Heol y Prior, Caerfyrddin / Former Lidl, Priory Street, Carmarthen	Arwynebedd y Safle / Site Area:	0.46ha
Defnydd Presennol / Existing Use:	Vacant (former retail store)	Defnydd Arfaethedig / Proposed Use:	Preswyl Residential
		Os arall, Na, Nodwch / If other, specify:	0

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

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

Sylwebaeth Arfarniad Cynladwyedd Integredig / Intergrated Sustainability Appraisal Commentary

Mae'r safle yn agos at heneb gofrestrdedig ac felly dylid ei ystyried yn gydymdeimladol fel rhan o'r broses ddylunio. Mae'r safle'n defnyddio tir a ddatblygwyd yn flaenorol ac, felly, mae ei aildefnydd yn debygol o hyrwyddo egwyddorion cynaliadwyedd ac yn lleddfu'r pwysau ar gyfer datblygu ar safleoedd tir glas. Yn gyffredinol, mae'r safle'n perfformio'n dda yn erbyn y Fframwaith ACI. Mae'r safle wedi'i leoli o fewn neu'n gyfagos i Ardal Rheoli Ansawdd Aer, ond gan fod caniatâd cynllunio llawn eisoes wedi'i roi, mae opsiynau ar gyfer lliniaru yn gyfyngedig.

The site is near to a scheduled monument and should therefore be considered sympathetically as part of the design process. The site utilises previously developed land and, therefore, its re-use likely promote sustainability principles and relieves pressure for development on greenfield sites. This site generally performs well against the ISA Framework. The site is within or adjacent to an AQMA, however as full planning permission has already been granted, options for mitigation are limited.

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

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number:	n/a	Cyfeirnod y Safle / Site Reference:	PrC1(ii)
Cyfeiriad y Safle / Site Address:	Tir i'r de o Bant Glas, Caerfyrddin / Land South of Pant Glas, Carmarthen	Ardal Safle / Site Area:	0.82 ha
Defnydd Presennol / Existing Use:	Tir amaethyddol / agricultural	Defnydd Arfaethedig / Proposed Use:	Preswyl Residential
		Os arall, nodwch / If other, specify:	

Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History

A yw'r safle yn Ddyraniad CDLI presennol? / Is the site an existing LDP Allocation?	✓
Hanes Cynllunio Perthnasol / Relevant Planning History	W/321902, W/38754, PL/05756

Cam 1 - Asesiad Cychwynnol / Stage 1 – Initial Assessment

Ystyriaeth / Consideration	Ie, Yes, Na, No	Amcanion cysylltiedig / Related objectives	Sgôr ACI / ISA score
1. A yw'r safle'n gydnaws â lleoliad twf yn y dyfodol a gyflwynir yn y Strategaeth a Ffefrir? / Is the site compatible against the location of future growth presented in the Preferred Strategy?	✓	ACI1 ISA1	+

Sylwadau Ychwanegol / Additional Comments

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

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

Ystyriaeth / Consideration	Ie, Yes, Na, No	Amcanion cysylltiedig / Related objectives	Sgôr ACI / ISA score
2. A oes lle ar y safle am 5 neu ragor o anheddau? / Can the site accommodate 5 or more dwellings?	✓		
3. A yw'r safle o fewn anheddiad Haen 1-3 neu'n uniongyrchol gysylltiedig ag ef yn y Strategaeth a Ffefrir? / Is the site within or directly related to a Tier 1 - 3 settlement in the Preferred Strategy?	✓		
4. A yw'r safle wedi'i leoli mewn parth lle ceir perygl o lifogydd fel y'i nodir ar Fapiau Cyngor Datblygu TAN 15? / Is the site located within a flood risk zone as identified in the TAN 15 Development Advice Maps?	X	ACI4 ACI5 ISA4 ISA5	+
5. A yw'r safle wedi'i leoli o fewn neu'n union wrth ymyl unrhyw safleoedd sydd wedi'u dynodi am bwysigrwydd i gadwraeth natur? / Is the site located within or immediately adjacent to any sites designated for importance to nature conservation?	X	ACI2 ISA2	+

6. A yw'r safle wedi'i leoli o fewn neu'n union wrth ymyl unrhyw Henebion Cofrestredig? / Is the site located within or immediately adjacent to any Scheduled Monuments?	X	ACI8 ISA8	+
Sylwadau Ychwanegol / Additional Comments			
Os yw'r safle yn cydymffurfio â'r dadansoddiad uchod, wedyn bydd yn symud ymlaen i Gam 2b yr Aseiad Safle / If the site accords with the analysis above, then it moves on to Stage 2b			
Cam 2b – Aseiad Manwl Pellach o'r Safle / Stage 2b - Further Detailed Site Assessment			
Ystyriaeth / Consideration	Ie, Yes, Na, No	Amcanion cysylltiedig / Related objectives	Sgôr ACI / ISA score +/-
Cyffredinol / General			
7. A fyddai datblygu'r safle'n mynd yn groes i egwyddorion cynllunio cyffredinol? / Would development of the site be contrary to general planning principles?	X		
8. A fyddai datblygu'r safle'n cael effaith niweidiol ar gymeriad ac amgylchiadau'r anheddiad neu ei nodweddion? / Would the development of the site have a detrimental impact on the character and setting of the settlement or its features?	X	ACI8 ACI9 ISA8 ISA9	+
9. A fydd y cynnig yn cynnwys aildefnyddio tir a/neu adeiladau addas a ddatblygwyd yn flaenorol? / Will the proposal involve the re-use of suitable previously developed land and/or buildings?	X	ACI7 ACI9 ISA7 ISA9	-
Cyffredinol - Sylwadau Ychwanegol / General – Additional Comments			
Hygyrchedd / Accessibility			
10. A yw'r safle'n hygyrch o'r briffordd gyhoeddus bresennol? / Is the site accessible from the existing public highway?	✓		
11. A oes gan y safle bwynt mynediad sydd â gwelededd digonol? / Does the site have an available access point with adequate visibility?	✓		
12. A oes unrhyw faterion sylweddol ar y briffordd wedi'u nodi ar sail tystiolaeth mewn perthynas â'r safle? / Have any significant and evidenced highway issues been identified relating to the site?	X		
13. A oes gan y safle fynediad addas i drafnidiaeth gyhoeddus a/neu lwybr teithio llesol? / Does the site have suitable access to public transport and/or active travel route?	✓	ACI3 ACI4 ACI6 ACI12 ACI13 ACI15 / ISA3 ISA4 ISA6 ISA12 ISA13 ISA15	+

14. A oes gan y safle fynediad i lecynnau gwyrdd/hamdden/cyfleusterau hamdden sydd o fewn pellter rhesymol? / Does the site have access to green space/leisure/ recreational facilities that are within a reasonable distance?	X	ACI12 ACI15 ISA12 ISA15	-
15. A yw'r safle o fewn pellter rhesymol i'r canlynol: / Is the site within reasonable distance of:			
(a) Darpariaeth cyflogaeth / Employment provision	✓	ACI6 ACI10 ACI14 ACI15 ISA6 ISA10 ISA14 ISA15	+
(b) Darpariaeth fanwerthu / Retail provision	✓		+
(c) Gwasanaethau a chyfleusterau eraill / Other services and facilities	✓		+
16. A yw'r safle o fewn pellter rhesymol i gyfleusterau addysg? / Is the site within a reasonable distance to education facilities?	✓	ACI13 ISA13	+
Hygyrchedd – Sylwadau Ychwanegol / Accessibility - Additional Comments			
Cam 2b – Aseiad Manwl Pellach o'r Safle – Parhad / Stage 2b – Further Detailed Site Assessment – Continued			
Ystyriaethau Amgylcheddol / Environmental Considerations			
17. A yw'r safle wedi'i leoli o fewn neu wrth ymyl parth clustogi mwynau? / Is the site located within or adjacent to a mineral buffer zone?	X	ACI6 ISA6	+
18. A yw'r safle o fewn Ardal Diogelu Mwynau? / Is the site located within a Mineral Safeguarding Area?	✓	ACI6 ISA6	-
19. A yw'r safle o fewn neu'n union wrth ymyl ardal rheoli ansawdd aer? / Is the site within or immediately adjacent to an AQMA?	X	ACI3 ISA3	+
20. A yw'r safle yn cynnwys pridd carbon uchel e.e. mawndiroedd? / Does the site contain high carbon soil e.g., peatlands?	X	ACI7 ISA7	+
21. A yw'r safle'n cynnwys tir amaethyddol o ansawdd uchel (gradd 1, 2, 3a)? / Does the site contain high quality agricultural land (grade 1, 2, 3a)?	✓	ACI7 ISA7	-
22. A yw'r safle wedi'i leoli o fewn neu'n union gerllaw unrhyw Safleoedd Daearegol a Geomorffolegol Pwysig Rhanbarthol? / Is the site located within or immediately adjacent to any RIGs?	X	ACI9 ISA9	+
23. A oes unrhyw bryderon sylweddol wedi'u nodi yn yr Aseiad Strategol o Ganlyniadau Llifogydd - Cam 1 a allai effeithio ar gyflawni'r safle? / Are there any significant concerns set out in the SFCA - Stage 1 which could impact on the delivery of the site?	X	ACI4 ACI5 ISA4 ISA5	+
Ystyriaethau Amgylcheddol - Sylwadau Ychwanegol / Environmental Considerations - Additional Comments			

Mae'r safle wedi'i leoli o fewn ffurf adeiledig Caerfyrddin. Er y cydnabyddir bod tua haner y safle yn cael ei nodi fel tir amaethyddol gorau a mwyaf hyblyg Gradd 3a, cydnabyddir bod Map ALC Cymru, yn ôl ei natur, yn ymarfer mapio rhagfynegol. Rhaid ystyried datblygiad y safle yng nghyd-destun ei leoliad o fewn y ffurf drefol a'i potensial i ddarparu datblygiad cynaliadwy sy'n adlewyrchu ei amgylchoedd. Mae hyn hefyd yn gyson â strategaeth y Cynllun a'r hierarchaeth aneddiadau. Mae tywod arwynebol a blaendal graean yn cwmpasu'r safle, fodd bynnag, ystyrir bod yr adnodd yn y lleoliad hwn eisoes wedi'i sterileiddio i raddau helaeth gan ei fod o fewn 200m o ddatblygiad sensitif. Nid yw'r SFCA yn nodi unrhyw ystyriaethau risg llifogydd sylweddol. Ni arfarnwyd y safle o fewn Asesiad Strategol o Ganlyniadau Llifogydd - Cam 1 y CDLI Diwygiedig. Fodd bynnag, nid yw'r Mapiau Cyngor ar Ddatblygu TAN15 a'r Map Llifogydd ar gyfer Cynllunio yn nodi unrhyw berygl llifogydd ac ystyrir nad oes angen asesiad pellach o berygl llifogydd./

The site is located within the built up form of Carmarthen. Whilst it is recognised that approximately half of the site is identified as Grade 3a predicted BMV agricultural land, it is acknowledged that, by its very nature, the ALC Map for Wales is a predictive mapping exercise. The site's development has to be considered in the context of its setting within the urban form and its potential to deliver a sustainable development reflective of its surroundings. This is also consistent with the strategy of the Plan and the settlement hierarchy. Superficial sand and gravel deposit covers the site, however the resource at this location is considered to be already largely sterilised as it is within 200m of sensitive development. The site was not appraised within the rLDP's Stage 1 SFCA. However, the TAN15 Development Advice Maps and the Flood Map for Planning do not identify any flood risk and it is considered that no further assessment of flood risk is required.

Seilwaith a Chyfleustodau / Infrastructure and Utilities

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

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

Y Gymraeg / Welsh Language

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

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

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

Sylwadau Ychwanegol / Additional Comments

Mae'r safle yn ddyraniad yn y CDLI mabwysiedig a'r prif reswm dros wahardd o'r 2il CDLI Adnau oedd y diffyg ansicrwydd o ran datblygiad. Fodd bynnag, yn y cyfnod ers cyhoeddi'r 2il Adnau rhoddwyd caniatad Materion Neilltuedig i'r safle ar gyfer 13 anhedd, gan gynnwys 4 anhedd fforddiadwy (cyfeirnod: PL/05756). Am y rheswm hwn, ystyrir bod sicrwydd ar gyfer datblygu'r safle.

The site is an allocation in the adopted LDP and the main reason for exclusion from the 2nd Deposit RLDP was the lack of uncertainty of development. However, in the period since the publication of the 2nd Deposit the site has been granted Reserved Matters for 13 dwellings, including 4 affordable dwellings (reference: PL/05756). For this reason, it is considered that there is certainty for the development of the site.

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

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number:	n/a	Cyfeirnod y Safle / Site Reference:	PrC1(ii)
Cyfeiriad y Safle / Site Address:	Tir i'r de o Bant Glas, Caerfyrddin / Land South of Pant Glas, Carmarthen	Arwynebedd y Safle / Site Area:	0.82 ha
Defnydd Presennol / Existing Use:	Tir amaethyddol / agricultural	Defnydd Arfaethedig / Proposed Use:	Preswyl Residential
		Os arall, Na, Nodwch / If other, specify:	0

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

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

Sylwebaeth Arfarniad Cynladwyedd Integredig / Intergrated Sustainability Appraisal Commentary

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'r safle hefyd o fewn ardal diogelu mwynau ac mae'n cynnwys tir amaethyddol sofflienydd uchel. O ystyried yr effaith negyddol a roddir ar fioamrywiaeth o ganlyniad i newid datblygiad/defnydd tir, cyfeirir at Bolisi Strategol – SP 14: Cynnal a Gwella'r Amgylchedd Naturiol. Mae fel arall yn perfformio'n gadarnhaol yn erbyn y Fframwaith ACI. Serch hynny, gan fod materion wedi'u cadw wedi'u caniatáu, mae opsiynau ar gyfer lliniaru yn gyfyngedig.

This site is not within a reasonable walking distance to an open space provision and does not utilise previously developed land. The site is also within a mineral safeguarding area and contains high quality agricultural land. Given the negative impact placed upon biodiversity as a result of development/land use change, reference is made to Strategic Policy – SP 14: Maintaining and Enhancing the Natural Environment. It otherwise performs positively against the ISA Framework. Nevertheless, as reserved matters have been granted, options for mitigation are limited.

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

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number:	n/a	Cyfeirnod y Safle / Site Reference:	PrC1/(iii)
Cyfeiriad y Safle / Site Address:	Tir cyfagos 93 a 94 Ffordd Abergwili, Caerfyrddin/ Land adjacent to 93 & 94 Abergwili Road, Carmarthen	Ardal Safle / Site Area:	0.76 ha
Defnydd Presennol / Existing Use:	Tir gwag / Vacant land	Defnydd Arfaethedig / Proposed Use:	Preswyl Residential
		Os arall, nodwch / If other, specify:	

Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History

A yw'r safle yn Ddyraniad CDLI presennol? / Is the site an existing LDP Allocation?	X
Hanes Cynllunio Perthnasol / Relevant Planning History	PL/05745

Cam 1 - Asesiad Cychwynnol / Stage 1 – Initial Assessment

Ystyriaeth / Consideration	Ie, Yes, Na, No	Amcanion cysylltiedig / Related objectives	Sgôr ACI / ISA score
1. A yw'r safle'n gydnaws â lleoliad twf yn y dyfodol a gyflwynir yn y Strategaeth a Ffeirir? / Is the site compatible against the location of future growth presented in the Preferred Strategy?	✓	ACI1 ISA1	+

Sylwadau Ychwanegol / Additional Comments

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

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

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

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

Sylwadau Ychwanegol / Additional Comments

Mae rhan fechan o'r safle wedi ei leoli o fewn Parth Llifogydd 2 y Map Llifogydd ar gyfer Cynllunio./
A small part of the site is located within Flood Zone 2 of the Flood Map for Planning.

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

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

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

Cyffredinol - Sylwadau Ychwanegol / General – Additional Comments

Hygyrchedd / Accessibility

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

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

Hygyrchedd – Sylwadau Ychwanegol / Accessibility - Additional Comments

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

Ystyriaethau Amgylcheddol / Environmental Considerations

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

Ystyriaethau Amgylcheddol - Sylwadau Ychwanegol / Environmental Considerations - Additional Comments

Mae'r safle wedi'i leoli o fewn ffurf adeiledig Caerfyrddin. Er y cydnabyddir bod 0.75ha y safle yn cael ei nodi fel tir amaethyddol gorau a mwyaf hyblyg Gradd 3a, cydnabyddir bod Map ALC Cymru, yn ôl ei natur, yn ymarfer mapio rhagfynegol. Rhaid ystyried datblygiad y safle yng nghyd-destun ei leoliad o fewn y ffurf drefol a'i botensial i ddarparu datblygiad cynaliadwy sy'n adlewyrchu ei amgylchoedd. Mae hyn hefyd yn gyson â strategaeth y Cynllun a'r hierarchaeth aneddiadau. Mae tywod arwynebol a blaendal graean yn cwmpasu'r safle, fodd bynnag, ystyrir bod yr adnodd yn y lleoliad hwn eisoes wedi'i sterileiddio i raddau helaeth gan ei fod o fewn 200m o ddatblygiad sensitif. Ni arfarnwyd y safle o fewn Aseiad Strategol o Ganlyniadau Llifogydd - Cam 1 y CDLI Diwygiedig. Fodd bynnag, nid yw'r Mapiau Cyngor ar Ddatblygu TAN15 a'r Map Llifogydd ar gyfer Cynllunio yn nodi unrhyw berygl llifogydd ac ystyrir nad oes angen aseiad pellach o berygl llifogydd.

The site is located within the built up form of Carmarthen. Whilst it is recognised that 0.75ha of the site is identified as Grade 3a predicted BMV agricultural land, it is acknowledged that, by its very nature, the ALC Map for Wales is a predictive mapping exercise. The site's development has to be considered in the context of its setting within the urban form and its potential to deliver a sustainable development reflective of its surroundings. This is also consistent with the strategy of the Plan and the settlement hierarchy. Superficial sand and gravel deposit covers the site, however the resource at this location is considered to be already largely sterilised as it is within 200m of sensitive development. The site was not appraised within the rLDP's Stage 1 SFCA. However, the TAN15 Development Advice Maps and the Flood Map for Planning do not identify any flood risk and it is considered that no further assessment of flood risk is required.

Seilwaith a Chyfleustodau / Infrastructure and Utilities

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

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

Y Gymraeg / Welsh Language

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

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

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

Sylwadau Ychwanegol / Additional Comments

Mae'r safle yn ddarn mewnlenni o dir yn Abergwili a rhoddwyd caniatâd cynllunio amlinellol ar gyfer hyd at 9 annedd ym mis Mai 2024. Mae'r safle wedi'i amgylchynu gan dai ar dair ochr a ffordd osgoi Caerfyrddin i'r gogledd ac mae'n darparu safle delfrydol ar gyfer datblygiad preswyl./

The site is an infill parcel of land in Abergwili which was granted outline planning permission for up to 9 dwellings in May 2024. The site is surrounded by housing on three sides and the Carmarthen by-pass road to the north and provides an ideal site for residential development.

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

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number:	n/a	Cyfeirnod y Safle / Site Reference:	PrC1/(iii)
Cyfeiriad y Safle / Site Address:	Tir cyfagos 93 a 94 Ffordd Abergwili, Caerfyrddin/ Land adjacent to 93 & 94 Abergwili Road,	Arwynebedd y Safle / Site Area:	0.76 ha
Defnydd Presennol / Existing Use:	Tir gwag /Vacant land	Defnydd Arfaethedig / Proposed Use:	Preswyl Residential
		Os arall, Na, Nodwch / If other, specify:	0

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

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

Sylwbaeth Arfarniad Cynladwyedd Integredig / Intergrated Sustainability Appraisal Commentary

Mae'r safle o fewn ardal diogelu mwynau, nid yw'n defnyddio tir a ddatblygwyd yn flaenorol, ac mae'n cynnwys tir amaethyddol soffleir uchel. O ystyried yr effaith negyddol a roddir ar fioamrywiaeth o ganlyniad i ddatblygu/newid defnydd tir, cyfeiriir at Bolisi Strategol – SP 14: Cynnal a Gwella'r Amgylchedd Naturiol. Fel arall, mae'n perfformio'n gadarnhaol yn erbyn Framwaith ACI. Serch hynny, gan fod caniatâd amlinellol wedi'i roi, mae opsiynau ar gyfer lliniaru yn gyfyngedig

The site is within a mineral safeguarding area, does not utilise previously developed land, and contains high quality agricultural land. Given the negative impact placed upon biodiversity as a result of development/land use change, reference is made to Strategic Policy – SP 14: Maintaining and Enhancing the Natural Environment. It otherwise performs positively against the ISA Framework. Nevertheless, as outline permission has been granted, options for mitigation are limited

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

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number:	CA0454 / SR/021/021	Cyfeirnod y Safle / Site Reference:	PrC1/(iv)
Cyfeiriad y Safle / Site Address:	Tir oddi ar Heol Tre-loan, Caerfyrddin / Land off Trevaughan Road, Carmarthen	Ardal Safle / Site Area:	1.63 ha
Defnydd Presennol / Existing Use:	Tir amaethyddol / Agricultural	Defnydd Arfaethedig / Proposed Use:	Preswyl Residential
		Os arall, nodwch / If other, specify:	

Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History

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

Cam 1 - Asesiad Cychwynnol / Stage 1 – Initial Assessment

Ystyriaeth / Consideration	Ie, Yes, Na, No	Amcanion cysylltiedig / Related objectives	Sgôr ACI / ISA score
1. A yw'r safle'n gydnaws â lleoliad twf yn y dyfodol a gyflwynir yn y Strategaeth a Ffeirir? / Is the site compatible against the location of future growth presented in the Preferred Strategy?	✓	ACI1 ISA1	+

Sylwadau Ychwanegol / Additional Comments

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

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

Ystyriaeth / Consideration	Ie, Yes, Na, No	Amcanion cysylltiedig / Related objectives	Sgôr ACI / ISA score
2. A oes lle ar y safle am 5 neu ragor o anheddau? / Can the site accommodate 5 or more dwellings?	✓		
3. A yw'r safle o fewn anheddiad Haen 1-3 neu'n uniongyrchol gysylltiedig ag ef yn y Strategaeth a Ffeirir? / Is the site within or directly related to a Tier 1 - 3 settlement in the Preferred Strategy?	✓		
4. A yw'r safle wedi'i leoli mewn parth lle ceir perygl o lifogydd fel y'i nodir ar Fapiau Cyngor Datblygu TAN 15? / Is the site located within a flood risk zone as identified in the TAN 15 Development Advice Maps?	X	ACI4 ACI5 ISA4 ISA5	+
5. A yw'r safle wedi'i leoli o fewn neu'n union wrth ymyl unrhyw safleoedd sydd wedi'u dynodi am bwysigrwydd i gadwraeth natur? / Is the site located within or immediately adjacent to any sites designated for importance to nature conservation?	X	ACI2 ISA2	+

6. A yw'r safle wedi'i leoli o fewn neu'n union wrth ymyl unrhyw Henebion Cofrestredig? / Is the site located within or immediately adjacent to any Scheduled Monuments?	X	ACI8 ISA8	+
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Sylwadau Ychwanegol / Additional Comments

Er bod rhan o'r safle ymgeiswyr a gyflwynwyd yn dod o fewn Parth Llifogydd 3 fel y nodir yn y Map Llifogydd ar gyfer Cynllunio a Pharth Llifogydd C2 yn y Mapiau Cyngor Datblygu, mae'r ardaloedd hyn wedi'u heithrio o'r dyraniad arfaethedig./

Whilst part of the submitted candidate site falls within Flood Zone 3 as set out in the Flood Map for Planning and Flood zone C2 in the Development Advice Maps, these areas have been excluded from the proposed allocation.

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

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

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

Cyffredinol - Sylwadau Ychwanegol / General – Additional Comments

Hygyrchedd / Accessibility

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

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

Hygyrchedd – Sylwadau Ychwanegol / Accessibility - Additional Comments

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

Ystyriaethau Amgylcheddol / Environmental Considerations

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

Ystyriaethau Amgylcheddol - Sylwadau Ychwanegol / Environmental Considerations - Additional Comments

Ni arfarnwyd y safle o fewn Aseiad Strategol o Ganlyniadau Llifogydd - Cam 1 y CDLI Diwygiedig. Fodd bynnag, nid yw'r Mapiau Cyngor ar Ddatblygu TAN15 a'r Map Llifogydd ar gyfer Cynllunio yn nodi unrhyw berygl llifogydd ac ystyrir nad oes angen aseiad pellach o berygl llifogydd./

The site was not appraised within the rLDP's Stage 1 SFCA. However, the TAN15 Development Advice Maps and the Flood Map for Planning do not identify any flood risk and it is considered that no further assessment of flood risk is required.

Seilwaith a Chyfleustodau / Infrastructure and Utilities			
24. A oes cysylltiad dŵr ar gael ar y safle? / Does the site have an available water connection?	✓		
25. A yw'r safle o fewn neu'n gyfagos i ddalgylch SAC sensitif ffosffad? / Is the site within or adjacent to a phosphate sensitive SAC catchment?	X	ACI2 ACI5 ACI7 ISA2 ISA5 ISA7	+
26. A oes gan y safle gysylltiadau â gofynion seilwaith eraill? / Does the site have connections to other infrastructure requirements?	✓		
Seilwaith a Chyfleustodau - Sylwadau Ychwanegol / Infrastructure and Utilities - Additional Comments			
Y Gymraeg / Welsh Language			
27. A oes gan leoliad a / neu raddfa'r safle'r potensial i gael effaith niweidiol ar yr Iaith Gymraeg? / Does the location and/or scale of the site have the potential to have a detrimental impact on Welsh Language?	X	ACI11 ISA11	+
Y Gymraeg - Sylwadau Ychwanegol / Welsh Language - Additional Comments			
Cam 2b – Aseiad Manwl Pellach o'r Safle – Parhad / Stage 2b – Further Detailed Site Assessment – Continued			
Ystyriaeth / Consideration	Ie, Yes, Na, No	Amcanion cysylltiedig / Related objectives	Sgôr ACI / ISA score
Hyfywedd ac Ymarferoldeb / Viability and Deliverability			
28. A yw'r ymgeisydd wedi darparu digon o dystiolaeth i ddangos bod modd cyflawni'r datblygiad a'i fod yn hyfyw yn ariannol? / Has the applicant provided sufficient evidence to show the development is deliverable and financially viable?	✓		
29. A yw'r ymgeisydd wedi darparu digon o dystiolaeth i nodi pryd y caiff y safle ei gyflwyno i'w ddatblygu? / Has the applicant provided sufficient evidence to identify when the site will be brought forward for development?	✓		
Sylwadau Ychwanegol / Additional Comments			
Cyflwynwyd y safle fel safle ymgeisio ac mae'r tystiolaeth wedi'u ddarparu sy'n dangos hyfywedd y safle. Byddai'r safle'n rhoi cyfle datblygu rhesymegol yng Nghaerfyrddin. Cysylltwyd â pherchennog y tir sy'n hyderus y gallai'r safle gael ei gyflawni o fewn cyfnod y cynllun.			
The site was submitted as a candidate site and evidence was provided showing the viability of the site. The site would provide a logical development opportunity in Carmarthen. Contact has been made with the landowner who is confident that the site could be delivered within the plan period.			

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

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number:	CA0454 / SR/021/021	Cyfeirnod y Safle / Site Reference:	PrC1/(iv)
Cyfeiriad y Safle / Site Address:	Tir oddi ar Heol Tre-loan, Caerfyrddin / Land off Trevaughan Road, Carmarthen	Arwynebedd y Safle / Site Area:	1.63 ha
Defnydd Presennol / Existing Use:	Tir amaethyddol / Agricultural	Defnydd Arfaethedig / Proposed Use:	Preswyl Residential
		Os arall, Na, Nodwch / If other, specify:	0

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

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

Sylwebaeth Arfarniad Cynladwyedd Integredig / Intergrated Sustainability Appraisal Commentary

Mae'n debygol y bydd adeiladu a chynefinoedd/defnydd o'r safle arfaethedig yn cynyddu'r defnydd o adnoddau naturiol, aflonyddwch cynefin/rhywogaethau, ac o bosibl yn cyfrannu'n negyddol at y lefelau presennol o lygredd (e.e., aer, dŵr, golau, a sain). Disgwylir i bolisïau lliniarol a nodir yn y CDLID e.e., SP12: Creu lleoedd a lleoedd Cynaliadwy fynd i'r afael â'r effeithiau hyn.

O ystyried yr effaith negyddol a roddir ar fioamrywiaeth o ganlyniad i newid datblygiad/defnydd tir, cyfeirir at Bolisi Strategol – SP 14: Cynnal a Gwella'r Amgylchedd Naturiol.

Drwy beidio â defnyddio tir sydd wedi ei ddatblygu'n flaenorol, bydd y datblygiad ar y safle hwn yn lleihau asedau feidraidd (e.e., adnoddau tir a phridd) a gall fod yn debygol o achosi colled/dadleoli bioamrywiaeth – yn gyffredinol, ac o bosib effeithio ar reoli cynaliadwy adnoddau naturiol a rhwystro cadwraeth natur/hinsawdd.

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

Both construction and habitation/usage of the proposed site is likely to increase the consumption of natural resources, disturbance of habitat/species, and potentially contribute negatively to existing levels of pollution (e.g., air, water, light, and sound). Mitigative policies set out within the rLDP (e.g., SP12: Placemaking and Sustainable Places) are expected to address these effects.

Given the negative impact placed upon biodiversity as a result of development/land use change, reference is made to Strategic Policy – SP 14: Maintaining and Enhancing the Natural Environment.

By not utilising previously developed land, development on this site will reduce finite assets (e.g., land and soil resources) and may cause a loss/displacement of biodiversity – overall, potentially impacting the sustainable management of natural resources and hindering nature/climate conservation.

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

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

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number:		Cyfeirnod y Safle / Site Reference:	SeC1/(i)
Cyfeiriad y Safle / Site Address:	Black Horse, Meinciau / Ceffyl Du, Meinciau	Ardal Safle / Site Area:	1.93ha
Defnydd Presennol / Existing Use:	Vacant / Gwag	Defnydd Arfaethedig / Proposed Use:	Preswyl Residential
		Os arall, nodwch / If other, specify:	

Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History

A yw'r safle yn Ddyraniad CDLI presennol? / Is the site an existing LDP Allocation?	✓
Hanes Cynllunio Perthnasol / Relevant Planning History	<p>PL/05933 - Lawful development - Existing use. Residential development and roads incorporating 12 no four bedroom houses with integral garages, 9 no three bedroom houses with integrl garages, 9 four bedroom houses with detached garages</p> <p>PL/05933 - Datblygiad cyfreithlon - Defnydd presennol. Datblygiad preswyl a ffyrdd sy'n cynnwys 12 tŷ pedair ystafell wely gyda garejys annatod, 9 tŷ tair ystafell wely gyda garejys angenrheidiol, 9 tŷ pedair ystafell wely gyda garejys ar wahân</p>

Cam 1 - Asesiad Cychwynnol / Stage 1 – Initial Assessment

Ystyriaeth / Consideration	Ie, Yes, Na, No	Amcanion cysylltiedig / Related objectives	Sgôr ACI / ISA score
1. A yw'r safle'n gydnaws â lleoliad twf yn y dyfodol a gyflwynir yn y Strategaeth a Ffefrir? / Is the site compatible against the location of future growth presented in the Preferred Strategy?	✓	ACI1 ISA1	+

Sylwadau Ychwanegol / Additional Comments

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

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

Ystyriaeth / Consideration	Ie, Yes, Na, No	Amcanion cysylltiedig / Related objectives	Sgôr ACI / ISA score
2. A oes lle ar y safle am 5 neu ragor o anheddau? / Can the site accommodate 5 or more dwellings?	✓		
3. A yw'r safle o fewn anheddiad Haen 1-3 neu'n uniongyrchol gysylltiedig ag ef yn y Strategaeth a Ffefrir? / Is the site within or directly related to a Tier 1 - 3 settlement in the Preferred Strategy?	✓		

4. A yw'r safle wedi'i leoli mewn parth lle ceir perygl o lifogydd fel y'i nodir ar Fapiau Cyngor Datblygu TAN 15? / Is the site located within a flood risk zone as identified in the TAN 15 Development Advice Maps?	X	ACI4 ACI5 ISA4 ISA5	+
5. A yw'r safle wedi'i leoli o fewn neu'n union wrth ymyl unrhyw safleoedd sydd wedi'u dynodi am bwysigrwydd i gadwraeth natur? / Is the site located within or immediately adjacent to any sites designated for importance to nature conservation?	X	ACI2 ISA2	+
6. A yw'r safle wedi'i leoli o fewn neu'n union wrth ymyl unrhyw Henebion Cofrestredig? / Is the site located within or immediately adjacent to any Scheduled Monuments?	X	ACI8 ISA8	+

Sylwadau Ychwanegol / Additional Comments

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

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

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

Cyffredinol - Sylwadau Ychwanegol / General – Additional Comments

Hygyrchedd / Accessibility

10. A yw'r safle'n hygyrch o'r briffordd gyhoeddus bresennol? / Is the site accessible from the existing public highway?	✓		
11. A oes gan y safle bwynt mynediad sydd â gwelededd digonol? / Does the site have an available access point with adequate visibility?	✓		

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

Hygyrchedd – Sylwadau Ychwanegol / Accessibility - Additional Comments

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

Ystyriaethau Amgylcheddol / Environmental Considerations

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

Ystyriaethau Amgylcheddol - Sylwadau Ychwanegol / Environmental Considerations - Additional Comments

Mae gan y safle orgyffwrdd bach iawn â mawntir. Gellir esbonio hyn gan wahaniaeth mewn tafluniad data neu ddatrysiaid mapio. Mae gan y safle ganiatâd cynllunio ac mae'n cael ei ddatblygu ar hyn o bryd. Felly mae wedi cael ei ystyried fel rhan o'r cais cynllunio

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

The site has a very small overlap with peatland. This may be explained by difference in data projection or mapping resolution. The site does have planning permission and is currently being developed. It therefore has been considered as part of the planning application

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

Seilwaith a Chyfleustodau / Infrastructure and Utilities

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

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

Y Gymraeg / Welsh Language

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

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

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

Sylwadau Ychwanegol / Additional Comments



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

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number: 0	Cyfeirnod y Safle / Site Reference: SeC1/(i)
Cyfeiriad y Safle / Site Address: Black Horse, Meinciau / Ceffyl Du, Meinciau	Arwynebedd y Safle / Site Area: 1.93ha
Defnydd Presennol / Existing Use: Vacant / Gwag	Defnydd Arfaethedig / Proposed Use: Preswyl Residential
	Os arall, Na, Nodwch / If other, specify: 0

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

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

Sylwebaeth Arfarniad Cynladwyedd Integredig / Intergrated Sustainability Appraisal Commentary

Yn gyffredinol, mae'r safle hwn yn perfformio'n dda yn erbyn y Fframwaith ACI. Drwy beidio â defnyddio tir sydd wedi ei ddatblygu'n flaenorol, bydd y datblygiad ar y safle hwn yn lleihau asedau feidraidd (e.e., adnoddau tir a phridd) a gall fod yn debygol o achosi colled/dadleoli bioamrywiaeth – yn gyffredinol, ac o bosib effeithio ar reoli cynaliadwy adnoddau naturiol a rhwystro cadwraeth natur/hinsawdd. Mae'r safle hefyd o fewn ardal diogelu mwynau. Serch hynny, gan fod caniatâd wedi'i roi, mae opsiynau ar gyfer lliniaru yn gyfyngedig.

This site generally preforms well against the ISA Framework. By not utilising previously developed land, development on this site will reduce finite assets (e.g., land and soil resources) and may cause a loss/displacement of biodiversity – overall, potentially impacting the sustainable management of natural resources and hindering nature/climate conservation. The site is also within a mineral safeguarding area. Nevertheless, as permission has been granted, options for mitigation are limited.

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

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number:	SC16/h1	Cyfeirnod y Safle / Site Reference:	SuV2/(i)
Cyfeiriad y Safle / Site Address:	Land at Maes y Meillion, Llanybri / Tir yn Maes y Meillion	Ardal Safle / Site Area:	0.588ha
Defnydd Presennol / Existing Use:	Tir Amaethyddol / Agricultural Land	Defnydd Arfaethedig / Proposed Use:	Preswyl Residential
		Os arall, nodwch / If other, specify:	

Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History

A yw'r safle yn Ddyraniad CDLI presennol? / Is the site an existing LDP Allocation?	✓
Hanes Cynllunio Perthnasol / Relevant Planning History	PL/00629, PL/06867

Cam 1 - Asesiad Cychwynnol / Stage 1 – Initial Assessment

Ystyriaeth / Consideration	Ie, Yes, Na, No	Amcanion cysylltiedig / Related objectives	Sgôr ACI / ISA score
1. A yw'r safle'n gydnaws â lleoliad twf yn y dyfodol a gyflwynir yn y Strategaeth a Ffeirir? / Is the site compatible against the location of future growth presented in the Preferred Strategy?	✓	ACI1 ISA1	+

Sylwadau Ychwanegol / Additional Comments

Mae'r safle wedi'i ddyrannu yn y CDLI presennol
Site is allocated 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, Yes, Na, No	Amcanion cysylltiedig / Related objectives	Sgôr ACI / ISA score
2. A oes lle ar y safle am 5 neu ragor o anheddau? / Can the site accommodate 5 or more dwellings?	✓		
3. A yw'r safle o fewn anheddiad Haen 1-3 neu'n uniongyrchol gysylltiedig ag ef yn y Strategaeth a Ffeirir? / Is the site within or directly related to a Tier 1 - 3 settlement in the Preferred Strategy?	✓		
4. A yw'r safle wedi'i leoli mewn parth lle ceir perygl o lifogydd fel y'i nodir ar Fapiau Cyngor Datblygu TAN 15? / Is the site located within a flood risk zone as identified in the TAN 15 Development Advice Maps?	X	ACI4 ACI5 ISA4 ISA5	+
5. A yw'r safle wedi'i leoli o fewn neu'n union wrth ymyl unrhyw safleoedd sydd wedi'u dynodi am bwysigrwydd i gadwraeth natur? / Is the site located within or immediately adjacent to any sites designated for importance to nature conservation?	X	ACI2 ISA2	+

6. A yw'r safle wedi'i leoli o fewn neu'n union wrth ymyl unrhyw Henebion Cofrestredig? / Is the site located within or immediately adjacent to any Scheduled Monuments?	X	ACI8 ISA8	+
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Sylwadau Ychwanegol / Additional Comments

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

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

Ystyriaeth / Consideration	Ie, Yes, Na, No	Amcanion cysylltiedig / Related objectives	Sgôr ACI / ISA score +/-
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Cyffredinol / General

7. A fyddai datblygu'r safle'n mynd yn groes i egwyddorion cynllunio cyffredinol? / Would development of the site be contrary to general planning principles?	X		
8. A fyddai datblygu'r safle'n cael effaith niweidiol ar gymeriad ac amgylchiadau'r anheddiad neu ei nodweddion? / Would the development of the site have a detrimental impact on the character and setting of the settlement or its features?	X	ACI8 ACI9 ISA8 ISA9	+
9. A fydd y cynnig yn cynnwys aildddefnyddio tir a/neu adeiladau addas a ddatblygwyd yn flaenorol? / Will the proposal involve the re-use of suitable previously developed land and/or buildings?	X	ACI7 ACI9 ISA7 ISA9	-

Cyffredinol - Sylwadau Ychwanegol / General – Additional Comments

Hygyrchedd / Accessibility

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

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

Hygyrchedd – Sylwadau Ychwanegol / Accessibility - Additional Comments

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

Ystyriaethau Amgylcheddol / Environmental Considerations

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

Ystyriaethau Amgylcheddol - Sylwadau Ychwanegol / Environmental Considerations - Additional Comments

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Mae'r safle wedi'i nodi fel Gradd 3a yn y map disgwyliedig o ddsbarthiad tir amaethyddol (DTA). Cydnabyddir, yn ôl ei natur, mai ymarfer mapio rhagfynegol yw Map DTA Cymru.

Mae datblygiad y safle wedi'i ystyried yng nghyd-destun ei leoliad ar ymyl anheddiad a'i botensial i gyflawni datblygiad cynaliadwy sy'n adlewyrchu ei amgylchoedd. Mae hyn hefyd yn gyson â strategaeth y Cynllun a'r hierarchaeth aneddiadol. Mae gan y safle ganiatâd cynllunio amlinellol.

The site is identified as Grade 3a in the predicted agricultural land classification (ALC) map. It is acknowledged that, by its very nature, the ALC Map for Wales is a predictive mapping exercise.

The site's development has been considered in the context of its setting on the edge of a settlement and its potential to deliver a sustainable development reflective of its surroundings. This is also consistent with the strategy of the Plan and the settlement hierarchy. The site benefits from outline planning consent.

Seilwaith a Chyfleustodau / Infrastructure and Utilities

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

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

Y Gymraeg / Welsh Language

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

Ystyriaeth / Consideration	Ie, Yes, Na, No	Amcanion cysylltiedig / Related objectives	Sgôr ACI / ISA score
Hyfywedd ac Ymarferoldeb / Viability and Deliverability			
28. A yw'r ymgeisydd wedi darparu digon o dystiolaeth i ddangos bod modd cyflawni'r datblygiad a'i fod yn hyfyw yn ariannol? / Has the applicant provided sufficient evidence to show the development is deliverable and financially viable?	✓		
29. A yw'r ymgeisydd wedi darparu digon o dystiolaeth i nodi pryd y caiff y safle ei gyflwyno i'w ddatblygu? / Has the applicant provided sufficient evidence to identify when the site will be brought forward for development?	✓		
Sylwadau Ychwanegol / Additional Comments			
<p data-bbox="49 622 1538 779">Nid yw'r safle yn cael unrhyw effaith andwyol yn sgil ei gyflawni, ac mae wedi'i leoli mewn lleoliad cynaliadwy. Mae ei faint a'i raddfa yn ei wneud yn safle deniadol i ddatblygwyr ar raddfa fach neu ganolig. Mae gan y safle ganiatâd cynllunio Amlinellol ar hyn o bryd ar gyfer 13 o anheddau, ac mae cais Materion a Gadwyd yn Ôl yn aros am benderfyniad.</p> <p data-bbox="49 813 1538 945">The site does not have any adverse impact to its delivery, and is located in a sustainable location. Its size and scale makes it an attractive site for small scale or medium scale developers. The site currently benefits from Outline planning permission for 13 dwellings, a Reserved Matters application is pending.</p>			

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

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number:	SC16/h1	Cyfeirnod y Safle / Site Reference:	SuV2/(i)
Cyfeiriad y Safle / Site Address:	Land at Maes y Meillion, Llanybri / Tir yn Maes y Meillion	Arwynebedd y Safle / Site Area:	0.588ha
Defnydd Presennol / Existing Use:	Tir Amaethyddol / Agricultural Land	Defnydd Arfaethedig / Proposed Use:	Preswyl Residential
		Os arall, Na, Nodwch / If other, specify:	0

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

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

Sylwebaeth Arfarniad Cynladwyedd Integredig / Intergrated Sustainability Appraisal Commentary

Yn gyffredinol, mae'r safle hwn yn perfformio'n dda yn erbyn y Framwaith ACI. Drwy beidio â defnyddio tir sydd wedi ei ddatblygu'n flaenorol, bydd y datblygiad ar y safle hwn yn lleihau asedau feidraidd (e.e., adnoddau tir a phridd) a gall fod yn debygol o achosi colled/dadleoli bioamrywiaeth – yn gyffredinol, ac o bosib effeithio ar reoli cynaliadwy adnoddau naturiol a rhwystro cadwraeth natur/hinsawdd. Serch hynny, gan fod caniatâd wedi'i roi, mae opsiynau ar gyfer lliniaru yn gyfyngedig.

This site generally preforms well against the ISA Framework. By not utilising previously developed land, development on this site will reduce finite assets (e.g., land and soil resources) and may cause a loss/displacement of biodiversity – overall, potentially impacting the sustainable management of natural resources and hindering nature/climate conservation. Nevertheless, as permission has been granted, options for mitigation are limited.

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

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number:		Cyfeirnod y Safle / Site Reference:	PrC2/(i)
Cyfeiriad y Safle / Site Address:	Tir ger Maes yr Haf, Pwll / Land adjacent to Maes yr Haf, Pwll	Ardal Safle / Site Area:	0.27ha
Defnydd Presennol / Existing Use:	Man Gwyrdd / Green Space	Defnydd Arfaethedig / Proposed Use:	Preswyl Residential
		Os arall, nodwch / If other, specify:	

Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History

A yw'r safle yn Ddyraniad CDLI presennol? / Is the site an existing LDP Allocation?	X
Hanes Cynllunio Perthnasol / Relevant Planning History	PL/04244 - Caniatad Amlinellol. 8 tŷ fforddiadwy newydd. PL/04244 - Outline planning permission. 8 new affordable homes

Cam 1 - Asesiad Cychwynnol / Stage 1 – Initial Assessment

Ystyriaeth / Consideration	Ie, Yes, Na, No	Amcanion cysylltiedig / Related objectives	Sgôr ACI / ISA score
1. A yw'r safle'n gydnaws â lleoliad twf yn y dyfodol a gyflwynir yn y Strategaeth a Ffefrir? / Is the site compatible against the location of future growth presented in the Preferred Strategy?	✓	ACI1 ISA1	+

Sylwadau Ychwanegol / Additional Comments

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

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

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

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

Sylwadau Ychwanegol / Additional Comments

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

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

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

Cyffredinol - Sylwadau Ychwanegol / General – Additional Comments

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Hygyrchedd / Accessibility

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

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

Hygyrchedd – Sylwadau Ychwanegol / Accessibility - Additional Comments

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

Ystyriaethau Amgylcheddol / Environmental Considerations

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

Ystyriaethau Amgylcheddol - Sylwadau Ychwanegol / Environmental Considerations - Additional Comments

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Cynnwys Tir amaethyddol gradd 2, ond mae'r safle o fewn ardal trefol gyda tai o gwmpas y safle. Diogelu Tywodfaen ac Igneaidd - Categori 1 - ond ystyrir bod yr adnodd yn y lleoliad hwn eisoes wedi'i sterileiddio i raddau helaeth gan ei fod o fewn 200m o ddatblygiad sensitif.

The site has partial grade 2 Best and Most Versatile land however it is within an urban area and surrounded by housing development.

Sandstone and Igneous Safeguarding - Category 1, however the resource at this location is considered to be already largely sterilised as it is within 200m of sensitive development.

Seilwaith a Chyfleustodau / Infrastructure and Utilities

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

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

Y Gymraeg / Welsh Language

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

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

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

Sylwadau Ychwanegol / Additional Comments

Mae gan y safle ganiatâd cynllunio amlinellol diweddar (5ed o Fawrth 2024). Tynnwyd y Cais Materion Neilltuedig yn ôl ym mis Awst 2024 ynglŷn â pharamedrau dylunio, fodd bynnag, nid oes unrhyw rwystr i'w ddatblygiad.

The site has a recent outline planning permission (5th March 2024). The Reserved Matters Application was withdrawn in August 2024 regarding design parameters, however there is no impediment to its development.

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

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number: 0		Cyfeirnod y Safle / Site Reference: PrC2/(i)
Cyfeiriad y Safle / Site Address: Tir ger Maes yr Haf, Pwll / Land adjacent to Maes yr Haf, Pwll		Arwynebedd y Safle / Site Area: 0.27ha
Defnydd Presennol / Existing Use: Man Gwyrdd / Green Space		Defnydd Arfaethedig / Proposed Use: Preswyl Residential
		Os arall, Na, Nodwch / If other, specify: 0

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

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

Sylwebaeth Arfarniad Cynladwyedd Integredig / Intergrated Sustainability Appraisal Commentary

Yn gyffredinol, mae'r safle hwn yn perfformio'n dda yn erbyn y Framwaith ACI. Mae'r safle hwn yn safle maes glas sy'n cynnwys tir amaethyddol o safon uchel. Drwy beidio â defnyddio tir sydd wedi ei ddatblygu'n flaenorol, bydd y datblygiad ar y safle hwn yn lleihau asedau feidraidd (e.e., adnoddau tir a phridd) a gall fod yn debygol o achosi colled/dadleoli bioamrywiaeth – yn gyffredinol, ac o bosib effeithio ar reoli cynaliadwy adnoddau naturiol a rhwystro cadwraeth natur/hinsawdd. Mae'r safle hefyd o fewn ardal diogelu mwynau. Serch hynny, gan fod caniatâd wedi'i roi, mae opsiynau ar gyfer lliniaru yn gyfyngedig.

This site generally preforms well against the ISA Framework. This site is a greenfield site that contains high quality agricultural land. By not utilising previously developed land, development on this site will reduce finite assets (e.g., land and soil resources) and may cause a loss/displacement of biodiversity – overall, potentially impacting the sustainable management of natural resources and hindering nature/climate conservation. The site is also within a mineral safeguarding area. Nevertheless, as permission has been granted, options for mitigation are limited.

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

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number:		Cyfeirnod y Safle / Site Reference:	PrC2/(ii)
Cyfeiriad y Safle / Site Address:	Tir yng Nghefncaeau / Land at Cefncaeau	Ardal Safle / Site Area:	4.1ha
Defnydd Presennol / Existing Use:	Tir Amaethyddol / Agricultural Land	Defnydd Arfaethedig / Proposed Use:	Preswyl Residential
		Os arall, nodwch / If other, specify:	

Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History

A yw'r safle yn Ddyraniad CDLI presennol? / Is the site an existing LDP Allocation?	✓
Hanes Cynllunio Perthnasol / Relevant Planning History	<p>PL/05187 - Caniatad Cynllunio amlinellol. Codi anheddau preswyl newydd, mynediad i gerbydau, mannau agored a seilwaith cysylltiedig arall</p> <p>PL/05187 - Outline planning permission granted. Erection of new residential dwellings, vehicular access, open space an other associated infrastructure</p>

Cam 1 - Asesiad Cychwynnol / Stage 1 – Initial Assessment

Ystyriaeth / Consideration	Ie, Yes, Na, No	Amcanion cysylltiedig / Related objectives	Sgôr ACI / ISA score
1. A yw'r safle'n gydnaws â lleoliad twf yn y dyfodol a gyflwynir yn y Strategaeth a Ffefrir? / Is the site compatible against the location of future growth presented in the Preferred Strategy?	✓	ACI1 ISA1	+

Sylwadau Ychwanegol / Additional Comments

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

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

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

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

Sylwadau Ychwanegol / Additional Comments

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

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

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

Cyffredinol - Sylwadau Ychwanegol / General – Additional Comments

Hygyrchedd / Accessibility

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

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

Hygyrchedd – Sylwadau Ychwanegol / Accessibility - Additional Comments

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

Ystyriaethau Amgylcheddol / Environmental Considerations

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

Ystyriaethau Amgylcheddol - Sylwadau Ychwanegol / Environmental Considerations - Additional Comments

Rhan of fewn ardal Diogelu Tywodfaen ac Igneidd - Categori 1 - ond ystyrir bod yr adnodd yn y lleoliad hwn eisoes wedi'i sterileiddio i raddau helaeth gan ei fod o fewn 200m o ddatblygiad sensitif.

Partly within an area with Sandstone and Igneous Safeguarding - Category 1, however the resource at this location is considered to be already largely sterilised as it is within 200m of sensitive development.

Seilwaith a Chyfleustodau / Infrastructure and Utilities

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

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

Y Gymraeg / Welsh Language

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

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

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

Sylwadau Ychwanegol / Additional Comments

Mae gan y safle ganiatâd cynllunio amlinellol diweddar (2ail o Rhagfyr 2024). Mae'r asiant ar gyfer y tirfeddiannwr wedi dweud bod y safle yn cael ei farchnata i'w werthu, gyda datblygwr newydd arfaethedig i fwrw ymlaen â chais Materion Neilltuol.

The site has a recent outline planning permission (2nd December 2024). The agent for the landowner has stated that the site is actively being marketed for sale, with a proposed new developer to take forward a Reserved Matters application.

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

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number: 0		Cyfeirnod y Safle / Site Reference: PrC2/(ii)
Cyfeiriad y Safle / Site Address: Tir yng Nghefncaeau / Land at Cefncaeau		Arwynebedd y Safle / Site Area: 4.1ha
Defnydd Presennol / Existing Use: Tir Amaethyddol / Agricultural Land		Defnydd Arfaethedig / Proposed Use: Preswyl Residential
		Os arall, Na, Nodwch / If other, specify: 0

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

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

Sylwebaeth Arfarniad Cynladwyedd Integredig / Intergrated Sustainability Appraisal Commentary

Mae'r safle o fewn ardal diogelu mwynau ac nid yw'n defnyddio tir a ddatblygwyd yn flaenoroll. O ystyried yr effaith negyddol a roddir ar bioamrywiaeth o ganlyniad i ddatblygu/newid defnydd tir, cyfeiriir at Bolisi Strategol – SP 14: Cynnal a Gwella'r Amgylchedd Naturiol. Fel arall, mae'n perfformio'n gadarnhaol yn erbyn Fframwaith ACI. Serch hynny, gan fod caniatâd amlinellol wedi'i roi, mae opsiynau ar gyfer lliniaru yn gyfyngedig

The site is within a mineral safeguarding area and does not utilise previously developed land. Given the negative impact placed upon biodiversity as a result of development/land use change, reference is made to Strategic Policy – SP 14: Maintaining and Enhancing the Natural Environment. It otherwise performs positively against the ISA Framework. Nevertheless, as outline permission has been granted, options for mitigation are limited

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

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number:		Cyfeirnod y Safle / Site Reference:	PrC2/(iii)
Cyfeiriad y Safle / Site Address:	Tir yn Heol Pendderi / Land at Pendderi Road	Ardal Safle / Site Area:	0.96ha
Defnydd Presennol / Existing Use:	Tir Amaethyddol / Agricultural Land	Defnydd Arfaethedig / Proposed Use:	Preswyl Residential
		Os arall, nodwch / If other, specify:	

Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History

A yw'r safle yn Ddyraniad CDLI presennol? / Is the site an existing LDP Allocation?	X
Hanes Cynllunio Perthnasol / Relevant Planning History	Na / No

Cam 1 - Asesiad Cychwynnol / Stage 1 – Initial Assessment

Ystyriaeth / Consideration	Ie, Yes, Na, No	Amcanion cysylltiedig / Related objectives	Sgôr ACI / ISA score
1. A yw'r safle'n gydnaws â lleoliad twf yn y dyfodol a gyflwynir yn y Strategaeth a Ffeirir? / Is the site compatible against the location of future growth presented in the Preferred Strategy?	✓	ACI1 ISA1	+

Sylwadau Ychwanegol / Additional Comments

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

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

Ystyriaeth / Consideration	Ie, Yes, Na, No	Amcanion cysylltiedig / Related objectives	Sgôr ACI / ISA score
2. A oes lle ar y safle am 5 neu ragor o anheddau? / Can the site accommodate 5 or more dwellings?	✓		
3. A yw'r safle o fewn anheddiad Haen 1-3 neu'n uniongyrchol gysylltiedig ag ef yn y Strategaeth a Ffeirir? / Is the site within or directly related to a Tier 1 - 3 settlement in the Preferred Strategy?	✓		
4. A yw'r safle wedi'i leoli mewn parth lle ceir perygl o lifogydd fel y'i nodir ar Fapiau Cyngor Datblygu TAN 15? / Is the site located within a flood risk zone as identified in the TAN 15 Development Advice Maps?	X	ACI4 ACI5 ISA4 ISA5	+
5. A yw'r safle wedi'i leoli o fewn neu'n union wrth ymyl unrhyw safleoedd sydd wedi'u dynodi am bwysigrwydd i gadwraeth natur? / Is the site located within or immediately adjacent to any sites designated for importance to nature conservation?	X	ACI2 ISA2	+

6. A yw'r safle wedi'i leoli o fewn neu'n union wrth ymyl unrhyw Henebion Cofrestredig? / Is the site located within or immediately adjacent to any Scheduled Monuments?	X	ACI8 ISA8	+
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Sylwadau Ychwanegol / Additional Comments

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

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

Ystyriaeth / Consideration	Ie, Yes, Na, No	Amcanion cysylltiedig / Related objectives	Sgôr ACI / ISA score +/-
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Cyffredinol / General

7. A fyddai datblygu'r safle'n mynd yn groes i egwyddorion cynllunio cyffredinol? / Would development of the site be contrary to general planning principles?	X		
8. A fyddai datblygu'r safle'n cael effaith niweidiol ar gymeriad ac amgylchiadau'r anheddiad neu ei nodweddion? / Would the development of the site have a detrimental impact on the character and setting of the settlement or its features?	X	ACI8 ACI9 ISA8 ISA9	+
9. A fydd y cynnig yn cynnwys aildefnyddio tir a/neu adeiladau addas a ddatblygwyd yn flaenorol? / Will the proposal involve the re-use of suitable previously developed land and/or buildings?	X	ACI7 ACI9 ISA7 ISA9	-

Cyffredinol - Sylwadau Ychwanegol / General – Additional Comments

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Hygyrchedd / Accessibility

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

(a) Darpariaeth cyflogaeth / Employment provision	✓		+	
(b) Darpariaeth fanwerthu / Retail provision	✓	ACI6 ACI10 ACI14 ACI15 ISA6 ISA10 ISA14 ISA15	+	
(c) Gwasanaethau a chyfleusterau eraill / Other services and facilities	✓		+	
16. A yw'r safle o fewn pellter rhesymol i gyfleusterau addysg? / Is the site within a reasonable distance to education facilities?	✓	ACI13	ISA13	+

Hygyrchedd – Sylwadau Ychwanegol / Accessibility - Additional Comments

Gweler sylwadau swyddog Trafnidiaeth yn y sylfaen tystiolaeth / Please see the comments of the Highways officer in the evidence base

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

Ystyriaethau Amgylcheddol / Environmental Considerations

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

Ystyriaethau Amgylcheddol - Sylwadau Ychwanegol / Environmental Considerations - Additional Comments

O fewn ardal Diogelu Tywodfaen ac Igneaidd - Categori 1 - ond ystyrir bod yr adnodd yn y lleoliad hwn eisoes wedi'i sterileiddio i raddau helaeth gan ei fod o fewn 200m o ddatblygiad sensitif.

Within Sandstone and Igneous Safeguarding - Category 1, however the resource at this location is considered to be already largely sterilised as it is within 200m of sensitive development.

Seilwaith a Chyfleustodau / Infrastructure and Utilities

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

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

Y Gymraeg / Welsh Language

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

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

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

Sylwadau Ychwanegol / Additional Comments

Mae'r safle yn ddyraniad tai presennol. Mae'r tiffeddiannwr wedi bod mewn cysylltiad â'r Cyngor i ddweud bod y safle yn cael ei roi ar y farchnad, gyda diddordeb posibl datblygwyr i fynd â'r safle ymlaen i'w ddatblygu. Bydd rhagor o waith tystiolaeth yn cael ei ddarparu i'r Arolygwyr.

The site is an existing housing allocation. The landowner has been in contact with the Council to state that the site is to be put on the market, with the potential interest of developers to take the site forward for development. Further evidential work will be provided to the Inspectors.

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

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number: 0		Cyfeirnod y Safle / Site Reference:	PrC2/(iii)
Cyfeiriad y Safle / Site Address: Tir yn Heol Pendderi / Land at Pendderi Road		Arwynebedd y Safle / Site Area:	0.96ha
Defnydd Presennol / Existing Use: Tir Amaethyddol / Agricultural Land		Defnydd Arfaethedig / Proposed Use:	Preswyl Residential
		Os arall, Na, Nodwch / If other, specify:	0

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

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

Sylwebaeth Arfarniad Cynladwyedd Integredig / Intergrated Sustainability Appraisal Commentary

Mae'n debygol y bydd adeiladu a chynefinoedd/defnydd o'r safle arfaethedig yn cynyddu'r defnydd o adnoddau naturiol, aflonyddwch cynefin/rhywogaethau, ac o bosibl yn cyfrannu'n negyddol at y lefelau presennol o lygredd (e.e., aer, dŵr, golau, a sain). Disgwylir i bolisïau lliniarol a nodir yn y CDLID e.e., SP12: Creu lleoedd a lleoedd Cynaliadwy fynd i'r afael â'r effeithiau hyn.

O ystyried yr effaith negyddol a roddir ar fioamrywiaeth o ganlyniad i newid datblygiad/defnydd tir, cyfeirir at Bolisi Strategol – SP 14: Cynnal a Gwella'r Amgylchedd Naturiol.

Drwy beidio â defnyddio tir sydd wedi ei ddatblygu'n flaenorol, bydd y datblygiad ar y safle hwn yn lleihau asedau feidraidd (e.e., adnoddau tir a phridd) a gall fod yn debygol o achosi colled/dadleoli bioamrywiaeth – yn gyffredinol, ac o bosibl effeithio ar reoli cynaliadwy adnoddau naturiol a rhwystro cadwraeth natur/hinsawdd.

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

Both construction and habitation/usage of the proposed site is likely to increase the consumption of natural resources, disturbance of habitat/species, and potentially contribute negatively to existing levels of pollution (e.g., air, water, light, and sound). Mitigative policies set out within the rLDP (e.g., SP12: Placemaking and Sustainable Places) are expected to address these effects.

Given the negative impact placed upon biodiversity as a result of development/land use change, reference is made to Strategic Policy – SP 14: Maintaining and Enhancing the Natural Environment.

By not utilising previously developed land, development on this site will reduce finite assets (e.g., land and soil resources) and may cause a loss/displacement of biodiversity – overall, potentially impacting the sustainable management of natural resources and hindering nature/climate conservation.

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

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

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number:	SR/086/053	Cyfeirnod y Safle / Site Reference:	PrC2/(v)
Cyfeiriad y Safle / Site Address:	Tir ger Heol y Mynydd, Bryn / Land off Heol y Mynydd, Bryn	Ardal Safle / Site Area:	5.34ha
Defnydd Presennol / Existing Use:	Tir Amaethyddol / Agricultural Land	Defnydd Arfaethedig / Proposed Use:	Preswyl Residential
		Os arall, nodwch / If other, specify:	

Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History

A yw'r safle yn Ddyraniad CDLI presennol? / Is the site an existing LDP Allocation?	X
Hanes Cynllunio Perthnasol / Relevant Planning History	Na / No

Cam 1 - Asesiad Cychwynnol / Stage 1 – Initial Assessment

Ystyriaeth / Consideration	Ie, Yes, Na, No	Amcanion cysylltiedig / Related objectives	Sgôr ACI / ISA score
1. A yw'r safle'n gydnaws â lleoliad twf yn y dyfodol a gyflwynir yn y Strategaeth a Ffeirir? / Is the site compatible against the location of future growth presented in the Preferred Strategy?	✓	ACI1 ISA1	+

Sylwadau Ychwanegol / Additional Comments

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

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

Ystyriaeth / Consideration	Ie, Yes, Na, No	Amcanion cysylltiedig / Related objectives	Sgôr ACI / ISA score
2. A oes lle ar y safle am 5 neu ragor o anheddau? / Can the site accommodate 5 or more dwellings?	✓		
3. A yw'r safle o fewn anheddiad Haen 1-3 neu'n uniongyrchol gysylltiedig ag ef yn y Strategaeth a Ffeirir? / Is the site within or directly related to a Tier 1 - 3 settlement in the Preferred Strategy?	✓		
4. A yw'r safle wedi'i leoli mewn parth lle ceir perygl o lifogydd fel y'i nodir ar Fapiau Cyngor Datblygu TAN 15? / Is the site located within a flood risk zone as identified in the TAN 15 Development Advice Maps?	X	ACI4 ACI5 ISA4 ISA5	+
5. A yw'r safle wedi'i leoli o fewn neu'n union wrth ymyl unrhyw safleoedd sydd wedi'u dynodi am bwysigrwydd i gadwraeth natur? / Is the site located within or immediately adjacent to any sites designated for importance to nature conservation?	X	ACI2 ISA2	+

6. A yw'r safle wedi'i leoli o fewn neu'n union wrth ymyl unrhyw Henebion Cofrestredig? / Is the site located within or immediately adjacent to any Scheduled Monuments?	X	ACI8 ISA8	+
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Sylwadau Ychwanegol / Additional Comments

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

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

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

Cyffredinol - Sylwadau Ychwanegol / General – Additional Comments

MMae'r safle ymgeisydd yn cael ei ailystyried yn unol â'r gofyniad safle ychwanegol y gofynnwyd amdano gan yr Arolygwyr. Nid yw'n cael ei ystyried y bydd y safle cyfan yn cael ei ddatblygu yn ei gyfanrwydd ac felly mae cwestiwn 8 o'r pro forma hwn yn amrywio yn erbyn yr aseiad gwreiddiol yn 2020. Mae ei gynnwys fel safle ychwanegol ar y cam hwn yn caniatáu i'r potensial i ystyried gwahanol barseli o dir o fewn y safle, gan gynnwys defnyddio pwyntiau mynediad amrywiol..

The candidate site is being reconsidered in light of the additional site requirement requested by the Inspectors. It is not considered that the whole site will be developed in its entirety and therefore question 8 of this pro forma varies against the original assessment in 2020. Its inclusion as an additional site at this stage allows the potential to consider various parcels of land within the site, including the use of various access points.

Hygyrchedd / Accessibility

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

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

Hygyrchedd – Sylwadau Ychwanegol / Accessibility - Additional Comments

Gweler sylwadau swyddog Trafnidiaeth yn y sylfaen tystiolaeth / Please see the comments of the Highways officer in the evidence base

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

Ystyriaethau Amgylcheddol / Environmental Considerations

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

Ystyriaethau Amgylcheddol - Sylwadau Ychwanegol / Environmental Considerations - Additional Comments

O fewn ardal Diogelu Tywodfaen ac Igneaidd - Categori 1 - ond ystyrir bod yr adnodd yn y lleoliad hwn eisoes wedi'i sterileiddio i raddau helaeth gan ei fod o fewn 200m o ddatblygiad sensitif.

Within Sandstone and Igneous Safeguarding - Category 1, however the resource at this location is considered to be already largely sterilised as it is within 200m of sensitive development.

Seilwaith a Chyfleustodau / Infrastructure and Utilities

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

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

Y Gymraeg / Welsh Language

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

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

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

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

Sylwadau Ychwanegol / Additional Comments

Mae'r asiant tir wedi cyflwyno tystiolaeth flaenorol fel rhan o'r aseiad safle ymgeisio ac fel rhan o'r CDLI adneuo ac yr archwiliad. Bydd rhagor o waith tystiolaeth yn cael ei ddarparu i'r Arolygwyr

The land agent has submitted previous evidence as part of the candidate site assessment and as part of the deposit LDP and examination. Further evidential work will be provided to the Inspectors.

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

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number:	SR/086/053	Cyfeirnod y Safle / Site Reference:	PrC2/(v)
Cyfeiriad y Safle / Site Address:	Tir ger Heol y Mynydd, Bryn / Land off Heol y Mynydd, Bryn	Arwynebedd y Safle / Site Area:	5.34ha
Defnydd Presennol / Existing Use:	Tir Amaethyddol / Agricultural Land	Defnydd Arfaethedig / Proposed Use:	Preswyl Residential
		Os arall, Na, Nodwch / If other, specify:	0

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

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

Sylwebaeth Arfarniad Cynladwyedd Integredig / Intergrated Sustainability Appraisal Commentary

Mae'n debygol y bydd adeiladu a chynefinoedd/defnydd o'r safle arfaethedig yn cynyddu'r defnydd o adnoddau naturiol, aflonyddwch cynefin/rhywogaethau, ac o bosibl yn cyfrannu'n negyddol at y lefelau presennol o lygredd (e.e., aer, dŵr, golau, a sain). Disgwylir i bolisïau lliniarol a nodir yn y CDLID e.e., SP12: Creu lleoedd a lleoedd Cynaliadwy fynd i'r afael â'r effeithiau hyn.

O ystyried yr effaith negyddol a roddir ar fioamrywiaeth o ganlyniad i newid datblygiad/defnydd tir, cyfeirir at Bolisi Strategol – SP 14: Cynnal a Gwella'r Amgylchedd Naturiol.

Drwy beidio â defnyddio tir sydd wedi ei ddatblygu'n flaenorol, bydd y datblygiad ar y safle hwn yn lleihau asedau feidraidd (e.e., adnoddau tir a phridd) a gall fod yn debygol o achosi colled/dadleoli bioamrywiaeth – yn gyffredinol, ac o bosib effeithio ar reoli cynaliadwy adnoddau naturiol a rhwystro cadwraeth natur/hinsawdd.

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

Both construction and habitation/usage of the proposed site is likely to increase the consumption of natural resources, disturbance of habitat/species, and potentially contribute negatively to existing levels of pollution (e.g., air, water, light, and sound). Mitigative policies set out within the rLDP (e.g., SP12: Placemaking and Sustainable Places) are expected to address these effects.

Given the negative impact placed upon biodiversity as a result of development/land use change, reference is made to Strategic Policy – SP 14: Maintaining and Enhancing the Natural Environment.

By not utilising previously developed land, development on this site will reduce finite assets (e.g., land and soil resources) and may cause a loss/displacement of biodiversity – overall, potentially impacting the sustainable management of natural resources and hindering nature/climate conservation.

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

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

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number:		Cyfeirnod y Safle / Site Reference:	SeC3/(i)
Cyfeiriad y Safle / Site Address:	Tir gyferbyn Parc Pendre, Cydweli / Land opposite Parc Pendre, Kidwelly	Ardal Safle / Site Area:	0.61ha
Defnydd Presennol / Existing Use:	Vacant / Gwag	Defnydd Arfaethedig / Proposed Use:	Preswyl Residential
		Os arall, nodwch / If other, specify:	

Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History

A yw'r safle yn Ddyraniad CDLI presennol? / Is the site an existing LDP Allocation?	X
Hanes Cynllunio Perthnasol / Relevant Planning History	Caniatad Cynllunio S/40190 - cantiatad 26ain of Fawrth 2024 Planning permission S/40190 -26th March 2024

Cam 1 - Aseiad Cychwynnol / Stage 1 – Initial Assessment

Ystyriaeth / Consideration	Ie, Yes, Na, No	Amcanion cysylltiedig / Related objectives	Sgôr ACI / ISA score
1. A yw'r safle'n gydnaws â lleoliad twf yn y dyfodol a gyflwynir yn y Strategaeth a Ffefrir? / Is the site compatible against the location of future growth presented in the Preferred Strategy?	✓	ACI1 ISA1	+

Sylwadau Ychwanegol / Additional Comments

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

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

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

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

Sylwadau Ychwanegol / Additional Comments

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

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

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

Cyffredinol - Sylwadau Ychwanegol / General – Additional Comments

Hygyrchedd / Accessibility

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

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

Hygyrchedd – Sylwadau Ychwanegol / Accessibility - Additional Comments

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

Ystyriaethau Amgylcheddol / Environmental Considerations

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

Ystyriaethau Amgylcheddol - Sylwadau Ychwanegol / Environmental Considerations - Additional Comments

Mae tywod arwynebol a blaendal graean yn cwmpasu tua 90% o'r safle, fodd bynnag, ystyrir bod yr adnodd yn y lleoliad hwn eisoes wedi'i sterileiddio i raddau helaeth gan ei fod o fewn 200m o ddatblygiad sensitif.

Superficial sand and gravel deposit covers roughly 90% of the site, however the resource at this location is considered to be already largely sterilised as it is within 200m of sensitive development.

Seilwaith a Chyfleustodau / Infrastructure and Utilities			
24. A oes cysylltiad dŵr ar gael ar y safle? / Does the site have an available water connection?	✓		
25. A yw'r safle o fewn neu'n gyfagos i ddalgylch SAC sensitif ffosffad? / Is the site within or adjacent to a phosphate sensitive SAC catchment?	X	ACI2 ACI5 ACI7 ISA2 ISA5 ISA7	+
26. A oes gan y safle gysylltiadau â gofynion seilwaith eraill? / Does the site have connections to other infrastructure requirements?	✓		
Seilwaith a Chyfleustodau - Sylwadau Ychwanegol / Infrastructure and Utilities - Additional Comments			
Y Gymraeg / Welsh Language			
27. A oes gan leoliad a / neu raddfa'r safle'r potensial i gael effaith niweidiol ar yr Iaith Gymraeg? / Does the location and/or scale of the site have the potential to have a detrimental impact on Welsh Language?	X	ACI11 ISA11	+
Y Gymraeg - Sylwadau Ychwanegol / Welsh Language - Additional Comments			
Cam 2b – Aseiad Manwl Pellach o'r Safle – Parhad / Stage 2b – Further Detailed Site Assessment – Continued			
Ystyriaeth / Consideration	Ie, Yes, Na, No	Amcanion cysylltiedig / Related objectives	Sgôr ACI / ISA score
Hyfywedd ac Ymarferoldeb / Viability and Deliverability			
28. A yw'r ymgeisydd wedi darparu digon o dystiolaeth i ddangos bod modd cyflawni'r datblygiad a'i fod yn hyfyw yn ariannol? / Has the applicant provided sufficient evidence to show the development is deliverable and financially viable?	✓		
29. A yw'r ymgeisydd wedi darparu digon o dystiolaeth i nodi pryd y caiff y safle ei gyflwyno i'w ddatblygu? / Has the applicant provided sufficient evidence to identify when the site will be brought forward for development?	✓		
Sylwadau Ychwanegol / Additional Comments			
Mae'r safle gyda caniatad Materion a Gadwyd yn ôl dan cais cynllunio S/40190. Mae'r safle yn cael ei adeiladu. The site has the approval of Reserved Matters granted under planning application S/40190 -26th March 2024. The site is under construction.			

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

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number: 0		Cyfeirnod y Safle / Site Reference: SeC3/(i)
Cyfeiriad y Safle / Site Address: Tir gyferbyn Parc Pendre, Cydweli / Land opposite Parc Pendre, Kidwelly		Arwynebedd y Safle / Site Area: 0.61ha
Defnydd Presennol / Existing Use: Vacant / Gwag		Defnydd Arfaethedig / Proposed Use: Preswyl Residential
		Os arall, Na, Nodwch / If other, specify: 0

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

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

Sylwebaeth Arfarniad Cynladwyedd Integredig / Intergrated Sustainability Appraisal Commentary

Mae'r safle o fewn ardal diogelu mwynau ac nid yw'n defnyddio tir a ddatblygwyd yn flaenoroll. O ystyried yr effaith negyddol a roddir ar bioamrywiaeth o ganlyniad i ddatblygu/newid defnydd tir, cyfeiriir at Bolisi Strategol – SP 14: Cynnal a Gwella'r Amgylchedd Naturiol. Fel arall, mae'n perfformio'n gadarnhaol yn erbyn Fframwaith ACI. Serch hynny, mae'r gwaith adeiladu eisoes wedi dechrau.

The site is within a mineral safeguarding area and does not utilise previously developed land. Given the negative impact placed upon biodiversity as a result of development/land use change, reference is made to Strategic Policy – SP 14: Maintaining and Enhancing the Natural Environment. It otherwise performs positively against the ISA Framework. Nevertheless, construction has already begun.

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

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number:		Cyfeirnod y Safle / Site Reference:	SeC3/(ii)
Cyfeiriad y Safle / Site Address:	Tir yn Stryd Monksford, Cydweli / Land at Monksford Street, Kidwelly	Ardal Safle / Site Area:	4.16ha
Defnydd Presennol / Existing Use:	Amaethyddol / Agricultural	Defnydd Arfaethedig / Proposed Use:	Preswyl Residential
		Os arall, nodwch / If other, specify:	

Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History

A yw'r safle yn Ddyraniad CDLI presennol? / Is the site an existing LDP Allocation?	✓
Hanes Cynllunio Perthnasol / Relevant Planning History	Caniatad Cynllunio Amlinellol S/17768 - caniatad 8fed o Awst 2022. Outline Planning permission granted S/17768 - 8th August 2022.

Cam 1 - Asesiad Cychwynnol / Stage 1 – Initial Assessment

Ystyriaeth / Consideration	Ie, Yes, Na, No	Amcanion cysylltiedig / Related objectives	Sgôr ACI / ISA score
1. A yw'r safle'n gydnaws â lleoliad twf yn y dyfodol a gyflwynir yn y Strategaeth a Ffefrir? / Is the site compatible against the location of future growth presented in the Preferred Strategy?	✓	ACI1 ISA1	+

Sylwadau Ychwanegol / Additional Comments

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

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

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

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

Sylwadau Ychwanegol / Additional Comments

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

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

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

Cyffredinol - Sylwadau Ychwanegol / General – Additional Comments

Hygyrchedd / Accessibility

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

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

Hygyrchedd – Sylwadau Ychwanegol / Accessibility - Additional Comments

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

Ystyriaethau Amgylcheddol / Environmental Considerations

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

Ystyriaethau Amgylcheddol - Sylwadau Ychwanegol / Environmental Considerations - Additional Comments

Mae tywod arwynebol a blaendal graean yn cwmpasu'r safle, fodd bynnag, ystyrir bod yr adnodd yn y lleoliad hwn eisoes wedi'i sterileiddio i raddau helaeth gan ei fod o fewn 200m o ddatblygiad sensitif.

Superficial sand and gravel deposit covers the site, however the resource at this location is considered to be already largely sterilised as it is within 200m of sensitive development.

Seilwaith a Chyfleustodau / Infrastructure and Utilities			
24. A oes cysylltiad dŵr ar gael ar y safle? / Does the site have an available water connection?	✓		
25. A yw'r safle o fewn neu'n gyfagos i ddalgylch SAC sensitif ffosffad? / Is the site within or adjacent to a phosphate sensitive SAC catchment?	X	ACI2 ACI5 ACI7 ISA2 ISA5 ISA7	+
26. A oes gan y safle gysylltiadau â gofynion seilwaith eraill? / Does the site have connections to other infrastructure requirements?	✓		
Seilwaith a Chyfleustodau - Sylwadau Ychwanegol / Infrastructure and Utilities - Additional Comments			
Y Gymraeg / Welsh Language			
27. A oes gan leoliad a / neu raddfa'r safle'r potensial i gael effaith niweidiol ar yr Iaith Gymraeg? / Does the location and/or scale of the site have the potential to have a detrimental impact on Welsh Language?	X	ACI11 ISA11	+
Y Gymraeg - Sylwadau Ychwanegol / Welsh Language - Additional Comments			
Cam 2b – Aseiad Manwl Pellach o'r Safle – Parhad / Stage 2b – Further Detailed Site Assessment – Continued			
Ystyriaeth / Consideration	Ie, Yes, Na, No	Amcanion cysylltiedig / Related objectives	Sgôr ACI / ISA score
Hyfywedd ac Ymarferoldeb / Viability and Deliverability			
28. A yw'r ymgeisydd wedi darparu digon o dystiolaeth i ddangos bod modd cyflawni'r datblygiad a'i fod yn hyfw yn ariannol? / Has the applicant provided sufficient evidence to show the development is deliverable and financially viable?	✓		
29. A yw'r ymgeisydd wedi darparu digon o dystiolaeth i nodi pryd y caiff y safle ei gyflwyno i'w ddatblygu? / Has the applicant provided sufficient evidence to identify when the site will be brought forward for development?	✓		
Sylwadau Ychwanegol / Additional Comments			
Mae gan y safle caniatad amlinellol, a roddwyd o dan gais cynllunio S/17768 - (8fed o Awst 2022). Mae asiant cynllunio, ecoleg a dylunio y datblygwyr ar hyn o bryd yn gweithio ar gais ar gyfer y Materion a gadwyd yn ol ar gyfer y safle, ac yn adeiladu ar ôl derbyn caniatâd cynllunio.			
The site has outline planning permission granted under planning application S/17768 - 8th August 2022. The developers' planning, ecology and Design consultants are currently working up an application for the Reserved Matters for the site with delivery planned upon receipt of planning consent.			

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

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number: 0		Cyfeirnod y Safle / Site Reference: SeC3/(ii)
Cyfeiriad y Safle / Site Address: Tir yn Stryd Monksford, Cydweli / Land at Monksford Street, Kidwelly		Arwynebedd y Safle / Site Area: 4.16ha
Defnydd Presennol / Existing Use: Amaethyddol / Agricultural		Defnydd Arfaethedig / Proposed Use: Preswyl Residential
		Os arall, Na, Nodwch / If other, specify: 0

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

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

Sylwebaeth Arfarniad Cynladwyedd Integredig / Intergrated Sustainability Appraisal Commentary

Mae'r safle o fewn ardal diogelu mwynau ac nid yw'n defnyddio tir a ddatblygwyd yn flaenoroll. O ystyried yr effaith negyddol a roddir ar bioamrywiaeth o ganlyniad i ddatblygu/newid defnydd tir, cyfeiriir at Bolisi Strategol – SP 14: Cynnal a Gwella'r Amgylchedd Naturiol. Fel arall, mae'n perfformio'n gadarnhaol yn erbyn Fframwaith ACI. Serch hynny, gan fod caniatâd amlinellol wedi'i roi, mae opsiynau ar gyfer lliniaru yn gyfyngedig.

The site is within a mineral safeguarding area and does not utilise previously developed land. Given the negative impact placed upon biodiversity as a result of development/land use change, reference is made to Strategic Policy – SP 14: Maintaining and Enhancing the Natural Environment. It otherwise performs positively against the ISA Framework. Nevertheless, as outline permission has been granted, options for mitigation are limited.

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

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number:	Dim yn berthnasol / NA	Cyfeirnod y Safle / Site Reference:	SeC6/(i)
Cyfeiriad y Safle / Site Address:	Tir oddi ar Heol Y Parc / Land off Heol Y Parc	Ardal Safle / Site Area:	0.28ha
Defnydd Presennol / Existing Use:	Gwag / Vacant	Defnydd Arfaethedig / Proposed Use:	Preswyl Residential
		Os arall, nodwch / If other, specify:	

Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History

A yw'r safle yn Ddyraniad CDLI presennol? / Is the site an existing LDP Allocation?	X
Hanes Cynllunio Perthnasol / Relevant Planning History	Outline permission (PL/04430) granted 29/8/24

Cam 1 - Asesiad Cychwynnol / Stage 1 – Initial Assessment

Ystyriaeth / Consideration	Ie, Yes, Na, No	Amcanion cysylltiedig / Related objectives	Sgôr ACI / ISA score
1. A yw'r safle'n gydnaws â lleoliad twf yn y dyfodol a gyflwynir yn y Strategaeth a Ffeirir? / Is the site compatible against the location of future growth presented in the Preferred Strategy?	✓	ACI1 ISA1	+

Sylwadau Ychwanegol / Additional Comments

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

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

Ystyriaeth / Consideration	Ie, Yes, Na, No	Amcanion cysylltiedig / Related objectives	Sgôr ACI / ISA score
2. A oes lle ar y safle am 5 neu ragor o anheddau? / Can the site accommodate 5 or more dwellings?	✓		
3. A yw'r safle o fewn anheddiad Haen 1-3 neu'n uniongyrchol gysylltiedig ag ef yn y Strategaeth a Ffeirir? / Is the site within or directly related to a Tier 1 - 3 settlement in the Preferred Strategy?	✓		
4. A yw'r safle wedi'i leoli mewn parth lle ceir perygl o lifogydd fel y'i nodir ar Fapiau Cyngor Datblygu TAN 15? / Is the site located within a flood risk zone as identified in the TAN 15 Development Advice Maps?	X	ACI4 ACI5 ISA4 ISA5	+
5. A yw'r safle wedi'i leoli o fewn neu'n union wrth ymyl unrhyw safleoedd sydd wedi'u dynodi am bwysigrwydd i gadwraeth natur? / Is the site located within or immediately adjacent to any sites designated for importance to nature conservation?	X	ACI2 ISA2	+

6. A yw'r safle wedi'i leoli o fewn neu'n union wrth ymyl unrhyw Henebion Cofrestredig? / Is the site located within or immediately adjacent to any Scheduled Monuments?	X	ACI8 ISA8	+
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Sylwadau Ychwanegol / Additional Comments

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

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

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

Cyffredinol - Sylwadau Ychwanegol / General – Additional Comments

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Hygyrchedd / Accessibility

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

15. A yw'r safle o fewn pellter rhesymol i'r canlynol: / Is the site within reasonable distance of:				
(a) Darpariaeth cyflogaeth / Employment provision	✓	ACI6 ACI10 ACI14 ACI15 ISA6 ISA10 ISA14 ISA15	+	
(b) Darpariaeth fanwerthu / Retail provision	✓		+	
(c) Gwasanaethau a chyfleusterau eraill / Other services and facilities	✓		+	
16. A yw'r safle o fewn pellter rhesymol i gyfleusterau addysg? / Is the site within a reasonable distance to education facilities?	✓	ACI13	ISA13	+

Hygyrchedd – Sylwadau Ychwanegol / Accessibility - Additional Comments

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

Ystyriaethau Amgylcheddol / Environmental Considerations

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

Ystyriaethau Amgylcheddol - Sylwadau Ychwanegol / Environmental Considerations - Additional Comments

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Er y cydnabyddir bod 63% o'r safle yn cael ei nodi fel tir amaethyddol gorau a mwyaf hyblyg Gradd 2, cydnabyddir bod Map ALC Cymru, yn ôl ei natur, yn ymarfer mapio rhagfynegol. Rhaid ystyried datblygiad y safle yng nghyd-destun ei leoliad o fewn y ffurf drefol a'i potensial i ddarparu datblygiad cynaliadwy sy'n adlewyrchu ei amgylchoedd. Mae hyn hefyd yn gyson â strategaeth y Cynllun a'r hierarchaeth aneddiadau. Mae dyddodion Agreg Manyleb Uchel (Tywodfaen) o dan y safle ac mae dyddodion tywod a graean o dan y safle, ond ystyrir bod yr adnodd yn y lleoliad hwn eisoes wedi'i sterilieiddio i raddau helaeth gan ei fod o fewn 200m o ddatblygiad sensitif.

Whilst it is recognised that 63% of the site is identified as Grade 2 predicted BMV agricultural land, it is acknowledged that, by its very nature, the ALC Map for Wales is a predictive mapping exercise. The site's development has to be considered in the context of its setting within the urban form and its potential to deliver a sustainable development reflective of its surroundings. This is also consistent with the strategy of the Plan and the settlement hierarchy. High Specification Aggregate (Sandstone) deposits underlie the site, and sand and gravel deposits underlie the site, however the resource at this location is considered to be already largely sterilised as it is within 200m of sensitive development.

Seilwaith a Chyfleustodau / Infrastructure and Utilities

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

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

Y Gymraeg / Welsh Language

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

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

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

Sylwadau Ychwanegol / Additional Comments

Mae gan y safle ganiatâd cynllunio amlinellol gyda'r cyflwyniad i'w gymeradwyo Materion Neilltuedig i'w gyflwyno erbyn canol mis Ebrill

The site has outline planning permission with the submission for the approval of Reserved Matters to be submitted by mid-April

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

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number:	Dim yn berthnasol / NA	Cyfeirnod y Safle / Site Reference:	SeC6/(i)
Cyfeiriad y Safle / Site Address:	Tir oddi ar Heol Y Parc / Land off Heol Y Parc	Arwynebedd y Safle / Site Area:	0.28ha
Defnydd Presennol / Existing Use:	Gwag / Vacant	Defnydd Arfaethedig / Proposed Use:	Preswyl Residential
		Os arall, Na, Nodwch / If other, specify:	0

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

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

Sylwebaeth Arfarniad Cynladwyedd Integredig / Intergrated Sustainability Appraisal Commentary

Mae'r safle o fewn ardal diogelu mwynau, yn cynnwys tir amaethyddol o ansawdd uchel, ac nid yw'n defnyddio tir a ddatblygwyd yn flaenorol. Fel arall, mae'n perfformio'n gadarnhaol yn erbyn Fframwaith ACI. Serch hynny, gan fod caniatâd amlinellol wedi'i roi, mae opsiynau ar gyfer lliniaru yn gyfyngedig.

The site is within a mineral safeguarding area, contains high quality agricultural land, and does not utilise previously developed land. It otherwise performs positively against the ISA Framework. Nevertheless, as outline permission has been granted, options for mitigation are limited.

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

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number:	Dim yn berthnasol / NA	Cyfeirnod y Safle / Site Reference:	SeC6/(ii)
Cyfeiriad y Safle / Site Address:	Garej Fforest / Fforest Garage	Ardal Safle / Site Area:	0.54ha
Defnydd Presennol / Existing Use:	Garej / Garage	Defnydd Arfaethedig / Proposed Use:	Preswyl Residential
		Os arall, nodwch / If other, specify:	

Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History

A yw'r safle yn Ddyraniad CDLI presennol? / Is the site an existing LDP Allocation?	X
Hanes Cynllunio Perthnasol / Relevant Planning History	PL/07830 - current application for 8 units

Cam 1 - Aseiad Cychwynnol / Stage 1 – Initial Assessment

Ystyriaeth / Consideration	Ie, Yes, Na, No	Amcanion cysylltiedig / Related objectives	Sgôr ACI / ISA score
1. A yw'r safle'n gydnaws â lleoliad twf yn y dyfodol a gyflwynir yn y Strategaeth a Ffeirir? / Is the site compatible against the location of future growth presented in the Preferred Strategy?	✓	ACI1 ISA1	+

Sylwadau Ychwanegol / Additional Comments

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

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

Ystyriaeth / Consideration	Ie, Yes, Na, No	Amcanion cysylltiedig / Related objectives	Sgôr ACI / ISA score
2. A oes lle ar y safle am 5 neu ragor o anheddau? / Can the site accommodate 5 or more dwellings?	✓		
3. A yw'r safle o fewn anheddiad Haen 1-3 neu'n uniongyrchol gysylltiedig ag ef yn y Strategaeth a Ffeirir? / Is the site within or directly related to a Tier 1 - 3 settlement in the Preferred Strategy?	✓		
4. A yw'r safle wedi'i leoli mewn parth lle ceir perygl o lifogydd fel y'i nodir ar Fapiau Cyngor Datblygu TAN 15? / Is the site located within a flood risk zone as identified in the TAN 15 Development Advice Maps?	X	ACI4 ACI5 ISA4 ISA5	+
5. A yw'r safle wedi'i leoli o fewn neu'n union wrth ymyl unrhyw safleoedd sydd wedi'u dynodi am bwysigrwydd i gadwraeth natur? / Is the site located within or immediately adjacent to any sites designated for importance to nature conservation?	X	ACI2 ISA2	+

6. A yw'r safle wedi'i leoli o fewn neu'n union wrth ymyl unrhyw Henebion Cofrestredig? / Is the site located within or immediately adjacent to any Scheduled Monuments?	X	ACI8 ISA8	+
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Sylwadau Ychwanegol / Additional Comments

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

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

Ystyriaeth / Consideration	Ie, Yes, Na, No	Amcanion cysylltiedig / Related objectives	Sgôr ACI / ISA score +/-
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Cyffredinol / General

7. A fyddai datblygu'r safle'n mynd yn groes i egwyddorion cynllunio cyffredinol? / Would development of the site be contrary to general planning principles?	X		
8. A fyddai datblygu'r safle'n cael effaith niweidiol ar gymeriad ac amgylchiadau'r anheddiad neu ei nodweddion? / Would the development of the site have a detrimental impact on the character and setting of the settlement or its features?	X	ACI8 ACI9 ISA8 ISA9	+
9. A fydd y cynnig yn cynnwys aildefnyddio tir a/neu adeiladau addas a ddatblygwyd yn flaenorol? / Will the proposal involve the re-use of suitable previously developed land and/or buildings?	✓	ACI7 ACI9 ISA7 ISA9	+

Cyffredinol - Sylwadau Ychwanegol / General – Additional Comments

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Hygyrchedd / Accessibility

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

15. A yw'r safle o fewn pellter rhesymol i'r canlynol: / Is the site within reasonable distance of:				
(a) Darpariaeth cyflogaeth / Employment provision	✓	ACI6 ACI10 ACI14 ACI15 ISA6 ISA10 ISA14 ISA15	+	
(b) Darpariaeth fanwerthu / Retail provision	✓		+	
(c) Gwasanaethau a chyfleusterau eraill / Other services and facilities	✓		+	
16. A yw'r safle o fewn pellter rhesymol i gyfleusterau addysg? / Is the site within a reasonable distance to education facilities?	✓	ACI13	ISA13	+

Hygyrchedd – Sylwadau Ychwanegol / Accessibility - Additional Comments

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

Ystyriaethau Amgylcheddol / Environmental Considerations

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

Ystyriaethau Amgylcheddol - Sylwadau Ychwanegol / Environmental Considerations - Additional Comments

Mae dyddodion Agreg Manyleb Uchel (Tywodfaen) o dan rhan y safle ac mae dyddodion tywod a graean o dan rhan y safle, ond ystyrir bod yr adnodd yn y lleoliad hwn eisoes wedi'i sterileiddio i raddau helaeth gan ei fod o fewn 200m o ddatblygiad sensitif.			
High Specification Aggregate (Sandstone) deposits underlie part of the site, and sand and gravel deposits underlie part of the site, however the resource at this location is considered to be already largely sterilised as it is within 200m of sensitive development.			

Seilwaith a Chyfleustodau / Infrastructure and Utilities

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

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

Y Gymraeg / Welsh Language

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

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

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

Sylwadau Ychwanegol / Additional Comments

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

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number:	Dim yn berthnasol / NA	Cyfeirnod y Safle / Site Reference:	SeC6/(ii)
Cyfeiriad y Safle / Site Address:	Garej Fforest / Fforest Garage	Arwynebedd y Safle / Site Area:	0.54ha
Defnydd Presennol / Existing Use:	Garej / Garage	Defnydd Arfaethedig / Proposed Use:	Preswyl Residential
		Os arall, Na, Nodwch / If other, specify:	0

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

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

Sylwebaeth Arfarniad Cynladwyedd Integredig / Intergrated Sustainability Appraisal Commentary

Mae'r safle'n defnyddio tir a ddatblygwyd yn flaenorol ac, felly, mae ei aildefnydd yn debygol o hyrwyddo egwyddorion cynaliadwyedd ac yn lleddfu'r pwysau ar gyfer datblygu ar safleoedd tir glas. Mae'n debygol y bydd adeiladu a chynefinoedd/defnydd o'r safle arfaethedig yn cynyddu'r defnydd o adnoddau naturiol, aflonyddwch cynefin/rhywogaethau, ac o bosibl yn cyfrannu'n negyddol at y lefelau presennol o lygredd (e.e., aer, dŵr, golau, a sain). Disgwylir i bolisiau lliniarol a nodir yn y CDLI diwygiedig e.e., SP12: Creu lleoedd a Lleoedd Cynaliadwy fynd i'r afael â'r effeithiau hyn. O ystyried yr effaith negyddol a roddir ar fioamrywiaeth o ganlyniad i newid datblygiad/defnydd tir, cyfeirir at Bolisi Strategol – SP 14: Cynnal a Gwellu'r Amgylchedd Naturiol. Mae'r safle hwn yn perfformio'n dda iawn yn erbyn y Fframwaith ACI

The site utilises previously developed land and, therefore, its re-use likely promote sustainability principles and relieves pressure for development on greenfield sites. Both construction and habitation/usage of the proposed site is likely to increase the consumption of natural resources, disturbance of habitat/species, and potentially contribute negatively to existing levels of pollution (e.g., air, water, light, and sound). Mitigative policies set out within the rLDP (e.g., SP12: Placemaking and Sustainable Places) are expected to address these effects. Given the negative impact placed upon biodiversity as a result of development/land use change, reference is made to Strategic Policy – SP 14: Maintaining and Enhancing the Natural Environment. This site performs very well against the ISA Framework

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

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number:	SR/069/003 CA0341	Cyfeirnod y Safle / Site Reference:	SeC6/(iii)
Cyfeiriad y Safle / Site Address:	Tir yn Heol Fforest / Land at Fforest Road	Ardal Safle / Site Area:	2.21ha
Defnydd Presennol / Existing Use:	Amaethyddol / Agricultural	Defnydd Arfaethedig / Proposed Use:	Preswyl Residential
		Os arall, nodwch / If other, specify:	

Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History

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

Cam 1 - Asesiad Cychwynnol / Stage 1 – Initial Assessment

Ystyriaeth / Consideration	Ie, Yes, Na, No	Amcanion cysylltiedig / Related objectives	Sgôr ACI / ISA score
1. A yw'r safle'n gydnaws â lleoliad twf yn y dyfodol a gyflwynir yn y Strategaeth a Ffeirir? / Is the site compatible against the location of future growth presented in the Preferred Strategy?	✓	ACI1 ISA1	+

Sylwadau Ychwanegol / Additional Comments

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

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

Ystyriaeth / Consideration	Ie, Yes, Na, No	Amcanion cysylltiedig / Related objectives	Sgôr ACI / ISA score
2. A oes lle ar y safle am 5 neu ragor o anheddau? / Can the site accommodate 5 or more dwellings?	✓		
3. A yw'r safle o fewn anheddiad Haen 1-3 neu'n uniongyrchol gysylltiedig ag ef yn y Strategaeth a Ffeirir? / Is the site within or directly related to a Tier 1 - 3 settlement in the Preferred Strategy?	✓		
4. A yw'r safle wedi'i leoli mewn parth lle ceir perygl o lifogydd fel y'i nodir ar Fapiau Cyngor Datblygu TAN 15? / Is the site located within a flood risk zone as identified in the TAN 15 Development Advice Maps?	X	ACI4 ACI5 ISA4 ISA5	+
5. A yw'r safle wedi'i leoli o fewn neu'n union wrth ymyl unrhyw safleoedd sydd wedi'u dynodi am bwysigrwydd i gadwraeth natur? / Is the site located within or immediately adjacent to any sites designated for importance to nature conservation?	X	ACI2 ISA2	+

6. A yw'r safle wedi'i leoli o fewn neu'n union wrth ymyl unrhyw Henebion Cofrestredig? / Is the site located within or immediately adjacent to any Scheduled Monuments?	X	ACI8 ISA8	+
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Sylwadau Ychwanegol / Additional Comments

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

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

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

Cyffredinol - Sylwadau Ychwanegol / General – Additional Comments

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Hygyrchedd / Accessibility

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

15. A yw'r safle o fewn pellter rhesymol i'r canlynol: / Is the site within reasonable distance of:				
(a) Darpariaeth cyflogaeth / Employment provision	✓	ACI6 ACI10 ACI14 ACI15 ISA6 ISA10 ISA14 ISA15	+	
(b) Darpariaeth fanwerthu / Retail provision	✓		+	
(c) Gwasanaethau a chyfleusterau eraill / Other services and facilities	✓		+	
16. A yw'r safle o fewn pellter rhesymol i gyfleusterau addysg? / Is the site within a reasonable distance to education facilities?	✓	ACI13	ISA13	+

Hygyrchedd – Sylwadau Ychwanegol / Accessibility - Additional Comments

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

Ystyriaethau Amgylcheddol / Environmental Considerations

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

Ystyriaethau Amgylcheddol - Sylwadau Ychwanegol / Environmental Considerations - Additional Comments

<p>Mae dyddodion Agreg Manyleb Uchel (Tywodfaen) o dan y safle, ond ystyrir bod yr adnodd yn y lleoliad hwn eisoes wedi'i sterilieiddio i raddau helaeth gan ei fod o fewn 200m o ddatblygiad sensitif.</p> <p>High Specification Aggregate (Sandstone) deposits underlie the site, however the resource at this location is considered to be already largely sterilised as it is within 200m of sensitive development.</p>

Seilwaith a Chyfleustodau / Infrastructure and Utilities

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

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

Y Gymraeg / Welsh Language

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

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

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

Sylwadau Ychwanegol / Additional Comments

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

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number:	SR/069/003 CA0341	Cyfeirnod y Safle / Site Reference:	SeC6/(iii)
Cyfeiriad y Safle / Site Address:	Tir yn Heol Fforest / Land at Fforest Road	Arwynebedd y Safle / Site Area:	2.21ha
Defnydd Presennol / Existing Use:	Amaethyddol / Agricultural	Defnydd Arfaethedig / Proposed Use:	Preswyl Residential
		Os arall, Na, Nodwch / If other, specify:	0

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

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

Sylwebaeth Arfarniad Cynladwyedd Integredig / Intergrated Sustainability Appraisal Commentary

Mae'n debygol y bydd adeiladu a chynefinoedd/defnydd o'r safle arfaethedig yn cynyddu'r defnydd o adnoddau naturiol, aflonyddwch cynefin/rhywogaethau, ac o bosibl yn cyfrannu'n negyddol at y lefelau presennol o lygredd (e.e., aer, dŵr, golau, a sain). Disgwylir i bolisïau lliniarol a nodir yn y CDLID e.e., SP12: Creu lleoedd a lleoedd Cynaliadwy fynd i'r afael â'r effeithiau hyn.

O ystyried yr effaith negyddol a roddir ar fioamrywiaeth o ganlyniad i newid datblygiad/defnydd tir, cyfeirir at Bolisi Strategol – SP 14: Cynnal a Gwella'r Amgylchedd Naturiol.

Drwy beidio â defnyddio tir sydd wedi ei ddatblygu'n flaenorol, bydd y datblygiad ar y safle hwn yn lleihau asedau feidraidd (e.e., adnoddau tir a phridd) a gall fod yn debygol o achosi colled/dadleoli bioamrywiaeth – yn gyffredinol, ac o bosib effeithio ar reoli cynaliadwy adnoddau naturiol a rhwystro cadwraeth natur/hinsawdd.

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

Both construction and habitation/usage of the proposed site is likely to increase the consumption of natural resources, disturbance of habitat/species, and potentially contribute negatively to existing levels of pollution (e.g., air, water, light, and sound). Mitigative policies set out within the rLDP (e.g., SP12: Placemaking and Sustainable Places) are expected to address these effects.

Given the negative impact placed upon biodiversity as a result of development/land use change, reference is made to Strategic Policy – SP 14: Maintaining and Enhancing the Natural Environment.

By not utilising previously developed land, development on this site will reduce finite assets (e.g., land and soil resources) and may cause a loss/displacement of biodiversity – overall, potentially impacting the sustainable management of natural resources and hindering nature/climate conservation.

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

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

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number:	Rhan/Part SR/086/077 CA0907	Cyfeirnod y Safle / Site Reference:	SeC7/(i)
Cyfeiriad y Safle / Site Address:	Tir ger Heol Pontardulais / Land off Pontardulais Road	Ardal Safle / Site Area:	1.88ha
Defnydd Presennol / Existing Use:	Tir Gwag / Vacant Land	Defnydd Arfaethedig / Proposed Use:	Preswyl Residential
		Os arall, nodwch / If other, specify:	

Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History

A yw'r safle yn Ddyraniad CDLI presennol? / Is the site an existing LDP Allocation?	X
Hanes Cynllunio Perthnasol / Relevant Planning History	Na / No

Cam 1 - Asesiad Cychwynnol / Stage 1 – Initial Assessment

Ystyriaeth / Consideration	Ie, Yes, Na, No	Amcanion cysylltiedig / Related objectives	Sgôr ACI / ISA score
1. A yw'r safle'n gydnaws â lleoliad twf yn y dyfodol a gyflwynir yn y Strategaeth a Ffefrir? / Is the site compatible against the location of future growth presented in the Preferred Strategy?	✓	ACI1 ISA1	+

Sylwadau Ychwanegol / Additional Comments

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

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

Ystyriaeth / Consideration	Ie, Yes, Na, No	Amcanion cysylltiedig / Related objectives	Sgôr ACI / ISA score
2. A oes lle ar y safle am 5 neu ragor o anheddau? / Can the site accommodate 5 or more dwellings?	✓		
3. A yw'r safle o fewn anheddiad Haen 1-3 neu'n uniongyrchol gysylltiedig ag ef yn y Strategaeth a Ffefrir? / Is the site within or directly related to a Tier 1 - 3 settlement in the Preferred Strategy?	✓		
4. A yw'r safle wedi'i leoli mewn parth lle ceir perygl o lifogydd fel y'i nodir ar Fapiau Cyngor Datblygu TAN 15? / Is the site located within a flood risk zone as identified in the TAN 15 Development Advice Maps?	X	ACI4 ACI5 ISA4 ISA5	+
5. A yw'r safle wedi'i leoli o fewn neu'n union wrth ymyl unrhyw safleoedd sydd wedi'u dynodi am bwysigrwydd i gadwraeth natur? / Is the site located within or immediately adjacent to any sites designated for importance to nature conservation?	X	ACI2 ISA2	+

6. A yw'r safle wedi'i leoli o fewn neu'n union wrth ymyl unrhyw Henebion Cofrestredig? / Is the site located within or immediately adjacent to any Scheduled Monuments?	X	ACI8 ISA8	+
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Sylwadau Ychwanegol / Additional Comments

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

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

Ystyriaeth / Consideration	Ie, Yes, Na, No	Amcanion cysylltiedig / Related objectives	Sgôr ACI / ISA score +/-
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Cyffredinol / General

7. A fyddai datblygu'r safle'n mynd yn groes i egwyddorion cynllunio cyffredinol? / Would development of the site be contrary to general planning principles?	X		
8. A fyddai datblygu'r safle'n cael effaith niweidiol ar gymeriad ac amgylchiadau'r anheddiad neu ei nodweddion? / Would the development of the site have a detrimental impact on the character and setting of the settlement or its features?	X	ACI8 ACI9 ISA8 ISA9	+
9. A fydd y cynnig yn cynnwys aildefnyddio tir a/neu adeiladau addas a ddatblygwyd yn flaenorol? / Will the proposal involve the re-use of suitable previously developed land and/or buildings?	X	ACI7 ACI9 ISA7 ISA9	-

Cyffredinol - Sylwadau Ychwanegol / General – Additional Comments

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Hygyrchedd / Accessibility

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

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

Hygyrchedd – Sylwadau Ychwanegol / Accessibility - Additional Comments

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

Ystyriaethau Amgylcheddol / Environmental Considerations

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

Ystyriaethau Amgylcheddol - Sylwadau Ychwanegol / Environmental Considerations - Additional Comments

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Mae dyddodion Agreg Manyleb Uchel (Tywodfaen) o dan rhan y safle, ond ystyrir bod yr adnodd yn y lleoliad hwn eisoes wedi'i sterileiddio i raddau helaeth gan ei fod o fewn 200m o ddatblygiad sensitif.

High Specification Aggregate (Sandstone) deposits underlie part of the site, however the resource at this location is considered to be already largely sterilised as it is within 200m of sensitive development.

Seilwaith a Chyfleustodau / Infrastructure and Utilities

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

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

Y Gymraeg / Welsh Language

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

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

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

Sylwadau Ychwanegol / Additional Comments

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

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number:	Rhan/Part SR/086/077 CA0907	Cyfeirnod y Safle / Site Reference:	SeC7/(i)
Cyfeiriad y Safle / Site Address:	Tir ger Heol Pontardulais / Land off Pontardulais Road	Arwynebedd y Safle / Site Area:	1.88ha
Defnydd Presennol / Existing Use:	Tir Gwag / Vacant Land	Defnydd Arfaethedig / Proposed Use:	Preswyl Residential
		Os arall, Na, Nodwch / If other, specify:	0

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

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

Sylwebaeth Arfarniad Cynladwyedd Integredig / Intergrated Sustainability Appraisal Commentary

Mae'n debygol y bydd adeiladu a chynefinoedd/defnydd o'r safle arfaethedig yn cynyddu'r defnydd o adnoddau naturiol, aflonyddwch cynefin/rhywogaethau, ac o bosibl yn cyfrannu'n negyddol at y lefelau presennol o lygredd (e.e., aer, dŵr, golau, a sain). Disgwylir i bolisïau lliniarol a nodir yn y CDLID e.e., SP12: Creu lleoedd a lleoedd Cynaliadwy fynd i'r afael â'r effeithiau hyn.

O ystyried yr effaith negyddol a roddir ar fioamrywiaeth o ganlyniad i newid datblygiad/defnydd tir, cyfeirir at Bolisi Strategol – SP 14: Cynnal a Gwella'r Amgylchedd Naturiol.

Drwy beidio â defnyddio tir sydd wedi ei ddatblygu'n flaenorol, bydd y datblygiad ar y safle hwn yn lleihau asedau feidraidd (e.e., adnoddau tir a phridd) a gall fod yn debygol o achosi colled/dadleoli bioamrywiaeth – yn gyffredinol, ac o bosib effeithio ar reoli cynaliadwy adnoddau naturiol a rhwystro cadwraeth natur/hinsawdd.

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

Both construction and habitation/usage of the proposed site is likely to increase the consumption of natural resources, disturbance of habitat/species, and potentially contribute negatively to existing levels of pollution (e.g., air, water, light, and sound). Mitigative policies set out within the rLDP (e.g., SP12: Placemaking and Sustainable Places) are expected to address these effects.

Given the negative impact placed upon biodiversity as a result of development/land use change, reference is made to Strategic Policy – SP 14: Maintaining and Enhancing the Natural Environment.

By not utilising previously developed land, development on this site will reduce finite assets (e.g., land and soil resources) and may cause a loss/displacement of biodiversity – overall, potentially impacting the sustainable management of natural resources and hindering nature/climate conservation.

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

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

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number:	CA0629	Cyfeirnod y Safle / Site Reference:	PrC3/(i)
Cyfeiriad y Safle / Site Address:	Gwaith Brics Emlyn, Pen-y-groes Emlyn Brickworks, Penygroes	Ardal Safle / Site Area:	18.70ha
Defnydd Presennol / Existing Use:	Tir Llwyd Brownfield	Defnydd Arfaethedig / Proposed Use:	Defnydd Cymysg / Mixed Use
		Os arall, nodwch / If other, specify:	

Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History

A yw'r safle yn Ddyraniad CDLI presennol? / Is the site an existing LDP Allocation?	✓
Hanes Cynllunio Perthnasol / Relevant Planning History	E/32720; E/21059; E/23535; E/16744; E/02150; GW/04743 - GW/04751; PL/03299; PL/00680; E/32266; E/39892; E/36354 - E/36365; E/23535; E/16744; E/16741; E/16742; PL/07402; PL/07162; PL/08353

Cam 1 - Asesiad Cychwynnol / Stage 1 – Initial Assessment

Ystyriaeth / Consideration	Ie, Yes, Na, No	Amcanion cysylltiedig / Related objectives	Sgôr ACI / ISA score
1. A yw'r safle'n gydnaws â lleoliad twf yn y dyfodol a gyflwynir yn y Strategaeth a Ffeirir? / Is the site compatible against the location of future growth presented in the Preferred Strategy?	✓	ACI1 ISA1	+

Sylwadau Ychwanegol / Additional Comments

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

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

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

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

Sylwadau Ychwanegol / Additional Comments

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

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

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

Cyffredinol - Sylwadau Ychwanegol / General – Additional Comments

Defnydd blaenorol y safle oedd safle gwaith brics a chafodd ei weithio am lo.

The site's previous use was a brickworks and was worked for coal.

Hygyrchedd / Accessibility

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

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

Hygyrchedd – Sylwadau Ychwanegol / Accessibility - Additional Comments

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

Ystyriaethau Amgylcheddol / Environmental Considerations

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

Ystyriaethau Amgylcheddol - Sylwadau Ychwanegol / Environmental Considerations - Additional Comments

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Nodir y gall fod mawn o dan y safle ac mae'n bosib bydd angen rhoi ystyriaeth pellach i hyn yn sgil ceisiadau cynllunio'n y dyfodol. Fodd bynnag, mae'r caniatâd diweddar ar gyfer datblygiad preswyl a datblygu'r ffordd gyswllt economaidd ar ran o'r safle'n dangos nad yw hyn yn broblem anorchfygol.

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

It is noted that there may be peat underlying the site and it is likely that this will require further consideration under future planning applications. However, the recent granting of consent for residential development on part of the site and the development of the economic link road indicates that this does not present an insurmountable issue.

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

Seilwaith a Chyfleustodau / Infrastructure and Utilities

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

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

Y Gymraeg / Welsh Language

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

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

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

Sylwadau Ychwanegol / Additional Comments

Mae'r safle eisoes wedi ei gynnig fel dyraniad yn y CDLI diwygiedig adneuol (cyf.PrC3/MU1) am 177 o dai. Cynigir cynyddu'r nifer o dai i 227. Gall y safle darparu datblygiad o ddwysedd uwch heb effeithio'n niweidiol ar gymeriad, seilwaith, amwynder na materion amgylcheddol yr ardal. Dylid nodi y bydd y safle'n debygol o fod yn destun ymgynghoriad pellach ynghylch ymestyn ffin y safle i gynnwys ardal fwy. Mae hyn o ganlyniad i drafodaethau yn ystod gwrandawiadau'r archwiliad. Mae'r ymgynghoriad cyfredol ynghylch cynyddu'r nifer o dai yn unig.

The site is already proposed as an allocation in the revised deposit LDP (ref. PrC3/MU1) for 177 dwellings. It is proposed to increase the number of dwellings to 227. The site can deliver a development of higher density without having a detrimental effect on the area's character, infrastructure, amenity or environmental considerations. It should be noted that this site is likely to be subject to further consultation in relation to extending its boundary to include a larger area. This is as a result of discussions during the examination's hearing sessions. The current consultation is only in relation to the increase in housing numbers.

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

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number:	CA0629	Cyfeirnod y Safle / Site Reference:	PrC3/(i)
Cyfeiriad y Safle / Site Address:	Gwaith Brics Emlyn, Pen-y-groes Emlyn Brickworks, Penygroes	Arwynebedd y Safle / Site Area:	18.70ha
Defnydd Presennol / Existing Use:	Tir LlwydBrownfield	Defnydd Arfaethedig / Proposed Use:	Defnydd Cymysg / Mixed Use
		Os arall, Na, Nodwch / If other, specify:	0

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

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

Sylwebaeth Arfarniad Cynladwyedd Integredig / Intergrated Sustainability Appraisal Commentary

Mae'r safle hwn yn cynnwys mawn sy'n ddalfa garbon bwysig. Dylid osgoi adeiladu ar adnoddau mawn lle bo'n bosibl. Mae'n debygol y bydd adeiladu a chynefinodd/defnydd o'r safle arfaethedig yn cynyddu'r defnydd o adnoddau naturiol, aflonyddwch cynefin/rhywogaethau, ac o bosibl yn cyfrannu'n negyddol at y lefelau presennol o lygredd (e.e., aer, dŵr, golau, a sain). Disgwylir i bolisiâu lliniarol a nodir yn y CDLID e.e., SP12: Creu lleoedd a Lleoedd Cynaliadwy fynd i'r afael â'r effeithiau hyn.

O ystyried yr effaith negyddol a roddir ar fioamrywiaeth o ganlyniad i newid datblygiad/defnydd tir, cyfeirir at Bolisi Strategol – SP 14: Cynnal a Gwella'r Amgylchedd Naturiol.

Drwy beidio â defnyddio tir sydd wedi ei ddatblygu'n flaenorol, bydd y datblygiad ar y safle hwn yn lleihau asedau feidraidd (e.e., adnoddau tir a phridd) a gall fod yn debygol o achosi colled/dadleoli bioamrywiaeth – yn gyffredinol, ac o bosib effeithio ar reoli cynaliadwy adnoddau naturiol a rhwystro cadwraeth natur/hinsawdd.

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

This site contains peat which is an important carbon sink. Building on peat resources should be avoided where possible. Both construction and habitation/usage of the proposed site is likely to increase the consumption of natural resources, disturbance of habitat/species, and potentially contribute negatively to existing levels of pollution (e.g., air, water, light, and sound). Mitigative policies set out within the rLDP (e.g., SP12: Placemaking and Sustainable Places) are expected to address these effects.

Given the negative impact placed upon biodiversity as a result of development/land use change, reference is made to Strategic Policy – SP 14: Maintaining and Enhancing the Natural Environment.

By not utilising previously developed land, development on this site will reduce finite assets (e.g., land and soil resources) and may cause a loss/displacement of biodiversity – overall, potentially impacting the sustainable management of natural resources and hindering nature/climate conservation.

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

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

Manylion y Safle / Site Details			
Rhif y Safle Ymgeisio / Candidate Site Number:	N/A	Cyfeirnod y Safle / Site Reference:	PrC3/(ii)
Cyfeiriad y Safle / Site Address:	Tir ger Pant y Blodau Adj. Pant y Blodau	Ardal Safle / Site Area:	0.42ha
Defnydd Presennol / Existing Use:	Amaethyddiaeth Agriculture	Defnydd Arfaethedig / Proposed Use:	Preswyl Residential
		Os arall, nodwch / If other, specify:	

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

Cam 1 - Asesiad Cychwynnol / Stage 1 – Initial Assessment			
Ystyriaeth / Consideration	Ie, Yes, Na, No	Amcanion cysylltiedig / Related objectives	Sgôr ACI / ISA score
1. A yw'r safle'n gydnaws â lleoliad twf yn y dyfodol a gyflwynir yn y Strategaeth a Ffefrir? / Is the site compatible against the location of future growth presented in the Preferred Strategy?	✓	ACI1 ISA1	+
Sylwadau Ychwanegol / Additional Comments			

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

Cam 2a - Asesiad Manwl Cychwynnol o'r Safle / Stage 2a – Initial Detailed Site Assessment			
Ystyriaeth / Consideration	Ie, Yes, Na, No	Amcanion cysylltiedig / Related objectives	Sgôr ACI / ISA score
2. A oes lle ar y safle am 5 neu ragor o anheddau? / Can the site accommodate 5 or more dwellings?	✓		
3. A yw'r safle o fewn anheddiad Haen 1-3 neu'n uniongyrchol gysylltiedig ag ef yn y Strategaeth a Ffefrir? / Is the site within or directly related to a Tier 1 - 3 settlement in the Preferred Strategy?	✓		
4. A yw'r safle wedi'i leoli mewn parth lle ceir perygl o lifogydd fel y'i nodir ar Fapiau Cyngor Datblygu TAN 15? / Is the site located within a flood risk zone as identified in the TAN 15 Development Advice Maps?	X	ACI4 ACI5 ISA4 ISA5	+
5. A yw'r safle wedi'i leoli o fewn neu'n union wrth ymyl unrhyw safleoedd sydd wedi'u dynodi am bwysigrwydd i gadwraeth natur? / Is the site located within or immediately adjacent to any sites designated for importance to nature conservation?	X	ACI2 ISA2	+

6. A yw'r safle wedi'i leoli o fewn neu'n union wrth ymyl unrhyw Henebion Cofrestredig? / Is the site located within or immediately adjacent to any Scheduled Monuments?	X	ACI8 ISA8	+
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Sylwadau Ychwanegol / Additional Comments

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

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

Ystyriaeth / Consideration	Ie, Yes, Na, No	Amcanion cysylltiedig / Related objectives	Sgôr ACI / ISA score +/-
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Cyffredinol / General

7. A fyddai datblygu'r safle'n mynd yn groes i egwyddorion cynllunio cyffredinol? / Would development of the site be contrary to general planning principles?	X		
8. A fyddai datblygu'r safle'n cael effaith niweidiol ar gymeriad ac amgylchiadau'r anheddiad neu ei nodweddion? / Would the development of the site have a detrimental impact on the character and setting of the settlement or its features?	X	ACI8 ACI9 ISA8 ISA9	+
9. A fydd y cynnig yn cynnwys aildefnyddio tir a/neu adeiladau addas a ddatblygwyd yn flaenorol? / Will the proposal involve the re-use of suitable previously developed land and/or buildings?	X	ACI7 ACI9 ISA7 ISA9	-

Cyffredinol - Sylwadau Ychwanegol / General – Additional Comments

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Hygyrchedd / Accessibility

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

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

Hygyrchedd – Sylwadau Ychwanegol / Accessibility - Additional Comments

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

Ystyriaethau Amgylcheddol / Environmental Considerations

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

Ystyriaethau Amgylcheddol - Sylwadau Ychwanegol / Environmental Considerations - Additional Comments

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

Ni arfarnwyd y safle o fewn Aseiad Strategol o Ganlyniadau Llifogydd - Cam 1 y CDLI Diwygiedig. Fodd bynnag, nid yw'r Mapiau Cyngor ar Ddatblygu TAN15 a'r Map Llifogydd ar gyfer Cynllunio yn nodi unrhyw berygl llifogydd ac ystyrir nad oes angen aseiad pellach o berygl llifogydd.

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

The site was not appraised within the rLDP's Stage 1 SFCA. However, the TAN15 Development Advice Maps and the Flood Map for Planning do not identify any flood risk and it is considered that no further assessment of flood risk is required.

Seilwaith a Chyfleustodau / Infrastructure and Utilities

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

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

Y Gymraeg / Welsh Language

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

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

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

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

Sylwadau Ychwanegol / Additional Comments

Byddai'r safle'n ffurfio estyniad i'r dyraniad preswyl PrC3/h22 i ddarparu 11 annedd ychwanegol.

The site would form an extension to residential allocation PrC3/h22 to provide an additional 11 dwellings.

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

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number:	N/A	Cyfeirnod y Safle / Site Reference:	PrC3/(ii)
Cyfeiriad y Safle / Site Address:	Tir ger Pant y Blodau Adj. Pant y Blodau	Arwynebedd y Safle / Site Area:	0.42ha
Defnydd Presennol / Existing Use:	Amaethyddiaeth Agriculture	Defnydd Arfaethedig / Proposed Use:	Preswyl Residential
		Os arall, Na, Nodwch / If other, specify:	0

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

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

Sylwebaeth Arfarniad Cynladwyedd Integredig / Intergrated Sustainability Appraisal Commentary

Mae'n debygol y bydd adeiladu a chynefinoedd/defnydd o'r safle arfaethedig yn cynyddu'r defnydd o adnoddau naturiol, aflonyddwch cynefin/rhywogaethau, ac o bosibl yn cyfrannu'n negyddol at y lefelau presennol o lygredd (e.e., aer, dŵr, golau, a sain). Disgwylir i bolisïau lliniarol a nodir yn y CDLID e.e., SP12: Creu lleoedd a lleoedd Cynaliadwy fynd i'r afael â'r effeithiau hyn.

O ystyried yr effaith negyddol a roddir ar fioamrywiaeth o ganlyniad i newid datblygiad/defnydd tir, cyfeirir at Bolisi Strategol – SP 14: Cynnal a Gwella'r Amgylchedd Naturiol.

Drwy beidio â defnyddio tir sydd wedi ei ddatblygu'n flaenorol, bydd y datblygiad ar y safle hwn yn lleihau asedau feidraidd (e.e., adnoddau tir a phridd) a gall fod yn debygol o achosi colled/dadleoli bioamrywiaeth – yn gyffredinol, ac o bosib effeithio ar reoli cynaliadwy adnoddau naturiol a rhwystro cadwraeth natur/hinsawdd.

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

Both construction and habitation/usage of the proposed site is likely to increase the consumption of natural resources, disturbance of habitat/species, and potentially contribute negatively to existing levels of pollution (e.g., air, water, light, and sound). Mitigative policies set out within the rLDP (e.g., SP12: Placemaking and Sustainable Places) are expected to address these effects.

Given the negative impact placed upon biodiversity as a result of development/land use change, reference is made to Strategic Policy – SP 14: Maintaining and Enhancing the Natural Environment.

By not utilising previously developed land, development on this site will reduce finite assets (e.g., land and soil resources) and may cause a loss/displacement of biodiversity – overall, potentially impacting the sustainable management of natural resources and hindering nature/climate conservation.

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

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

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number:		Cyfeirnod y Safle / Site Reference:	PrC3/(iii)
Cyfeiriad y Safle / Site Address:	Tir tu cefn 10-12 Heol Norton / Land at rear of 10-12 Norton Road	Ardal Safle / Site Area:	0.19ha
Defnydd Presennol / Existing Use:	Cwrtil domestig / Domestic curtilage	Defnydd Arfaethedig / Proposed Use:	Preswyl Residential
		Os arall, nodwch / If other, specify:	

Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History

A yw'r safle yn Ddyraniad CDLI presennol? / Is the site an existing LDP Allocation?	X
Hanes Cynllunio Perthnasol / Relevant Planning History	E/30557; E/32947

Cam 1 - Asesiad Cychwynnol / Stage 1 – Initial Assessment

Ystyriaeth / Consideration	Ie, Yes, Na, No	Amcanion cysylltiedig / Related objectives	Sgôr ACI / ISA score
1. A yw'r safle'n gydnaws â lleoliad twf yn y dyfodol a gyflwynir yn y Strategaeth a Ffeirir? / Is the site compatible against the location of future growth presented in the Preferred Strategy?	✓	ACI1 ISA1	+

Sylwadau Ychwanegol / Additional Comments

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

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

Ystyriaeth / Consideration	Ie, Yes, Na, No	Amcanion cysylltiedig / Related objectives	Sgôr ACI / ISA score
2. A oes lle ar y safle am 5 neu ragor o anheddau? / Can the site accommodate 5 or more dwellings?	✓		
3. A yw'r safle o fewn anheddiad Haen 1-3 neu'n uniongyrchol gysylltiedig ag ef yn y Strategaeth a Ffeirir? / Is the site within or directly related to a Tier 1 - 3 settlement in the Preferred Strategy?	✓		
4. A yw'r safle wedi'i leoli mewn parth lle ceir perygl o lifogydd fel y'i nodir ar Fapiau Cyngor Datblygu TAN 15? / Is the site located within a flood risk zone as identified in the TAN 15 Development Advice Maps?	X	ACI4 ACI5 ISA4 ISA5	+
5. A yw'r safle wedi'i leoli o fewn neu'n union wrth ymyl unrhyw safleoedd sydd wedi'u dynodi am bwysigrwydd i gadwraeth natur? / Is the site located within or immediately adjacent to any sites designated for importance to nature conservation?	X	ACI2 ISA2	+

6. A yw'r safle wedi'i leoli o fewn neu'n union wrth ymyl unrhyw Henebion Cofrestredig? / Is the site located within or immediately adjacent to any Scheduled Monuments?	X	ACI8 ISA8	+
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Sylwadau Ychwanegol / Additional Comments

Mae'r safle'n cael ei ddatblygu.
The site is under construction.

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

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number: 0		Cyfeirnod y Safle / Site Reference: PrC3/(iii)
Cyfeiriad y Safle / Site Address: Tir tu cefn 10-12 Heol Norton / Land at rear of 10-12 Norton Road		Arwynebedd y Safle / Site Area: 0.19ha
Defnydd Presennol / Existing Use: Cwrtil domestig / Domestic curtilage		Defnydd Arfaethedig / Proposed Use: Preswyl Residential
	Os arall, Na, Nodwch / If other, specify:	0

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

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

Sylwebaeth Arfarniad Cynladwyedd Integredig / Intergrated Sustainability Appraisal Commentary

Ddim yn berthnasol gan fod y safle yn cael ei adeiladu / Not applicable as the site is under construction

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

Manylion y Safle / Site Details			
Rhif y Safle Ymgeisio / Candidate Site Number:	SR/004/015 CA0420	Cyfeirnod y Safle / Site Reference:	PrC3/(iv)
Cyfeiriad y Safle / Site Address:	Tir ger Maes Ifan, Heol Maeswarrau Land adjoining Maes Ifan, Maesquarre Road	Ardal Safle / Site Area:	1.56ha
Defnydd Presennol / Existing Use:	Amaethyddiaeth / Agriculture	Defnydd Arfaethedig / Proposed Use:	Preswyl Residential
		Os arall, nodwch / If other, specify:	

Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History	
A yw'r safle yn Ddyraniad CDLI presennol? / Is the site an existing LDP Allocation?	X
Hanes Cynllunio Perthnasol / Relevant Planning History	E/31546

Cam 1 - Asesiad Cychwynnol / Stage 1 – Initial Assessment			
Ystyriaeth / Consideration	Ie, Yes, Na, No	Amcanion cysylltiedig / Related objectives	Sgôr ACI / ISA score
1. A yw'r safle'n gydnaws â lleoliad twf yn y dyfodol a gyflwynir yn y Strategaeth a Ffefrir? / Is the site compatible against the location of future growth presented in the Preferred Strategy?	✓	ACI1 ISA1	+

Sylwadau Ychwanegol / Additional Comments

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

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

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

Sylwadau Ychwanegol / Additional Comments

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

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

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

Cyffredinol - Sylwadau Ychwanegol / General – Additional Comments

Hygyrchedd / Accessibility

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

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

Hygyrchedd – Sylwadau Ychwanegol / Accessibility - Additional Comments

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

Ystyriaethau Amgylcheddol / Environmental Considerations

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

Ystyriaethau Amgylcheddol - Sylwadau Ychwanegol / Environmental Considerations - Additional Comments

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Seilwaith a Chyfleustodau / Infrastructure and Utilities

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

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

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Y Gymraeg / Welsh Language

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

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

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

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

Mae'r safle eisoes wedi ei gynnig fel dyraniad yn y CDLI diwygiedig adneuol (cyf.PrC3/h6) am 18 o dai. Cynigir cynyddu'r nifer o dai i 24. Gall y safle darparu datblygiad o ddwysedd uwch heb effeithio'n niweidiol ar gymeriad, seilwaith, amwynder na materion amgylcheddol yr ardal.

The site is already proposed as an allocation in the revised deposit LDP (ref. PrC3/h6) for 18 dwellings. It is proposed to increase the number of dwellings to 24. The site can deliver a development of higher density without having a detrimental effect on the area's character, infrastructure, amenity or environmental considerations.

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

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number:	SR/004/015 CA0420	Cyfeirnod y Safle / Site Reference:	PrC3/(iv)
Cyfeiriad y Safle / Site Address:	Tir ger Maes Ifan, Heol Maescwarrau Land adjoining Maes Ifan, Maesquarre Road	Arwynebedd y Safle / Site Area:	1.56ha
Defnydd Presennol / Existing Use:	Amaethyddiaeth / Agriculture	Defnydd Arfaethedig / Proposed Use:	Preswyl Residential
		Os arall, Na, Nodwch / If other, specify:	0

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

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

Sylwebaeth Arfarniad Cynladwyedd Integredig / Intergrated Sustainability Appraisal Commentary

Drwy beidio â defnyddio tir sydd wedi ei ddatblygu'n flaenorol, bydd y datblygiad ar y safle hwn yn lleihau asedau feidraidd (e.e., adnoddau tir a phridd) a gall fod yn debygol o achosi colled/dadleoli bioamrywiaeth – yn gyffredinol, ac o bosib effeithio ar reoli cynaliadwy adnoddau naturiol a rhwystro cadwraeth natur/hinsawdd. O ystyried yr effaith negyddol a roddir ar fioamrywiaeth o ganlyniad i newid datblygiad/defnydd tir, cyfeirir at Bolisi Strategol – SP 14: Cynnal a Gwella'r Amgylchedd Naturiol.

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

By not utilising previously developed land, development on this site will reduce finite assets (e.g., land and soil resources) and may cause a loss/displacement of biodiversity – overall, potentially impacting the sustainable management of natural resources and hindering nature/climate conservation. Given the negative impact placed upon biodiversity as a result of development/land use change, reference is made to Strategic Policy – SP 14: Maintaining and Enhancing the Natural Environment.

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

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

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number:	SR-004-009 CA0196	Cyfeirnod y Safle / Site Reference:	PrC3/(v)
Cyfeiriad y Safle / Site Address:	Tir oddi ar Heol Parcdir, Penybanc Land off Parklands Rd, Penybanc	Ardal Safle / Site Area:	0.53ha
Defnydd Presennol / Existing Use:	Amaethyddiaeth Agriculture	Defnydd Arfaethedig / Proposed Use:	Preswyl Residential
		Os arall, nodwch / If other, specify:	

Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History

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

Cam 1 - Asesiad Cychwynnol / Stage 1 – Initial Assessment

Ystyriaeth / Consideration	Ie, Yes, Na, No	Amcanion cysylltiedig / Related objectives	Sgôr ACI / ISA score
1. A yw'r safle'n gydnaws â lleoliad twf yn y dyfodol a gyflwynir yn y Strategaeth a Ffefrir? / Is the site compatible against the location of future growth presented in the Preferred Strategy?	✓	ACI1 ISA1	+

Sylwadau Ychwanegol / Additional Comments

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

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

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

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

Sylwadau Ychwanegol / Additional Comments

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

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

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

Cyffredinol - Sylwadau Ychwanegol / General – Additional Comments

Yn gyffredinol, nid yw datblygiad patrwm hirgul yn dderbyniol nac yn addas. Er hynny, mae hyn yn nodweddiadol o'r datblygiad preswyl cyfagos i'r safle.

Generally, ribbon pattern of development is not considered appropriate or suitable. However, this is characteristic of residential development near the site.

Hygyrchedd / Accessibility

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

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

Hygyrchedd – Sylwadau Ychwanegol / Accessibility - Additional Comments

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

Ystyriaethau Amgylcheddol / Environmental Considerations

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

Ystyriaethau Amgylcheddol - Sylwadau Ychwanegol / Environmental Considerations - Additional Comments

Mae rhan o'r safle wedi ei leoli tu fewn i barth llifogydd 2 dŵr wyneb a chyrsgiau dŵr bach Map Llifogydd ar gyfer Cynllunio
Part of the site falls within flood zone 2 surface water and small watercourses in the Flood Map for Planning.

Seilwaith a Chyfleustodau / Infrastructure and Utilities

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

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

Y Gymraeg / Welsh Language

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

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

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

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

Fe ystyrir gall y safle darparu 9 o dai ym mhatrwm hirgul yn ardal sydd eisoes wedi ei ddatblygu. Does dim materion wedi codi ynghylch effaith y safle ar amwynder, gwasanaethau ac adnoddau seilwaith nac ychwaith ei effaith amgylcheddol sy'n awgrymu ni ddylid dyrannu'r safle.

It is considered that the site could deliver 9 dwellings in a linear pattern of development in an already built-up area. No issues in relation to the site's impact upon amenity, infrastructure services and facilities have been raised or its environmental impact which indicate that the site should not be allocated.

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

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number:	SR-004-009 CA0196	Cyfeirnod y Safle / Site Reference:	PrC3/(v)
Cyfeiriad y Safle / Site Address:	Tir oddi ar Heol Parudir, Penybanc Land off Parklands Rd, Penybanc	Arwynebedd y Safle / Site Area:	0.53ha
Defnydd Presennol / Existing Use:	Amaethyddiaeth Agriculture	Defnydd Arfaethedig / Proposed Use:	Preswyl Residential
		Os arall, Na, Nodwch / If other, specify:	0

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

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

Sylwebaeth Arfarniad Cynladwyedd Integredig / Intergrated Sustainability Appraisal Commentary

Mae'n debygol y bydd adeiladu a chynefinoedd/defnydd o'r safle arfaethedig yn cynyddu'r defnydd o adnoddau naturiol, aflonyddwch cynefin/rhywogaethau, ac o bosibl yn cyfrannu'n negyddol at y lefelau presennol o lygredd (e.e., aer, dŵr, golau, a sain). Disgwylir i bolisïau lliniarol a nodir yn y CDLID e.e., SP12: Creu lleoedd a lleoedd Cynaliadwy fynd i'r afael â'r effeithiau hyn.

O ystyried yr effaith negyddol a roddir ar fioamrywiaeth o ganlyniad i newid datblygiad/defnydd tir, cyfeirir at Bolisi Strategol – SP 14: Cynnal a Gwella'r Amgylchedd Naturiol.

Drwy beidio â defnyddio tir sydd wedi ei ddatblygu'n flaenorol, bydd y datblygiad ar y safle hwn yn lleihau asedau feidraidd (e.e., adnoddau tir a phridd) a gall fod yn debygol o achosi colled/dadleoli bioamrywiaeth – yn gyffredinol, ac o bosib effeithio ar reoli cynaliadwy adnoddau naturiol a rhwystro cadwraeth natur/hinsawdd.

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

Both construction and habitation/usage of the proposed site is likely to increase the consumption of natural resources, disturbance of habitat/species, and potentially contribute negatively to existing levels of pollution (e.g., air, water, light, and sound). Mitigative policies set out within the rLDP (e.g., SP12: Placemaking and Sustainable Places) are expected to address these effects.

Given the negative impact placed upon biodiversity as a result of development/land use change, reference is made to Strategic Policy – SP 14: Maintaining and Enhancing the Natural Environment.

By not utilising previously developed land, development on this site will reduce finite assets (e.g., land and soil resources) and may cause a loss/displacement of biodiversity – overall, potentially impacting the sustainable management of natural resources and hindering nature/climate conservation.

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

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

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number:		Cyfeirnod y Safle / Site Reference:	PrC3/(vi)
Cyfeiriad y Safle / Site Address:	Tir gyferbyn Plough and Harrow Land opposite Plough and Harrow	Ardal Safle / Site Area:	0.49
Defnydd Presennol / Existing Use:	Yn cael ei ddatblygu at ddefnydd preswyl	Defnydd Arfaethedig / Proposed Use:	Preswyl Residential
	Under construction for residential use	Os arall, nodwch / If other, specify:	

Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History

A yw'r safle yn Ddyraniad CDLI presennol? / Is the site an existing LDP Allocation?	✓
Hanes Cynllunio Perthnasol / Relevant Planning History	PL/05546; PL/07366

Cam 1 - Asesiad Cychwynnol / Stage 1 – Initial Assessment

Ystyriaeth / Consideration	Ie, Yes, Na, No	Amcanion cysylltiedig / Related objectives	Sgôr ACI / ISA score
1. A yw'r safle'n gydnaws â lleoliad twf yn y dyfodol a gyflwynir yn y Strategaeth a Ffeirir? / Is the site compatible against the location of future growth presented in the Preferred Strategy?	✓	ACI1 ISA1	+

Sylwadau Ychwanegol / Additional Comments

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

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

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

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

Sylwadau Ychwanegol / Additional Comments

Mae'r safle tu fewn parth B fel y nodir ar Fapiau Cyngor Datblygu TAN15, fodd bynnag, mae gan y safle caniatâd cynllunio ac mae'n cael ei ddatblygu ar gyfer 9 anedd.

The site falls within zone B as identified in the TAN15 Development Advice Maps, however, the site has planning consent and is currently being developed for 9 dwellings.

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

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number: 0		Cyfeirnod y Safle / Site Reference: PrC3/(vi)
Cyfeiriad y Safle / Site Address: Tir gyferbyn Plough and Harrow Land opposite Plough and Harrow		Arwynebedd y Safle / Site Area: 0.49
Defnydd Presennol / Existing Use: Yn cael ei ddatblygu at ddefnydd preswylUnde		Defnydd Arfaethedig / Proposed Use: Preswyl Residential
		Os arall, Na, Nodwch / If other, specify: 0

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

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

Sylwebaeth Arfarniad Cynladwyedd Integredig / Intergrated Sustainability Appraisal Commentary

Ddim yn berthnasol gan fod y safle yn cael ei adeiladu / Not applicable as the site is under construction

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

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number:	Rhan o SR/004/003 Part of SR/004/003	Cyfeirnod y Safle / Site Reference:	PrC3/(vii)
Cyfeiriad y Safle / Site Address:	Tir oddi ar Dôl y Dderwen, Myddynfych, Rhydaman / Land off Dôl y Dderwen, Myddynfych, Ammanford	Ardal Safle / Site Area:	1.45ha
Defnydd Presennol / Existing Use:	Amaethyddiaeth Agriculture	Defnydd Arfaethedig / Proposed Use:	Preswyl Residential
		Os arall, nodwch / If other, specify:	

Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History

A yw'r safle yn Ddyraniad CDLI presennol? / Is the site an existing LDP Allocation?	X
Hanes Cynllunio Perthnasol / Relevant Planning History	PL/06515

Cam 1 - Asesiad Cychwynnol / Stage 1 – Initial Assessment

Ystyriaeth / Consideration	Ie, Yes, Na, No	Amcanion cysylltiedig / Related objectives	Sgôr ACI / ISA score
1. A yw'r safle'n gydnaws â lleoliad twf yn y dyfodol a gyflwynir yn y Strategaeth a Ffefrir? / Is the site compatible against the location of future growth presented in the Preferred Strategy?	✓	ACI1 ISA1	+

Sylwadau Ychwanegol / Additional Comments

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

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

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

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

Sylwadau Ychwanegol / Additional Comments

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

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

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

Cyffredinol - Sylwadau Ychwanegol / General – Additional Comments

Hygyrchedd / Accessibility

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

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

Hygyrchedd – Sylwadau Ychwanegol / Accessibility - Additional Comments

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

Ystyriaethau Amgylcheddol / Environmental Considerations

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

Ystyriaethau Amgylcheddol - Sylwadau Ychwanegol / Environmental Considerations - Additional Comments

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

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

Seilwaith a Chyfleustodau / Infrastructure and Utilities

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

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

Y Gymraeg / Welsh Language

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

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

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

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

Rhodddwyd caniatâd cynllunio i'r safle am 31 o dai fforddiadwy (cyf. Caniatâd PL/06515).

The site has been granted consent for 31 affordable dwellings (permission ref. PL/06515).

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

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number:	Rhan o SR/004/003Part of SR/004/003	Cyfeirnod y Safle / Site Reference:	PrC3/(vii)
Cyfeiriad y Safle / Site Address:	Tir oddi ar Dôl y Dderwen, Myddfynfych, Rhydaman / Land off Dôl y Dderwen, Myddfynfych,	Arwynebedd y Safle / Site Area:	1.45ha
Defnydd Presennol / Existing Use:	AmaethyddiaethAgriculture	Defnydd Arfaethedig / Proposed Use:	Preswyl Residential
		Os arall, Na, Nodwch / If other, specify:	0

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

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

Sylwebaeth Arfarniad Cynladwyedd Integredig / Intergrated Sustainability Appraisal Commentary

Mae'n debygol y bydd adeiladu a chynefinoedd/defnydd o'r safle arfaethedig yn cynyddu'r defnydd o adnoddau naturiol, aflonyddwch cynefin/rhywogaethau, ac o bosibl yn cyfrannu'n negyddol at y lefelau presennol o lygredd (e.e., aer, dŵr, golau, a sain). Disgwylir i bolisiâu lliniarol a nodir yn y CDLID e.e., SP12: Creu lleoedd a lleoedd Cynaliadwy fynd i'r afael â'r effeithiau hyn.

O ystyried yr effaith negyddol a roddir ar fioamrywiaeth o ganlyniad i newid datblygiad/defnydd tir, cyfeirir at Bolisi Strategol – SP 14: Cynnal a Gwella'r Amgylchedd Naturiol.

Drwy beidio â defnyddio tir sydd wedi ei ddatblygu'n flaenorol, bydd y datblygiad ar y safle hwn yn lleihau asedau feidraidd (e.e., adnoddau tir a phridd) a gall fod yn debygol o achosi colled/dadleoli bioamrywiaeth – yn gyffredinol, ac o bosib effeithio ar reoli cynaliadwy adnoddau naturiol a rhwystro cadwraeth natur/hinsawdd.

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

Both construction and habitation/usage of the proposed site is likely to increase the consumption of natural resources, disturbance of habitat/species, and potentially contribute negatively to existing levels of pollution (e.g., air, water, light, and sound). Mitigative policies set out within the rLDP (e.g., SP12: Placemaking and Sustainable Places) are expected to address these effects.

Given the negative impact placed upon biodiversity as a result of development/land use change, reference is made to Strategic Policy – SP 14: Maintaining and Enhancing the Natural Environment.

By not utilising previously developed land, development on this site will reduce finite assets (e.g., land and soil resources) and may cause a loss/displacement of biodiversity – overall, potentially impacting the sustainable management of natural resources and hindering nature/climate conservation.

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

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

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number:		Cyfeirnod y Safle / Site Reference:	PrC3/(viii)
Cyfeiriad y Safle / Site Address:	Tir tu cefn 108 - 114 Heol Waterloo, Penygroes / Land r/o 108 - 114 Waterloo Road, Penygroes	Ardal Safle / Site Area:	0.46ha
Defnydd Presennol / Existing Use:	Amaethyddiaeth Agriculture	Defnydd Arfaethedig / Proposed Use:	Preswyl Residential
		Os arall, nodwch / If other, specify:	

Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History

A yw'r safle yn Ddyraniad CDLI presennol? / Is the site an existing LDP Allocation?	X
Hanes Cynllunio Perthnasol / Relevant Planning History	E/07748; E/00327; PRE/02510

Cam 1 - Asesiad Cychwynnol / Stage 1 – Initial Assessment

Ystyriaeth / Consideration	Ie, Yes, Na, No	Amcanion cysylltiedig / Related objectives	Sgôr ACI / ISA score
1. A yw'r safle'n gydnaws â lleoliad twf yn y dyfodol a gyflwynir yn y Strategaeth a Ffeirir? / Is the site compatible against the location of future growth presented in the Preferred Strategy?	✓	ACI1 ISA1	+

Sylwadau Ychwanegol / Additional Comments

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

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

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

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

Sylwadau Ychwanegol / Additional Comments

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

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

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

Cyffredinol - Sylwadau Ychwanegol / General – Additional Comments

Hygyrchedd / Accessibility

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

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

Hygyrchedd – Sylwadau Ychwanegol / Accessibility - Additional Comments

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

Ystyriaethau Amgylcheddol / Environmental Considerations

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

Ystyriaethau Amgylcheddol - Sylwadau Ychwanegol / Environmental Considerations - Additional Comments

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

Ni arfarnwyd y safle o fewn Aseiad Strategol o Ganlyniadau Llifogydd - Cam 1 y CDLI Diwygiedig. Mae'r Map Llifogydd ar gyfer Cynllunio yn nodi bod ffiniau de-ddwyreiniol y safle o fewn parth 3 ar gyfer dŵr wyneb a chyrsgiau dŵr bach.

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

The site was not appraised within the rLDP's Stage 1 SFCA. The Flood Map for Planning identifies that the site's south-eastern boundaries fall within zone 3 for surface water and small watercourses.

Seilwaith a Chyfleustodau / Infrastructure and Utilities

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

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

Y Gymraeg / Welsh Language

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

Ystyriaeth / Consideration	Ie, Yes, Na, No	Amcanion cysylltiedig / Related objectives	Sgôr ACI / ISA score
Hyfywedd ac Ymarferoldeb / Viability and Deliverability			
28. A yw'r ymgeisydd wedi darparu digon o dystiolaeth i ddangos bod modd cyflawni'r datblygiad a'i fod yn hyfyw yn ariannol? / Has the applicant provided sufficient evidence to show the development is deliverable and financially viable?	✓		
29. A yw'r ymgeisydd wedi darparu digon o dystiolaeth i nodi pryd y caiff y safle ei gyflwyno i'w ddatblygu? / Has the applicant provided sufficient evidence to identify when the site will be brought forward for development?	✓		
Sylwadau Ychwanegol / Additional Comments			
<p>Fe ystyrir gall y safle darparu 6 o dai tu cefn i ddatblygiad diweddar yn ardal sydd eisoes wedi ei ddatblygu. Does dim materion wedi codi ynghylch effaith y safle ar amwynder, gwasanaethau ac adnoddau seilwaith nac ychwaith ei effaith amgylcheddol sy'n awgrymu ni ddylid dyrannu'r safle.</p> <p>It is considered that the site could deliver 6 dwellings to the rear of a recent development in an already built-up area. No issues in relation to the site's impact upon amenity, infrastructure services and facilities have been raised or its environmental impact which indicate that the site should not be allocated.</p>			

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

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number: 0		Cyfeirnod y Safle / Site Reference: PrC3/(viii)	
Cyfeiriad y Safle / Site Address: Tir tu cefn 108 - 114 Heol Waterloo, Penygroes / Land r/o 108 - 114 Waterloo Road,		Arwynebedd y Safle / Site Area: 0.46ha	
Defnydd Presennol / Existing Use: Amaethyddiaeth Agriculture		Defnydd Arfaethedig / Proposed Use: Preswyl Residential	
		Os arall, Na, Nodwch / If other, specify: 0	

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

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

Sylwebaeth Arfarniad Cynladwyedd Integredig / Intergrated Sustainability Appraisal Commentary

Mae'n debygol y bydd adeiladu a chynefinoedd/defnydd o'r safle arfaethedig yn cynyddu'r defnydd o adnoddau naturiol, aflonyddwch cynefin/rhywogaethau, ac o bosibl yn cyfrannu'n negyddol at y lefelau presennol o lygredd (e.e., aer, dŵr, golau, a sain). Disgwylir i bolisiâu lliniarol a nodir yn y CDLID e.e., SP12: Creu lleoedd a lleoedd Cynaliadwy fynd i'r afael â'r effeithiau hyn.

O ystyried yr effaith negyddol a roddir ar fioamrywiaeth o ganlyniad i newid datblygiad/defnydd tir, cyfeirir at Bolisi Strategol – SP 14: Cynnal a Gwella'r Amgylchedd Naturiol.

Drwy beidio â defnyddio tir sydd wedi ei ddatblygu'n flaenorol, bydd y datblygiad ar y safle hwn yn lleihau asedau feidraidd (e.e., adnoddau tir a phridd) a gall fod yn debygol o achosi colled/dadleoli bioamrywiaeth – yn gyffredinol, ac o bosib effeithio ar reoli cynaliadwy adnoddau naturiol a rhwystro cadwraeth natur/hinsawdd.

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

Both construction and habitation/usage of the proposed site is likely to increase the consumption of natural resources, disturbance of habitat/species, and potentially contribute negatively to existing levels of pollution (e.g., air, water, light, and sound). Mitigative policies set out within the rLDP (e.g., SP12: Placemaking and Sustainable Places) are expected to address these effects.

Given the negative impact placed upon biodiversity as a result of development/land use change, reference is made to Strategic Policy – SP 14: Maintaining and Enhancing the Natural Environment.

By not utilising previously developed land, development on this site will reduce finite assets (e.g., land and soil resources) and may cause a loss/displacement of biodiversity – overall, potentially impacting the sustainable management of natural resources and hindering nature/climate conservation.

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

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

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number:	Rhan o SR/067/004 Part of SR/067/004	Cyfeirnod y Safle / Site Reference:	PrC3/(ix)
Cyfeiriad y Safle / Site Address:	Breakers Yard, Gorslas	Ardal Safle / Site Area:	3.15ha
Defnydd Presennol / Existing Use:	Iard sborion a'r tir o'i gwmpas Scrapyard and surrounding curtilage	Defnydd Arfaethedig / Proposed Use:	Preswyl Residential
		Os arall, nodwch / If other, specify:	

Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History

A yw'r safle yn Ddyraniad CDLI presennol? / Is the site an existing LDP Allocation?	✓
Hanes Cynllunio Perthnasol / Relevant Planning History	Safle'n rhan o ddyraniad preswyl GA3/h44 Site is part of residential allocation GA3/h44 W/05616; W01855; Cyf cais cyn-ymgeisio / Pre-application ref. PRE-01589

Cam 1 - Asesiad Cychwynnol / Stage 1 – Initial Assessment

Ystyriaeth / Consideration	Ie, Yes, Na, No	Amcanion cysylltiedig / Related objectives	Sgôr ACI / ISA score
1. A yw'r safle'n gydnaws â lleoliad twf yn y dyfodol a gyflwynir yn y Strategaeth a Ffeirir? / Is the site compatible against the location of future growth presented in the Preferred Strategy?	✓	ACI1 ISA1	+

Sylwadau Ychwanegol / Additional Comments

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

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

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

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

Sylwadau Ychwanegol / Additional Comments

Mae rhan fechan o'r safle ar ei bwynt de-ddwyreiniol tu fewn i barth B fel y nodir ym Mapiau Cyngor Datblygu TAN15.

A small area of the site at its south-eastern point falls within Zone B as shown in the TAN15 Development Advice Maps.

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

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

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

Cyffredinol - Sylwadau Ychwanegol / General – Additional Comments

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Hygyrchedd / Accessibility

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

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

Hygyrchedd – Sylwadau Ychwanegol / Accessibility - Additional Comments

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

Ystyriaethau Amgylcheddol / Environmental Considerations

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

Ystyriaethau Amgylcheddol - Sylwadau Ychwanegol / Environmental Considerations - Additional Comments

Mae dyddodion tywodfaen a graen arwynebol o dan y safle on sytyrir bod yr adnodd yn y lleoliad hwn eisoes wedi'i sterileiddio i raddau helaeth gan ei fod o fewn 200m o ddatblygiad sensitif.
Gwnaeth y safle ffurfio rhan o safle ymgeisio a oedd yn destun asesiad gan yr Asesiad Strategol o Ganlyniadau Llifogydd Cam 1. Ystyriwyd bod y safle ymgeisio o risg canolog (melyn) o lifogydd.
Bydd angen ystyried gwerth ecolegol y safle ymhellach. Mae cyfyngiadau nodedig wedi'u nodi a bydd angen ystyried y dull cam yn unol â Pholisi Cynllunio Cymru.

Superficial sand and grael deposits underlie the site, however the resource at this location is considered to be already largely sterilised as it is within 200m of existing sensitive development.
The site formed part of a larger candidate site which was assessed as part of the Stage 1 SFCA. The candidate site was considered to be at medium risk of flooding (yellow).
The site's ecological value will require further consideration. Notable constraints have been identified and the stepwise approach will need to be considered in accordance with Planning Policy Wales.

Seilwaith a Chyfleustodau / Infrastructure and Utilities

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

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

Y Gymraeg / Welsh Language

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

Ystyriaeth / Consideration	Ie, Yes, Na, No	Amcanion cysylltiedig / Related objectives	Sgôr ACI / ISA score
Hyfywedd ac Ymarferoldeb / Viability and Deliverability			
28. A yw'r ymgeisydd wedi darparu digon o dystiolaeth i ddangos bod modd cyflawni'r datblygiad a'i fod yn hyfyw yn ariannol? / Has the applicant provided sufficient evidence to show the development is deliverable and financially viable?	✓		
29. A yw'r ymgeisydd wedi darparu digon o dystiolaeth i nodi pryd y caiff y safle ei gyflwyno i'w ddatblygu? / Has the applicant provided sufficient evidence to identify when the site will be brought forward for development?	✓		
Sylwadau Ychwanegol / Additional Comments			
<p>Mae hyfywedd ariannol y safle'n destun asesiad arfaethedig. The site's financial viability is subject to ongoing assessment.</p>			

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

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number:	Rhan o SR/067/004Part of SR/067/004	Cyfeirnod y Safle / Site Reference:	PrC3/(ix)
Cyfeiriad y Safle / Site Address:	Breakers Yard, Gorslas	Arwynebedd y Safle / Site Area:	3.15ha
Defnydd Presennol / Existing Use:	Iard sborion a'r tir o'i gwmpasScrapyard and s	Defnydd Arfaethedig / Proposed Use:	Preswyl Residential
		Os arall, Na, Nodwch / If other, specify:	0

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

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

Sylwebaeth Arfarniad Cynladwyedd Integredig / Intergrated Sustainability Appraisal Commentary

Mae'r safle'n defnyddio tir a ddatblygwyd yn flaenorol ac, felly, mae ei aildefnydd yn debygol o hyrwyddo egwyddorion cynaliadwyedd ac yn lleddfu'r pwysau ar gyfer datblygu ar safleoedd tir glas. Mae'n debygol y bydd adeiladu a chynefinioedd/defnydd o'r safle arfaethedig yn cynyddu'r defnydd o adnoddau naturiol, aflonyddwch cynefin/rhywogaethau, ac o bosibl yn cyfrannu'n negyddol at y lefelau presennol o lygredd (e.e., aer, dŵr, golau, a sain). Disgwylir i bolisiau lliniarol a nodir yn y CDLI diwygiedig e.e., SP12: Creu lleoedd a Lleoedd Cynaliadwy fynd i'r afael â'r effeithiau hyn. O ystyried yr effaith negyddol a roddir ar fioamrywiaeth o ganlyniad i newid datblygiad/defnydd tir, cyfeirir at Bolisi Strategol – SP 14: Cynnal a Gwellu'r Amgylchedd Naturiol. Mae'r safle hwn yn perfformio'n dda iawn yn erbyn y Fframwaith ACI

The site utilises previously developed land and, therefore, its re-use likely promote sustainability principles and relieves pressure for development on greenfield sites. Both construction and habitation/usage of the proposed site is likely to increase the consumption of natural resources, disturbance of habitat/species, and potentially contribute negatively to existing levels of pollution (e.g., air, water, light, and sound). Mitigative policies set out within the rLDP (e.g., SP12: Placemaking and Sustainable Places) are expected to address these effects. Given the negative impact placed upon biodiversity as a result of development/land use change, reference is made to Strategic Policy – SP 14: Maintaining and Enhancing the Natural Environment. This site performs very well against the ISA Framework

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

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number:		Cyfeirnod y Safle / Site Reference:	SuV25/(i)
Cyfeiriad y Safle / Site Address:	Cysgod yr Eglwys, Llannon	Ardal Safle / Site Area:	2.01ha
Defnydd Presennol / Existing Use:	Yn cael ei ddatblygu at ddefnydd preswyl	Defnydd Arfaethedig / Proposed Use:	Preswyl Residential
	Under construction for residential use	Os arall, nodwch / If other, specify:	

Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History

A yw'r safle yn Ddyraniad CDLI presennol? / Is the site an existing LDP Allocation?	X
Hanes Cynllunio Perthnasol / Relevant Planning History	S/30669; PL/04761; PL/04391; S/32126; S/33972; PL/06645; S/24486; PL/04876; PL/04755

Cam 1 - Aseiad Cychwynnol / Stage 1 – Initial Assessment

Ystyriaeth / Consideration	Ie, Yes, Na, No	Amcanion cysylltiedig / Related objectives	Sgôr ACI / ISA score
1. A yw'r safle'n gydnaws â lleoliad twf yn y dyfodol a gyflwynir yn y Strategaeth a Ffeirir? / Is the site compatible against the location of future growth presented in the Preferred Strategy?	✓	ACI1 ISA1	+

Sylwadau Ychwanegol / Additional Comments

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

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

Ystyriaeth / Consideration	Ie, Yes, Na, No	Amcanion cysylltiedig / Related objectives	Sgôr ACI / ISA score
2. A oes lle ar y safle am 5 neu ragor o anheddau? / Can the site accommodate 5 or more dwellings?	✓		
3. A yw'r safle o fewn anheddiad Haen 1-3 neu'n uniongyrchol gysylltiedig ag ef yn y Strategaeth a Ffeirir? / Is the site within or directly related to a Tier 1 - 3 settlement in the Preferred Strategy?	✓		
4. A yw'r safle wedi'i leoli mewn parth lle ceir perygl o lifogydd fel y'i nodir ar Fapiau Cyngor Datblygu TAN 15? / Is the site located within a flood risk zone as identified in the TAN 15 Development Advice Maps?	X	ACI4 ACI5 ISA4 ISA5	+
5. A yw'r safle wedi'i leoli o fewn neu'n union wrth ymyl unrhyw safleoedd sydd wedi'u dynodi am bwysigrwydd i gadwraeth natur? / Is the site located within or immediately adjacent to any sites designated for importance to nature conservation?	X	ACI2 ISA2	+

6. A yw'r safle wedi'i leoli o fewn neu'n union wrth ymyl unrhyw Henebion Cofrestredig? / Is the site located within or immediately adjacent to any Scheduled Monuments?	X	ACI8 ISA8	+
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Sylwadau Ychwanegol / Additional Comments

Mae'r safle'n cael ei adeiladu.
The site is under construction.

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

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number: 0		Cyfeirnod y Safle / Site Reference: SuV25/(i)
Cyfeiriad y Safle / Site Address: Cysgod yr Eglwys, Llannon		Arwynebedd y Safle / Site Area: 2.01ha
Defnydd Presennol / Existing Use: Yn cael ei ddatblygu at ddefnydd preswylUnde		Defnydd Arfaethedig / Proposed Use: Preswyl Residential
		Os arall, Na, Nodwch / If other, specify: 0

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

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

Sylwebaeth Arfarniad Cynladwyedd Integredig / Intergrated Sustainability Appraisal Commentary

Ddim yn berthnasol gan fod y safle yn cael ei adeiladu / Not applicable as the site is under construction

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

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number:	n/a	Cyfeirnod y Safle / Site Reference:	SuV37/(i)
Cyfeiriad y Safle / Site Address:	Hen Ysgol Coedmor, Cwmann/ Former Coedmor School, Cwmann	Ardal Safle / Site Area:	0.96 ha
Defnydd Presennol / Existing Use:	Unedau cyflogaeth a tir gwag / Employment units & vacant land	Defnydd Arfaethedig / Proposed Use:	Preswyl Residential
		Os arall, nodwch / If other, specify:	

Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History

A yw'r safle yn Ddyraniad CDLI presennol? / Is the site an existing LDP Allocation?	X
Hanes Cynllunio Perthnasol / Relevant Planning History	PL/03083

Cam 1 - Asesiad Cychwynnol / Stage 1 – Initial Assessment

Ystyriaeth / Consideration	Ie, Yes, Na, No	Amcanion cysylltiedig / Related objectives	Sgôr ACI / ISA score
1. A yw'r safle'n gydnaws â lleoliad twf yn y dyfodol a gyflwynir yn y Strategaeth a Ffefrir? / Is the site compatible against the location of future growth presented in the Preferred Strategy?	✓	ACI1 ISA1	+

Sylwadau Ychwanegol / Additional Comments

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

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

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

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

Sylwadau Ychwanegol / Additional Comments

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

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

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

Cyffredinol - Sylwadau Ychwanegol / General – Additional Comments

Mae rhan o'r safle yn cynnwys cyn ysgol ac o ganlyniad wedi'i datblygu'n flaenorol, mae'r gweddill yn faes glas./
Part of the site consists of a former school and as a result is previously developed, the remainder is greenfield.

Hygyrchedd / Accessibility

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

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

Hygyrchedd – Sylwadau Ychwanegol / Accessibility - Additional Comments

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

Ystyriaethau Amgylcheddol / Environmental Considerations

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

Ystyriaethau Amgylcheddol - Sylwadau Ychwanegol / Environmental Considerations - Additional Comments

Mae tywod arwynebol a blaendal graean yn cwmpasu'r safle, fodd bynnag, ystyrir bod yr adnodd yn y lleoliad hwn eisoes wedi'i sterileiddio i raddau helaeth gan ei fod o fewn 200m o ddatblygiad sensitif. Ni arfarnwyd y safle o fewn Aseiad Strategol o Ganlyniadau Llifogydd - Cam 1 y CDLI Diwygiedig. Fodd bynnag, nid yw'r Mapiau Cyngor ar Ddatblygu TAN15 a'r Map Llifogydd ar gyfer Cynllunio yn nodi unrhyw berygl llifogydd ac ystyrir nad oes angen aseiad pellach o berygl llifogydd. /

Superficial sand and gravel deposit covers the site, however the resource at this location is considered to be already largely sterilised as it is within 200m of sensitive development. The site was not appraised within the rLDP's Stage 1 SFCA. However, the TAN15 Development Advice Maps and the Flood Map for Planning do not identify any flood risk and it is considered that no further assessment of flood risk is required.

Seilwaith a Chyfleustodau / Infrastructure and Utilities

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

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

Mae'r safle yn disgyn mewn dalgylch SAC sensitif ffosffad. Fodd bynnag, rhoddwyd caniatâd cynllunio yn amodol ar amod sy'n cyfyngu ar feddiannu'r eiddo tan 31 Mawrth 2025, neu osod a gweithredu ffatri symud ffosfforws yn llwyddiannus yng Ngwaith Trin Dŵr Gwastraff Llanbedr Pont Steffan, pa un bynnag sydd gyntaf. /

The site falls in a phosphate sensitive SAC catchment. However, planning permission has been granted subject to a condition restricting occupation of the properties until 31st March 2025, or the successful installation and operation of phosphorus removal plant at Lampeter Waste Water Treatment Works, whichever is sooner.

Y Gymraeg / Welsh Language

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

A Welsh language impact assessment was undertaken as part of planning application PL/03083 which concluded that the development is unlikely to have a significant impact on Welsh language. Despite this, a package of measures to safeguard and promote the Welsh language has been put together as part of the site's development. /

A Welsh language impact assessment was undertaken as part of planning application PL/03083 which concluded that the development is unlikely to have a significant impact on Welsh language. Despite this, a package of measures to safeguard and promote the Welsh language has been put together as part of the site's development.

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

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

Sylwadau Ychwanegol / Additional Comments

Mae'r safle'n cynnwys cyn ysgol gynradd a thir cysylltiedig. Mae caniatâd cynllunio llawn wedi ei roi i Gymdeithas Tai Barcud ar gyfer addasu adeilad yr ysgol yn dŷ preswyl ac 20 tŷ fforddiadwy ar dir yr hen ysgol. / The site consists of a former primary school and associated land. Full planning permission has been granted to Barcud Housing Association for the conversion of the school building into a residential dwelling and 20 affordable dwellings on the former school grounds.

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

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number:	n/a	Cyfeirnod y Safle / Site Reference:	SuV37/(i)
Cyfeiriad y Safle / Site Address:	Hen Ysgol Coedmor, Cwmann/ Former Coedmor School, Cwmann	Arwynebedd y Safle / Site Area:	0.96 ha
Defnydd Presennol / Existing Use:	Unedau cyflogaeth a tir gwag /Employment un	Defnydd Arfaethedig / Proposed Use:	Preswyl Residential
		Os arall, Na, Nodwch / If other, specify:	0

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

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

Sylwebaeth Arfarniad Cynladwyedd Integredig / Intergrated Sustainability Appraisal Commentary

Lleolir y safle o fewn Ardal Cadwraeth Arbennig Ddalgyrch Dŵr Croyw Sensitif Ffosfforws. 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. Mae caniatâd cynllunio wedi'i roi.

The site is located within a Phosphorus Sensitive SAC Freshwater Catchment. This site does not utilise previously developed land, however it otherwise performs well against the sustainability framework. Planning permission has been granted.

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

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number:	Dim yn berthnasol / NA	Cyfeirnod y Safle / Site Reference:	SeC15 (i)
Cyfeiriad y Safle / Site Address:	Tir oddi ar Ffordd Cilycwm / Land off Cilycwm Road	Ardal Safle / Site Area:	0.45
Defnydd Presennol / Existing Use:	Gwag / Vacant	Defnydd Arfaethedig / Proposed Use:	Preswyl Residential
		Os arall, nodwch / If other, specify:	

Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History

A yw'r safle yn Ddyraniad CDLI presennol? / Is the site an existing LDP Allocation?	X
Hanes Cynllunio Perthnasol / Relevant Planning History	PL/04067 (full planning permission for 14 affordable dwellings)

Cam 1 - Asesiad Cychwynnol / Stage 1 – Initial Assessment

Ystyriaeth / Consideration	Ie, Yes, Na, No	Amcanion cysylltiedig / Related objectives	Sgôr ACI / ISA score
1. A yw'r safle'n gydnaws â lleoliad twf yn y dyfodol a gyflwynir yn y Strategaeth a Ffeirir? / Is the site compatible against the location of future growth presented in the Preferred Strategy?	✓	ACI1 ISA1	+

Sylwadau Ychwanegol / Additional Comments

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

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

Ystyriaeth / Consideration	Ie, Yes, Na, No	Amcanion cysylltiedig / Related objectives	Sgôr ACI / ISA score
2. A oes lle ar y safle am 5 neu ragor o anheddau? / Can the site accommodate 5 or more dwellings?	✓		
3. A yw'r safle o fewn anheddiad Haen 1-3 neu'n uniongyrchol gysylltiedig ag ef yn y Strategaeth a Ffeirir? / Is the site within or directly related to a Tier 1 - 3 settlement in the Preferred Strategy?	✓		
4. A yw'r safle wedi'i leoli mewn parth lle ceir perygl o lifogydd fel y'i nodir ar Fapiau Cyngor Datblygu TAN 15? / Is the site located within a flood risk zone as identified in the TAN 15 Development Advice Maps?	✓	ACI4 ACI5 ISA4 ISA5	-
5. A yw'r safle wedi'i leoli o fewn neu'n union wrth ymyl unrhyw safleoedd sydd wedi'u dynodi am bwysigrwydd i gadwraeth natur? / Is the site located within or immediately adjacent to any sites designated for importance to nature conservation?	X	ACI2 ISA2	+

6. A yw'r safle wedi'i lleoli o fewn neu'n union wrth ymyl unrhyw Henebion Cofrestredig? / Is the site located within or immediately adjacent to any Scheduled Monuments?	X	ACI8 ISA8	+
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Sylwadau Ychwanegol / Additional Comments

Er nad yw wedi'i lleoli o fewn nac yn union gerllaw unrhyw Henebion Cofrestredig, mae Ymddiriedolaeth Archeolegol Dyfed (DAT) wedi gwneud sylwadau ar gais PL/04067 yn nodi y gallai fod potensial i nodweddion archeolegol gael eu cadw o fewn ardal y datblygiad arfaethedig, ac maent wedi argymhell y dylid gosod amod archeolegol ar y caniatâd. O ganlyniad mae amod wedi'i gynnwys yn y caniatâd cynllunio dilynol sy'n nodi na fydd unrhyw ddatblygiad yn digwydd hyd nes y bydd archeolegydd cymwys wedi cyflwyno cynllun ymchwilio ysgrifenedig i'w gymeradwyo'n ysgrifenedig gan yr ACLI.

Ardal fach o barth llifogydd C2, y rhoddwyd cyfrif amdani yn y cais cynllunio a'r caniatâd.

Whilst not located within or immediately adjacent to any Scheduled Monuments, Dyfed Archaeological Trust (DAT) have commented on application PL/04067 stating that there may be potential for archaeological features to be preserved within the proposed development area, and have recommended that an archaeological condition should be attached to the consent. Consequently a condition has been included in the subsequent planning permission stating that no development shall take place until a qualified and competent archaeologist has submitted a written scheme of investigation (WSI) for approval in writing by the LPA.

Small area of C2 flood zone, that has been accounted for in the planning application and permission.

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

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

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

Cyffredinol - Sylwadau Ychwanegol / General – Additional Comments

Hygyrchedd / Accessibility

10. A yw'r safle'n hygyrch o'r briffordd gyhoeddus bresennol? / Is the site accessible from the existing public highway?	✓			
11. A oes gan y safle bwynt mynediad sydd â gwelededd digonol? / Does the site have an available access point with adequate visibility?	✓			
12. A oes unrhyw faterion sylweddol ar y briffordd wedi'u nodi ar sail tystiolaeth mewn perthynas â'r safle? / Have any significant and evidenced highway issues been identified relating to the site?	X			
13. A oes gan y safle fynediad addas i drafnidiaeth gyhoeddus a/neu lwybr teithio llesol? / Does the site have suitable access to public transport and/or active travel route?	✓	ACI3 ACI4 ACI6 ACI12 ACI13 ACI15 / ISA3 ISA4 ISA6 ISA12 ISA13 ISA15	+	
14. A oes gan y safle fynediad i lecynnau gwyrdd/hamdden/cyfleusterau hamdden sydd o fewn pellter rhesymol? / Does the site have access to green space/ leisure/ recreational facilities that are within a reasonable distance?	✓	ACI12 ACI15 ISA12 ISA15	+	
15. A yw'r safle o fewn pellter rhesymol i'r canlynol: / Is the site within reasonable distance of:				
(a) Darpariaeth cyflogaeth / Employment provision	✓		+	
(b) Darpariaeth fanwerthu / Retail provision	✓	ACI6 ACI10 ACI14 ACI15 ISA6 ISA10 ISA14 ISA15	+	
(c) Gwasanaethau a chyfleusterau eraill / Other services and facilities	✓		+	
16. A yw'r safle o fewn pellter rhesymol i gyfleusterau addysg? / Is the site within a reasonable distance to education facilities?	✓	ACI13	ISA13	+

Hygyrchedd – Sylwadau Ychwanegol / Accessibility - Additional Comments

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

Ystyriaethau Amgylcheddol / Environmental Considerations

17. A yw'r safle wedi'i leoli o fewn neu wrth ymyl parth clustogi mwynau? / Is the site located within or adjacent to a mineral buffer zone?	X	ACI6 ISA6	+
18. A yw'r safle o fewn Ardal Diogelu Mwynau? / Is the site located within a Mineral Safeguarding Area?	✓	ACI6 ISA6	-
19. A yw'r safle o fewn neu'n union wrth ymyl ardal rheoli ansawdd aer? / Is the site within or immediately adjacent to an AQMA?	X	ACI3 ISA3	+
20. A yw'r safle yn cynnwys pridd carbon uchel e.e. mawndiroedd? / Does the site contain high carbon soil e.g., peatlands?	X	ACI7 ISA7	+
21. A yw'r safle'n cynnwys tir amaethyddol o ansawdd uchel (gradd 1, 2, 3a)? / Does the site contain high quality agricultural land (grade 1, 2, 3a)?	✓	ACI7 ISA7	-

22. A yw'r safle wedi'i leoli o fewn neu'n union gerllaw unrhyw Safleoedd Daearegol a Geomorffolegol Pwysig Rhanbarthol? / Is the site located within or immediately adjacent to any RIGs?	X	ACI9 ISA9	+
23. A oes unrhyw bryderon sylweddol wedi'u nodi yn yr Asesiad Strategol o Ganlyniadau Llifogydd - Cam 1 a allai effeithio ar gyflawni'r safle? / Are there any significant concerns set out in the SFCA - Stage 1 which could impact on the delivery of the site?	✓	ACI4 ACI5 ISA4 ISA5	-

Ystyriaethau Amgylcheddol - Sylwadau Ychwanegol / Environmental Considerations - Additional Comments

Er y cydnabyddir bod 95% o'r safle yn cael ei nodi fel tir amaethyddol gorau a mwyaf hyblyg Gradd 3a, cydnabyddir bod Map ALC Cymru, yn ôl ei natur, yn ymarfer mapio rhagfynegol. Rhaid ystyried datblygiad y safle yng nghyd-destun ei leoliad o fewn y ffurf drefol a'i botensial i ddarparu datblygiad cynaliadwy sy'n adlewyrchu ei amgylchoedd. Mae hyn hefyd yn gyson â strategaeth y Cynllun a'r hierarchaeth aneddiadau. Mae dyddodion tywod a graean o dan y safle, ond ystyrir bod yr adnodd yn y lleoliad hwn eisoes wedi'i sterileiddio i raddau helaeth gan ei fod o fewn 200m o ddatblygiad sensitif. Ardal fach o barth llifogydd C2, a map llifogydd cenedlaethol ar gyfer parthau cynllunio 2 a 3 (afonydd), y rhoddwyd cyfrif amdani yn y cais cynllunio a'r caniatâd

Whilst it is recognised that 95% of the site is identified as Grade 3a predicted BMV agricultural land, it is acknowledged that, by its very nature, the ALC Map for Wales is a predictive mapping exercise. The site's development has to be considered in the context of its setting within the urban form and its potential to deliver a sustainable development reflective of its surroundings. This is also consistent with the strategy of the Plan and the settlement hierarchy. Sand and gravel deposits underlie the site, however the resource at this location is considered to be already largely sterilised as it is within 200m of sensitive development. Small area of C2 flood zone, and national flood map for planning zones 2&3 (rivers), that has been accounted for in the planning application and permission.

Seilwaith a Chyfleustodau / Infrastructure and Utilities

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

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

Bydd angen i'r ymgeisydd / datblygwr fodloni'r gofynion i ostwng lefelau ffosffad sy'n gysylltiedig â'u datblygiad.

The applicant / developer will need to satisfy the requirements to reduce phosphate levels associated with their development.

Y Gymraeg / Welsh Language

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

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

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

Sylwadau Ychwanegol / Additional Comments

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

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number:	Dim yn berthnasol / NA	Cyfeirnod y Safle / Site Reference:	SeC15 (i)
Cyfeiriad y Safle / Site Address:	Tir oddi ar Ffordd Cilycwm / Land off Cilycwm Road	Arwynebedd y Safle / Site Area:	0.45
Defnydd Presennol / Existing Use:	Gwag / Vacant	Defnydd Arfaethedig / Proposed Use:	Preswyl Residential
		Os arall, Na, Nodwch / If other, specify:	0

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

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

Sylwebaeth Arfarniad Cynladwyedd Integredig / Intergrated Sustainability Appraisal Commentary

Nid yw'r safle hwn yn defnyddio tir a ddatblygwyd yn flaenorol, ac mae wedi cael ei nodi fel un sydd mewn perygl o lifogydd. Mae'r safle hefyd yn cynnwys tir amaethyddol o ansawdd uchel ac o fewn Ardal Diogelu Mwynau. Fel arall, mae'n perfformio'n gadarnhaol yn erbyn Fframwaith ACI. O ystyried yr effaith negyddol a roddir ar fioamrywiaeth o ganlyniad i newid datblygiad/defnydd tir, cyfeirir at Bolisi Strategol – SP 14: Cynnal a Gwellu'r Amgylchedd Naturiol. Lleolir y safle o fewn Ardal Cadwraeth Arbennig (ACA) Ddalgyllch Dŵr Croyw Sensitif Ffosforws. Cyfeirir at CCH4: Ansawdd Dŵr a Diogelu Adnoddau Dŵr. Mae'r safle arfaethedig yn gwrthdaro â sawl Amcan ACI. Disgwylir i bolisïau lliniarol a nodir o fewn y CDLID ddatrys y materion hyn, fodd bynnag, bydd angen sicrhau bod y rhain yn cael eu gweithredu'n gywir ac yn cael eu monitro'n briodol, yn amodol ar ofnyon cynllunio.

This site does not utilise previously developed land, and has been identified as potentially being at risk of flooding. The site also contains high quality agricultural land and within a Mineral Safeguarding Area. It otherwise performs positively against the ISA Framework. Given the negative impact placed upon biodiversity as a result of development/land use change, reference is made to Strategic Policy – SP 14: Maintaining and Enhancing the Natural Environment. The site is located within a Phosphorus Sensitive SAC Freshwater Catchment. Reference is made to CCH4: Water Quality and Protection of Water Resources. The proposed site conflicts with several ISA Objectives. Mitigative policies set out within the rLDP are expected to resolve these issues, however, it will be necessary to ensure these are correctly implemented and appropriately monitored, subject to planning requirements.

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

Sylwadau Ychwanegol / Additional Comments

Mae Tua 10% rhan o'r safle wedi'i leoli o fewn Parth Llifogydd 2 a 3 ar gyfer Dŵr Wyneb a Llifogydd Nentydd Bach, fel y'i nodwyd gan Fapiau Llifogydd TAN15 ar gyfer Cynllunio, mae'r 10% yn disgyn yn gyfan gwbl ar ffin y safle. Mae'r safle hwn yn addas ar gyfer datblygu ar yr amod bod dull dilynol yn cael ei fabwysiadu ar gyfer cynllun a dyluniad y safle. Argymhellir bod y cais yn cael ei ategu gan wybodaeth benodol am risg llifogydd gan yr ymgeisydd (gan gynnwys Asesiad Canlyniadau Llifogydd) ar sut y bydd pryderon ynghylch risg llifogydd yn cael eu rheoli'n briodol. Mae'r safle'n elwa o ganiatâd cynllunio amlinellol.

Approximately 10% of the site is located within Flood Zone 2 and 3 for Surface Water and Small Watercourses as identified by the TAN15 Flood Maps for Planning, the 10% falls purely on the boundary of the site. This site is suitable for development provided that a sequential approach is adopted for the site layout and design. Recommend that the application is supported by site specific flood risk information from the applicant (including Flood Consequence Assessment) on how flood risk concerns will be appropriately managed. The site benefits from outline planning permission.

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

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

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

Cyffredinol - Sylwadau Ychwanegol / General – Additional Comments

Hygyrchedd / Accessibility

10. A yw'r safle'n hygyrch o'r briffordd gyhoeddus bresennol? / Is the site accessible from the existing public highway?	✓			
11. A oes gan y safle bwynt mynediad sydd â gweledd digonol? / Does the site have an available access point with adequate visibility?	✓			
12. A oes unrhyw faterion sylweddol ar y briffordd wedi'u nodi ar sail tystiolaeth mewn perthynas â'r safle? / Have any significant and evidenced highway issues been identified relating to the site?	X			
13. A oes gan y safle fynediad addas i drafnidiaeth gyhoeddus a/neu lwybr teithio llesol? / Does the site have suitable access to public transport and/or active travel route?	✓	ACI3 ACI4 ACI6 ACI12 ACI13 ACI15 / ISA3 ISA4 ISA6 ISA12 ISA13 ISA15	+	
14. A oes gan y safle fynediad i lecynnau gwyrdd/hamdden/cyfleusterau hamdden sydd o fewn pellter rhesymol? / Does the site have access to green space/ leisure/ recreational facilities that are within a reasonable distance?	✓	ACI12 ACI15 ISA12 ISA15	+	
15. A yw'r safle o fewn pellter rhesymol i'r canlynol: / Is the site within reasonable distance of:				
(a) Darpariaeth cyflogaeth / Employment provision	✓		+	
(b) Darpariaeth fanwerthu / Retail provision	✓	ACI6 ACI10 ACI14 ACI15 ISA6 ISA10 ISA14 ISA15	+	
(c) Gwasanaethau a chyfleusterau eraill / Other services and facilities	✓		+	
16. A yw'r safle o fewn pellter rhesymol i gyfleusterau addysg? / Is the site within a reasonable distance to education facilities?	✓	ACI13	ISA13	+

Hygyrchedd – Sylwadau Ychwanegol / Accessibility - Additional Comments

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

Ystyriaethau Amgylcheddol / Environmental Considerations

17. A yw'r safle wedi'i leoli o fewn neu wrth ymyl parth clustogi mwynau? / Is the site located within or adjacent to a mineral buffer zone?	X	ACI6 ISA6	+
18. A yw'r safle o fewn Ardal Diogelu Mwynau? / Is the site located within a Mineral Safeguarding Area?	X	ACI6 ISA6	+
19. A yw'r safle o fewn neu'n union wrth ymyl ardal rheoli ansawdd aer? / Is the site within or immediately adjacent to an AQMA?	X	ACI3 ISA3	+
20. A yw'r safle yn cynnwys pridd carbon uchel e.e. mawndiroedd? / Does the site contain high carbon soil e.g., peatlands?	X	ACI7 ISA7	+

21. A yw'r safle'n cynnwys tir amaethyddol o ansawdd uchel (gradd 1, 2, 3a)? / Does the site contain high quality agricultural land (grade 1, 2, 3a)?	X	ACI7 ISA7	+
22. A yw'r safle wedi'i leoli o fewn neu'n union gerllaw unrhyw Safleoedd Daearegol a Geomorffolegol Pwysig Rhanbarthol? / Is the site located within or immediately adjacent to any RIGs?	X	ACI9 ISA9	+
23. A oes unrhyw bryderon sylweddol wedi'u nodi yn yr Asesiad Strategol o Ganlyniadau Llifogydd - Cam 1 a allai effeithio ar gyflawni'r safle? / Are there any significant concerns set out in the SFCA - Stage 1 which could impact on the delivery of the site?	✓	ACI4 ACI5 ISA4 ISA5	-

Ystyriaethau Amgylcheddol - Sylwadau Ychwanegol / Environmental Considerations - Additional Comments

Mae'r safle hwn yn debygol o fod yn addas ar gyfer datblygu ar yr amod bod dull dilyniannol yn cael ei fabwysiadu ar gyfer cynllun a dyluniad y safle. Argymhell bod y cais yn cael ei gefnogi gan y safle penodol am risg llifogydd gan yr ymgeisydd (gan gynnwys yr Asesiad Canlyniadau Llifogydd) ar sut y bydd pryderon risg llifogydd yn cael eu rheoli'n briodol.

This site is likely suitable for development provided that a sequential approach is adopted for the site layout and design. Recommend that the application is supported by site specific flood risk information from the applicant (including Flood Consequence Assessment) on how flood risk concerns will be appropriately managed.

Seilwaith a Chyfleustodau / Infrastructure and Utilities

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

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

Y Gymraeg / Welsh Language

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

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

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

Sylwadau Ychwanegol / Additional Comments

Nid yw'r safle yn cael unrhyw effaith andwyol yn sgil ei gyflawni, ac mae wedi'i leoli mewn lleoliad cynaliadwy. Mae ei faint a'i raddfa yn ei wneud yn safle deniadol i ddatblygwyr ar raddfa fach neu ganolog. Gofynnir am wybodaeth ychwanegol yn ôl yr angen. Mae asiant y tirfeddianwyr wedi cysylltu'n ddiweddar ynghylch y dyraniad, oherwydd diddordeb gan gymdeithas dai. Mae'r safle'n elwa o ganiatâd cynllunio amlinellol.

The site does not have any adverse impact to its delivery, and is located in a sustainable location. Its size and scale makes it an attractive site for small scale or medium scale developers. Additional information will be sought as necessary. The landowners agent has recently been in touch regarding the allocation, due to interest from a housing association. The site benefits from an Outline Planning application.

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

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number: 0		Cyfeirnod y Safle / Site Reference: SeC19/(i)
Cyfeiriad y Safle / Site Address: Tir ger Y Beeches / Land Adjacent to the Beeches		Arwynebedd y Safle / Site Area: 1.50ha
Defnydd Presennol / Existing Use: Safle Glas / Green Field		Defnydd Arfaethedig / Proposed Use: Preswyl Residential
		Os arall, Na, Nodwch / If other, specify: 0

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

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

Sylwebaeth Arfarniad Cynladwyedd Integredig / Intergrated Sustainability Appraisal Commentary

Nid yw'r safle hwn yn defnyddio tir a ddatblygwyd yn flaenorol, ac mae wedi cael ei nodi fel un sydd mewn perygl o lifogydd. Fel arall, mae'n perfformio'n gadarnhaol yn erbyn Fframwaith ACI. O ystyried yr effaith negyddol a roddir ar fioamrywiaeth o ganlyniad i newid datblygiad/defnydd tir, cyfeirir at Bolisi Strategol – SP 14: Cynnal a Gwellu'r Amgylchedd Naturiol.

Mae'n debygol y bydd adeiladu a chynefinoedd/defnydd o'r safle arfaethedig yn cynyddu'r defnydd o adnoddau naturiol, aflonyddwch cynefin/rhywogaethau, ac o bosibl yn cyfrannu'n negyddol at y lefelau presennol o lygredd (e.e., aer, dŵr, golau, a sain). Disgwylir i bolisiau lliniarol a nodir yn y CDLID e.e., SP12: Creu lleoedd a lleoedd Cynaliadwy fynd i'r afael â'r effeithiau hyn.

This site does not utilise previously developed land, and has been identified as potentially being at risk of flooding. It otherwise performs positively against the ISA Framework. Given the negative impact placed upon biodiversity as a result of development/land use change, reference is made to Strategic Policy – SP 14: Maintaining and Enhancing the Natural Environment. Both construction and habitation/usage of the proposed site is likely to increase the consumption of natural resources, disturbance of habitat/species, and potentially contribute negatively to existing levels of pollution (e.g., air, water, light, and sound). Mitigative policies set out within the rLDP (e.g., SP12: Placemaking and Sustainable Places) are expected to address these effects..

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

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number:	SR/007/003	Cyfeirnod y Safle / Site Reference:	SuV59/(i)
Cyfeiriad y Safle / Site Address:	Gogledd Ddwyrain ysgol Bancyfelin / North East of Bancyfelin school	Ardal Safle / Site Area:	0.76ha
Defnydd Presennol / Existing Use:	Safle Glas / Greenfield Site	Defnydd Arfaethedig / Proposed Use:	Preswyl Residential
		Os arall, nodwch / If other, specify:	

Defnydd Tir neu Hanes Cynllunio / Land Use or Planning History

A yw'r safle yn Ddyraniad CDLI presennol? / Is the site an existing LDP Allocation?	X
Hanes Cynllunio Perthnasol / Relevant Planning History	PL/08456

Cam 1 - Asesiad Cychwynnol / Stage 1 – Initial Assessment

Ystyriaeth / Consideration	Ie, Yes, Na, No	Amcanion cysylltiedig / Related objectives	Sgôr ACI / ISA score
1. A yw'r safle'n gydnaws â lleoliad twf yn y dyfodol a gyflwynir yn y Strategaeth a Ffefrir? / Is the site compatible against the location of future growth presented in the Preferred Strategy?	✓	ACI1 ISA1	+

Sylwadau Ychwanegol / Additional Comments

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

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

Ystyriaeth / Consideration	Ie, Yes, Na, No	Amcanion cysylltiedig / Related objectives	Sgôr ACI / ISA score
2. A oes lle ar y safle am 5 neu ragor o anheddau? / Can the site accommodate 5 or more dwellings?	✓		
3. A yw'r safle o fewn anheddiad Haen 1-3 neu'n uniongyrchol gysylltiedig ag ef yn y Strategaeth a Ffefrir? / Is the site within or directly related to a Tier 1 - 3 settlement in the Preferred Strategy?	✓		
4. A yw'r safle wedi'i leoli mewn parth lle ceir perygl o lifogydd fel y'i nodir ar Fapiau Cyngor Datblygu TAN 15? / Is the site located within a flood risk zone as identified in the TAN 15 Development Advice Maps?	✓	ACI4 ACI5 ISA4 ISA5	-
5. A yw'r safle wedi'i leoli o fewn neu'n union wrth ymyl unrhyw safleoedd sydd wedi'u dynodi am bwysigrwydd i gadwraeth natur? / Is the site located within or immediately adjacent to any sites designated for importance to nature conservation?	X	ACI2 ISA2	+

6. A yw'r safle wedi'i leoli o fewn neu'n union wrth ymyl unrhyw Henebion Cofrestredig? / Is the site located within or immediately adjacent to any Scheduled Monuments?	X	ACI8 ISA8	+
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Sylwadau Ychwanegol / Additional Comments

Mae tua 5% yn disgyn o fewn Dŵr Wyneb a Nentydd Bach CNC (parth 2 a 3). Bydd y goblygiadau ar gyfer dŵr wyneb a chyfryngau dŵr bach yn cael eu hystyried ar y cam cais cynllunio, gyda'r dull a'r wybodaeth sydd ei hangen yn dibynnu ar natur y risg llifogydd. Efallai y bydd hyn yn cynnwys integreiddio atebion cynllunio a siapio, a chyflwyno Aseiad Canlyniadau Llifogydd (ASLI) sy'n dangos y dull dilynol gyda'r defnyddiau mwyaf bregus yn y manau gyda'r risg isaf o lifogydd a modelu'r afon lle bo'n briodol.

O ran dŵr wyneb a llifogydd o gyfryngau dŵr bach, nodir y Mapiau Llifogydd ar gyfer cynllunio fel ystyriaeth materol. Fodd bynnag, nid yw'i dehongliad yn nhermau polisi wedi'i lywio gan bolisi cynllunio cenedlaethol oherwydd y oedi yn mabwysiadu'r TAN15 diwygiedig.

Bydd y cynllun uchod yn ddarostyngedig i adolygiad ar gyhoeddi'r TAN15 diwygiedig.

Approximately 5% falls within the NRW Surface Water and Small Water Courses (zone 2 & 3). The implications of surface water and small watercourses will be considered at a planning application stage with the approach and information required dependent on the nature of the flood risk. It may include integration of design and layout solutions and submission of a FCA potentially demonstrating a sequential approach with the highest vulnerability uses at the lowest risk of flooding and modelling of the watercourse where appropriate.

In relation to the surface water and flooding from small watercourses the FMfP as a material consideration is duly noted. However, its interpretation in policy terms is not informed by national planning policy as a result of the delay in the adoption of the revised TAN15.

The above would be subject to review on publication of the revised TAN15.

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

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

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

Cyffredinol - Sylwadau Ychwanegol / General – Additional Comments

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Hygyrchedd / Accessibility			
10. A yw'r safle'n hygyrch o'r briffordd gyhoeddus bresennol? / Is the site accessible from the existing public highway?	✓		
11. A oes gan y safle bwynt mynediad sydd â gwelededd digonol? / Does the site have an available access point with adequate visibility?	✓		
12. A oes unrhyw faterion sylweddol ar y briffordd wedi'u nodi ar sail tystiolaeth mewn perthynas â'r safle? / Have any significant and evidenced highway issues been identified relating to the site?	X		
13. A oes gan y safle fynediad addas i drafnidiaeth gyhoeddus a/neu lwybr teithio llesol? / Does the site have suitable access to public transport and/or active travel route?	✓	ACI3 ACI4 ACI6 ACI12 ACI13 ACI15 / ISA3 ISA4 ISA6 ISA12 ISA13 ISA15	+
14. A oes gan y safle fynediad i lecynnau gwyrdd/hamdden/cyfleusterau hamdden sydd o fewn pellter rhesymol? / Does the site have access to green space/ leisure/ recreational facilities that are within a reasonable distance?	✓	ACI12 ACI15 ISA12 ISA15	+
15. A yw'r safle o fewn pellter rhesymol i'r canlynol: / Is the site within reasonable distance of:			
(a) Darpariaeth cyflogaeth / Employment provision	✓		+
(b) Darpariaeth fanwerthu / Retail provision	✓	ACI6 ACI10 ACI14 ACI15 ISA6 ISA10 ISA14 ISA15	+
(c) Gwasanaethau a chyfleusterau eraill / Other services and facilities	✓		+
16. A yw'r safle o fewn pellter rhesymol i gyfleusterau addysg? / Is the site within a reasonable distance to education facilities?	✓	ACI13 ISA13	+
Hygyrchedd – Sylwadau Ychwanegol / Accessibility - Additional Comments			
Cam 2b – Aseiad Manwl Pellach o'r Safle – Parhad / Stage 2b – Further Detailed Site Assessment – Continued			
Ystyriaethau Amgylcheddol / Environmental Considerations			
17. A yw'r safle wedi'i leoli o fewn neu wrth ymyl parth clustogi mwynau? / Is the site located within or adjacent to a mineral buffer zone?	X	ACI6 ISA6	+
18. A yw'r safle o fewn Ardal Diogelu Mwynau? / Is the site located within a Mineral Safeguarding Area?	✓	ACI6 ISA6	-
19. A yw'r safle o fewn neu'n union wrth ymyl ardal rheoli ansawdd aer? / Is the site within or immediately adjacent to an AQMA?	X	ACI3 ISA3	+
20. A yw'r safle yn cynnwys pridd carbon uchel e.e. mawndiroedd? / Does the site contain high carbon soil e.g., peatlands?	X	ACI7 ISA7	+

21. A yw'r safle'n cynnwys tir amaethyddol o ansawdd uchel (gradd 1, 2, 3a)? / Does the site contain high quality agricultural land (grade 1, 2, 3a)?	X	ACI7 ISA7	+
22. A yw'r safle wedi'i leoli o fewn neu'n union gerllaw unrhyw Safleoedd Daearegol a Geomorffolegol Pwysig Rhanbarthol? / Is the site located within or immediately adjacent to any RIGs?	X	ACI9 ISA9	+
23. A oes unrhyw bryderon sylweddol wedi'u nodi yn yr Aseiad Strategol o Ganlyniadau Llifogydd - Cam 1 a allai effeithio ar gyflawni'r safle? / Are there any significant concerns set out in the SFCA - Stage 1 which could impact on the delivery of the site?	X	ACI4 ACI5 ISA4 ISA5	+

Ystyriaethau Amgylcheddol - Sylwadau Ychwanegol / Environmental Considerations - Additional Comments

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

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

The 2019 SFCA concluded that there are no significant flood risk considerations for the site. However, 5% of the site is identified as within the NRW Surface Water and Small Water Courses (zone 2 & 3).

Cafodd y SFCA 2019 ei ganfod nad oes ystyriaethau risg llifogydd sylweddol ar gyfer y safle. Fodd bynnag, mae 5% o'r safle wedi'i nodi fel y tu mewn i'r Dŵr Wyneb a Chyfyngau Dŵr Bach NRW (zone 2 a 3).

Seilwaith a Chyfleustodau / Infrastructure and Utilities

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

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

Y Gymraeg / Welsh Language

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

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

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

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

Sylwadau Ychwanegol / Additional Comments

Nid oes unrhyw effaith niweidiol ar gyflawniad y safle, ac mae wedi'i leoli mewn lleoliad cynaliadwy. Mae ei faint a'i raddfa yn ei wneud yn safle deniadol i ddatblygwyr ar raddfa fach neu ganolog. Bydd y safle'n cael ei ddyrannu fel safle 100% fforddiadwy i adlewyrchu'r cais sydd ar y gweill ar gyfer 16 o gartrefi fforddiadwy.

The site does not have any adverse impact to its delivery and is located in a sustainable location. Its size and scale makes it an attractive site for small scale or medium scale developers. The site is to be allocated as a 100% affordable site to reflect the pending application for 16 affordable dwellings

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

Manylion y Safle / Site Details

Rhif y Safle Ymgeisio / Candidate Site Number:	SR/007/003	Cyfeirnod y Safle / Site Reference:	SuV59/(i)
Cyfeiriad y Safle / Site Address:	Gogledd Ddwyrain Ysgol Bancyfelin / North East of Bancyfelin School	Arwynebedd y Safle / Site Area:	0.76ha
Defnydd Presennol / Existing Use:	Safle Glas / Greenfield Site	Defnydd Arfaethedig / Proposed Use:	Preswyl Residential
		Os arall, Na, Nodwch / If other, specify:	0

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

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

Sylwebaeth Arfarniad Cynladwyedd Integredig / Intergrated Sustainability Appraisal Commentary

Mae'n debygol y bydd adeiladu a chynefinoedd/defnydd o'r safle arfaethedig yn cynyddu'r defnydd o adnoddau naturiol, aflonyddwch cynefin/rhywogaethau, ac o bosib yn cyfrannu'n negyddol at y lefelau presennol o lygredd (e.e., aer, dŵr, golau, a sain). Disgwylir i bolisiâu lliniarol a nodir yn y CDLID e.e., SP12: Creu lleoedd a lleoedd Cynaliadwy fynd i'r afael â'r effeithiau hyn.

O ystyried yr effaith negyddol a roddir ar fioamrywiaeth o ganlyniad i newid datblygiad/defnydd tir, cyfeirir at Bolisi Strategol – SP 14: Cynnal a Gwella'r Amgylchedd Naturiol.

Drwy beidio â defnyddio tir sydd wedi ei ddatblygu'n flaenorol, bydd y datblygiad ar y safle hwn yn lleihau asedau feidraidd (e.e., adnoddau tir a phridd) a gall fod yn debygol o achosi colled/dadleoli bioamrywiaeth – yn gyffredinol, ac o bosib effeithio ar reoli cynaliadwy adnoddau naturiol a rhwystro cadwraeth natur/hinsawdd.

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

Both construction and habitation/usage of the proposed site is likely to increase the consumption of natural resources, disturbance of habitat/species, and potentially contribute negatively to existing levels of pollution (e.g., air, water, light, and sound). Mitigative policies set out within the rLDP (e.g., SP12: Placemaking and Sustainable Places) are expected to address these effects.

Given the negative impact placed upon biodiversity as a result of development/land use change, reference is made to Strategic Policy – SP 14: Maintaining and Enhancing the Natural Environment.

By not utilising previously developed land, development on this site will reduce finite assets (e.g., land and soil resources) and may cause a loss/displacement of biodiversity – overall, potentially impacting the sustainable management of natural resources and hindering nature/climate conservation.

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

Appendix B. POSA Additional Sites Assessment

B.1 The table below contains the assessment of the Additional Sites on their ability to access existing open space provisions (either a playing field or formal play space) and their potential impact to create/exacerbated shortfalls. Y = Yes, N = No. * Site crosses Bynea and Llangennech wards.

Site Ref	Name	Settlement	Outdoor Sports (Playing Field)			Play Space		
			Access?	Ward Capacity	Shortfall created/exacerbated?	Access?	Ward Capacity	Shortfall created/exacerbated?
Cluster 1								
PrC1/(i)	Former Lidl, Priory Street	Carmarthen	Y	Y	Not Likely	N	-	Y
PrC1/(ii)	Land south of Pant Glas	Carmarthen	N	-	Y	N	-	Y
PrC1/(iii)	Land adjacent to 93 & 94 Abergwili Road	Carmarthen	Y	Y	Not Likely	N	-	Y
PrC1/(iv)	Land off Trevaughan Road	Carmarthen	Y	N	Y	N	-	Y
SeC1/(i)	Black Horse, Meinciau	Meinciau	Y	N	Y	Y	N	Y
SuV2/(i)	Land at Maes y Meillion	Llanybri	N	-	Y	Y	N	Y
Cluster 2								
PrC2/(i)	Land adj 91 Maes yr Haf, Pwll	Llanelli	Y	Y	Not Likely	N	-	Y
PrC2/(ii)	Land at Cefncaeau	Llanelli	Y	N	Y	Y	N	Y
PrC2/(iii)	Land at Pendderi Road, Bryn	Llanelli	Y	Y	Not Likely	N	-	Y
PrC2/(v)	Land off Heol y Mynydd, Bryn	Llanelli	Y	*	Y	Y	*	Y
SeC3/(i)	Land opposite Parc Pendre	Kidwelly	Y	Y	Not Likely	Y	N	Y
SeC3/(ii)	Land at Monksford Street	Kidwelly	Y	Y	Not Likely	Y	N	Y
SeC6/(i)	Land off Heol y Parc	Hendy	Y	N	Y	N	-	Y
SeC6/(ii)	Fforest Garage	Fforest	Y	N	Y	Y	N	Y
SeC6/(iii)	Land at Fforest Road	Fforest	Y	N	Y	Y	N	Y

			Outdoor Sports (Playing Field)			Play Space		
Site Ref	Name	Settlement	Access?	Ward Capacity	Shortfall created/ exacerbated?	Access?	Ward Capacity	Shortfall created/ exacerbated?
SeC7/(i)	Land off Pontarddulais Road	Llangennech	Y	N	Y	Y	N	Y
Cluster 3								
PrC3/(i)	Emlyn Brickworks	Penygroes	Y	Y	Not Likely	Y	N	Y
PrC3/(ii)	Adjacent to Pant-y-Blodau	Penygroes	Y	Y	Not Likely	Y	N	Y
PrC3/(iii)	Land rear of 10-12 Norton Road	Penygroes	Y	Y	Not Likely	N	-	Y
PrC3/(iv)	Land adjoining Maes Ifan, Maesquarre Road	Ammanford	Y	N	Y	Y	N	Y
PrC3/(v)	Land off Parklands Road, Penybank	Ammanford	Y	N	Y	N	-	Y
PrC3/(vi)	Land opposite Plough & Harrow, Ammanford	Ammanford	Y	N	Y	Y	N	Y
PrC3/(vii)	Land off Dôl y Dderwen Myddynfych	Ammanford	Y	Y	Not Likely	N	-	Y
PrC3/(viii)	Tir tu cefn 108 - 114 Heol Waterloo / Land r/o 108 - 114 Waterloo Road	Penygroes	Y	Y	Not Likely	Y	N	Y
PrC3/(ix)	Breakers Yard	Gorslas	Y	N	Y	Y	N	Y
SuV25/(i)	Cysgod yr Eglwys (Adj St Nons Church)	Llannon	N	-	Y	Y	N	Y
Cluster 4								
SuV37/(i)	Former Coedmor School	Cwmann	Y	N	Y	N	-	Y
Cluster 5								
SeC15/(i)	Land at Cilycwm Road	Llandovery	Y	Y	Not Likely	Y	N	Y
Cluster 6								

			Outdoor Sports (Playing Field)			Play Space		
Site Ref	Name	Settlement	Access?	Ward Capacity	Shortfall created/exacerbated?	Access?	Ward Capacity	Shortfall created/exacerbated?
SeC19/(i)	Land Adjacent to the Beeches	Whitland	Y	Y	Not Likely	Y	N	Y
SuV59/(i)	North East of Bancyfelin school	Bancyfelin	N	-	Y	N	-	Y

Appendix C. GBI Additional Sites Assessment

C.1 The table below contains the assessment of the proposed Additional Sites against Carmarthenshire's GBI baseline. Unless stated otherwise, figures are expressed as percentage of site area. Resilience Framework obtained via NRW CuRve data, range from zero to 100, with higher numbers indicating that the factor contributes more to resilience. Data for the largest overlap was provided for sites that span multiple DECCA grids. Other contextual information including assessment against NFI2020 is contained within the notes. PEN = Priority Ecological Networks, C¹= Connectivity, C²=Condition.

Site Ref	Name	Area (Ha)	PEN	S7 Habitat	Urban Trees	Hedgerows	Resilience Framework					Notes
							D	E	C ¹	C ²	A	
Cluster 1												
PrC1/(i)	Former Lidl, Priory Street	0.46			0.57		19	22		43		Site potentially contributes towards urban canopy cover.
PrC1/(ii)	Land South of Pant Glas, Bronwydd Road	0.82			27		21	17	50	37	0	Site potentially contributes towards urban canopy cover.
PrC1/(iii)	Land adjacent to 93 & 94 Abergwili Road	0.76			3.32		22	19	61	34	38	Site potentially contributes towards urban canopy cover.
PrC1/(iv)	Land off Trevaughan Road, Carmarthen	1.63			1.44		13	16	52	45		Site potentially contributes towards urban canopy cover. HRA determined that the proximity of the site may present risks to otters, and both the aquatic and marine environment.
SeC1/(i)	Black Horse, Meinciau	1.93					24	39	57	39	67	No observations.
SuV2/(i)	Land at Maes y Meillion, Llanybri	0.58					25	24	57	42	24	No observations.
Cluster 2												
PrC2/(i)	Land adj 91 Maes yr Haf, Pwll	0.27	91.5		1.7		33	45	51	33	0	Site may have importance for the ecological connectivity of Native Woodland. On-site GBI should seek to create, enhance, or restore relevant habitat (particularly within the PEN area) to aid ecological connectivity. Site potentially contributes towards urban canopy cover.
PrC2/(ii)	Land at Cefncaeau, Llanelli	4.1	25		3	3.2	20	36	30	41		Desk study indicates an area of Coastal and Floodplain Grazing Marsh (Section 7 Habitat) southwest of the site (to be verified from subsequent ecological surveys). The mitigation hierarchy must be followed. Site also benefits from existing hedgerows and potentially contributes towards urban canopy cover.
PrC2/(iii)	Land at Pendderi Road, Bryn	0.96			9.1	6.3	25	37	41	45		Site benefits from existing hedgerows and potentially contributes towards urban canopy cover. HRA determined that the situation of the site may pose adverse effects upon the Burry Inlet SPA and Carmarthen Bay and Estuaries SAC.

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Site Ref	Name	Area (Ha)	PEN	S7 Habitat	Urban Trees	Hedgerows	Resilience Framework					Notes
							D	E	C ¹	C ²	A	
PrC2/(v)	Land off Heol y Mynydd, Bryn	5.34		32	22.6	7.8	19	30	25	38		Desk study indicates the site may contain an area of Purple Moor Grass and Rush Pastures (Section 7 Habitat) (to be verified from subsequent ecological surveys). Site benefits from existing hedgerows, and potentially contributes towards urban canopy cover. HRA determined that the situation of the site may pose adverse effects upon the Burry Inlet SPA and Carmarthen Bay and Estuaries SAC.
SeC3/(i)	Land opposite Parc Pendre	0.61			20		28	75	47	41	41	NFI2020 suggests the site is 40.94% Broadleaf Woodland, and potentially contributes towards urban canopy cover.
SeC3/(ii)	Land off Monksford Street	4.16			3.2	2.6	21	29	57	43	75	Site also benefits from existing hedgerows, and potentially contributes towards urban canopy cover.
SeC6/(i)	Land off Heol y Parc	0.31					28	40	53	38	25	NFI2020 suggests the site is 3.23% Broadleaf Woodland.
SeC6/(ii)	Fforest Garage	0.54			1.7		27	28	60	36	42	NFI2020 suggests the site is 11.25% Broadleaf Woodland. Site potentially contributes towards urban canopy cover.
SeC6/(iii)	Land at Fforest Road	2.21				5.9	27	42	60	36	28	Site benefits from existing hedgerows.
SeC7/(i)	Land off Pontarddulais Road	2.63					17	0	54	52	30	No observations.
Cluster 3												
PrC3/(i)	Emlyn Brickworks, Penygroes	18.7		*	0.16		24	38	62	48	50	Site may have importance for the ecological connectivity of Semi-Natural Grassland. On-site GBI should seek to create, enhance, or restore relevant habitat (particularly within the PEN area) to aid ecological connectivity. * = Desk study indicates the site borders an area of Purple Moor Grass and Rush Pastures (Section 7 Habitat). NFI2020 suggests the site is 0.16% Broadleaf Woodland, and may potentially contribute towards urban canopy cover.
PrC3/(ii)	Adjacent to Pant-y-Blodau, Penygroes	0.42	100		4.6		34	75	65	43	73	Site may have importance for the ecological connectivity of Semi-Natural Grassland. On-site GBI should seek to create, enhance, or restore relevant habitat (particularly within the PEN area) to aid ecological connectivity. HRA determined that the situation of the site may pose adverse effects upon the Caeau Mynydd Mawr Marsh Fritillary metapopulation. Site potentially contributes towards urban canopy cover.
PrC3/(iii)	Land rear of 10-12 Norton Road, Penygroes	0.19			3.21		24	38	62	48	50	Site potentially contributes towards urban canopy cover.
PrC3/(iv)	Land adjoining Maes Ifan, Maesquarre Road, Betws	1.56	94			1.8	37	60	36	41	25	Site may have importance for the ecological connectivity of

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Site Ref	Name	Area (Ha)	PEN	S7 Habitat	Urban Trees	Hedgerows	Resilience Framework					Notes
							D	E	C ¹	C ²	A	
												Semi-Natural Grassland and Native Woodland. On-site GBI should seek to create, enhance, or restore relevant habitat (particularly within the PEN area) to aid ecological connectivity. NFI2020 suggests the site is 0.27% Broadleaf Woodland. Site also benefits from existing hedgerows.
PrC3/(v)	Land off Parklands Road, Penybanc (Ammanford)	0.53	1.4				28	51	48	43	38	Site may have importance for the ecological connectivity of Native Woodland. On-site GBI should seek to create, enhance, or restore relevant habitat (particularly within the PEN area) to aid ecological connectivity. HRA determined that the situation of the site may pose adverse effects upon the Caeau Mynydd Mawr Marsh Fritillary metapopulation.
PrC3/(vi)	Land Opposite Plough and Harrow, Betws	0.49		2.9	13		29	55	42	38	50	Desk study indicates an area of Coastal and Floodplain Grazing Marsh (Section 7 Habitat) southwest of the site (to be verified from subsequent ecological surveys). The mitigation hierarchy must be followed. Site potentially contributes towards urban canopy cover.
PrC3/(vii)	Land off Dôl y Dderwen, Ammanford	1.45	100	1.49		7.5	35	75	55	43	73	Site may have importance for the ecological connectivity of Semi-Natural Grassland and Native Woodland (both 100%). On-site GBI should seek to create, enhance, or restore relevant habitat (particularly within the PEN area) to aid ecological connectivity. Desk study indicates the site borders an area of Purple Moor Grass and Rush Pastures (Section 7 Habitat) (to be verified from subsequent ecological surveys). Site benefits from existing hedgerows.
PrC3/(viii)	Land r/o 108 - 114 Waterloo Road, Penygroes	0.46	98.8		20.3	8	24	50	62	48	38	Site may have importance for the ecological connectivity of Semi-Natural Grassland. On-site GBI should seek to create, enhance, or restore relevant habitat (particularly within the PEN area) to aid ecological connectivity. Site benefits from existing hedgerows, and potentially contributes towards urban canopy cover. HRA determined that the situation of the site may pose adverse effects upon the Caeau Mynydd Mawr Marsh Fritillary metapopulation.
PrC3/(ix)	Breakers Yard, Gorslas	3.15	100	49.6	10.7		31	54	62	40	75	Desk study indicates the site contains a large area of Purple Moor Grass and Rush Pastures (Section 7 Habitat) (to be verified from subsequent ecological surveys). Site may have importance for the ecological connectivity of

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Site Ref	Name	Area (Ha)	PEN	S7 Habitat	Urban Trees	Hedgerows	Resilience Framework					Notes
							D	E	C ¹	C ²	A	
												Semi-Natural Grassland. On-site GBI should seek to create, enhance, or restore relevant habitat (particularly within the PEN area) to aid ecological connectivity. NFI2020 suggests the site is 14.57% Broadleaf Woodland, and potentially contributes towards urban canopy cover. HRA determined that the situation of the site may pose adverse effects upon the Caeau Mynydd Mawr Marsh Fritillary metapopulation, marine/aquatic environment, and others.
SuV25/(i)	Cysgod yr Eglwys (Adjacent St. Nons Church), Llannon	2.01	100				32	75	53	46	54	Site may have importance for the ecological connectivity of Semi-Natural Grassland. On-site GBI should seek to create, enhance, or restore relevant habitat (particularly within the PEN area) to aid ecological connectivity. NFI2020 suggests the site is 59.06% Broadleaf Woodland.
Cluster 4												
SuV37/(i)	Former Coedmor School, Cwmann	0.96	100				29	36	47	43	75	Site may have importance for the ecological connectivity of Semi-Natural Grassland. On-site GBI should seek to create, enhance, or restore relevant habitat (particularly within the PEN area) to aid ecological connectivity.
Cluster 5												
SeC15/(i)	Land at Cilycwm Road	0.45			4.45	2.56	24	31	43	43	0	Site benefits from existing hedgerows, and potentially contributes towards urban canopy cover.
Cluster 6												
SeC19/(i)	Land Adjacent to the Beeches	1.86				4.32	19	32	68	40		Site benefits from existing hedgerows.
SuV59/(i)	North East of Bancyfelin school	0.76					23	24	45	36	0	No observations.

Appendix D. Agricultural Land Assessment

D.1 The table below contains the assessment of the proposed Additional Sites against the [Predictive Agricultural Land Classification Map 2019](#). Unless otherwise stated, figures are expressed as percentage of site area. Note some sites may not necessarily aggregate to 100% due to the granularity of the ALC dataset and proximity to other land-cover types including water.

Site Ref	Name	Area (Ha)	ALC Grade						Notes	
			2	3a	3b	4	5	Non-Agri		Urban
Cluster 1										
PrC1/(i)	Former Lidl, Priory Street, Carmarthen	0.46							100	
PrC1/(ii)	Land south of Pant Glas, Carmarthen	0.82		68					32	68% of the site is identified as Grade 3a in the predicted agricultural land classification (ALC) map. It is acknowledged that, by its very nature, the ALC Map for Wales is a predictive mapping exercise. The site's development has been considered in the context of its setting within the urban form and its potential to deliver a sustainable development reflective of its surroundings. This is also consistent with the strategy of the Plan and the settlement hierarchy. The site benefits from planning consent.
PrC1/(iii)	Land adjacent to 93 & 94 Abergwili Road	0.76		49					51	49% of the site is identified as Grade 3a in the predicted agricultural land classification (ALC) map. It is acknowledged that, by its very nature, the ALC Map for Wales is a predictive mapping exercise. The site's development has been considered in the context of its setting within the urban form and its potential to deliver a sustainable development reflective of its surroundings. This is also consistent with the strategy of the Plan and the settlement hierarchy. The site benefits from outline planning consent.
PrC1/(iv)	Land off Trevaughan Road	1.63		60	33				7	60% of the site is identified as Grade 3a in the predicted agricultural land classification (ALC) map. It is acknowledged that, by its very nature, the ALC Map for Wales is a predictive mapping exercise. The site is located within a sustainable location identified as a primary centre within the rLDP and lies adjacent

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Site Ref	Name	Area (Ha)	ALC Grade							Notes
			2	3a	3b	4	5	Non-Agri	Urban	
										<p>to existing built form to the east and south. Its development would result in a sustainable development and represent logical rounding off at this part of the town.</p> <p>The portion of land identified as grade 3a totals less than 1ha in area and on balance it is considered that the site presents an opportunity for sustainable development at the edge of one of the County's largest settlements consistent with the strategy of the Plan and the settlement hierarchy.</p>
SeC1/(i)	Black Horse, Meinciau	1.93			99.9			*		*Site borders Peatland (approximately 0.01% of total site area).
SuV2/(i)	Land at Maes y Meillion, Llanybri	0.58		100						<p>The site is identified as Grade 3a in the predicted agricultural land classification (ALC) map. It is acknowledged that, by its very nature, the ALC Map for Wales is a predictive mapping exercise.</p> <p>The site's development has been considered in the context of its setting on the edge of a settlement and its potential to deliver a sustainable development reflective of its surroundings. This is also consistent with the strategy of the Plan and the settlement hierarchy. The site benefits from outline planning consent.</p>
Cluster 2										
PrC2/(i)	Land adj 91 Maes yr Haf, Pwll	0.27	25						75	<p>25% of the site is identified as Grade 2 in the predicted agricultural land classification (ALC) map. It is acknowledged that, by its very nature, the ALC Map for Wales is a predictive mapping exercise.</p> <p>The site's development has been considered in the context of its setting within the urban form and its potential to deliver a sustainable development reflective of its surroundings. This is also consistent with the strategy of the Plan and the settlement hierarchy. The site benefits from outline planning consent.</p>

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Site Ref	Name	Area (Ha)	ALC Grade							Notes
			2	3a	3b	4	5	Non-Agri	Urban	
PrC2/(ii)	Land at Cefncaeau, Llanelli	4.1			35	56			9	
PrC2/(iii)	Land at Pendderi Road, Bryn	0.96			89				11	
PrC2/(v)	Land off Heol y Mynydd, Bryn	5.34			81				19	
SeC3/(i)	Land opposite Parc Pendre, Kidwelly	0.61						29	71	
SeC3/(ii)	Land at Monksford Street, Kidwelly	4.16			74				26	
SeC6/(i)	Land off Heol y Parc, Hendy	0.31	63		5			32		63% of the site is identified as Grade 2 in the predicted agricultural land classification (ALC) map. It is acknowledged that, by its very nature, the ALC Map for Wales is a predictive mapping exercise. The site's development has been considered in the context of its setting within the urban form and its potential to deliver a sustainable development reflective of its surroundings. This is also consistent with the strategy of the Plan and the settlement hierarchy. The site benefits from outline planning consent.
SeC6/(ii)	Former Fforest Garage	0.54							100	
SeC6/(iii)	Land at Fforest Road	2.21			81	1			18	
SeC7/(i)	Land off Pontarddulais Road, Llangennech	2.63			99				1	
Cluster 3										
PrC3/(i)	Emlyn Brickworks, Penygroes	18.7					90		10	
PrC3/(ii)	Adjacent to Pant-y-Blodau, Penygroes	0.42					66		34	
PrC3/(iii)	Land rear of 10-12 Norton Road, Penygroes	0.19							100	
PrC3/(iv)	Land adjoining Maes Ifan, Maesquarre Road	1.56							100	
PrC3/(v)	Land off Parklands Road, Penybanc (Ammanford)	0.53			47		5		47	
PrC3/(vi)	Land opposite Plough & Harrow, Betws	0.49							100	
PrC3/(vii)	Land off Dôl y Dderwen, Ammanford	1.45			100				*	

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Site Ref	Name	Area (Ha)	ALC Grade							Notes
			2	3a	3b	4	5	Non-Agri	Urban	
PrC3/(viii)	Land r/o 108 - 114 Waterloo Road, Penygroes	0.46				29	1		70	
PrC3/(ix)	Breakers Yard, Gorslas	3.15					53	10	37	
SuV25/(i)	Cysgod yr Eglwys, Llannon (Adj St Nons Church)	2.01			20			67	13	
Cluster 4										
SuV37/(i)	Former Coedmor School, Cwmann	0.96			100					
Cluster 5										
SeC15/(i)	Land at Cilycwm Road, Llandovery	0.45		95					5	95% of the site is identified as Grade 3a in the predicted agricultural land classification (ALC) map. It is acknowledged that, by its very nature, the ALC Map for Wales is a predictive mapping exercise. The site's development has been considered in the context of its setting on the edge of the urban form and its potential to deliver a sustainable development reflective of its surroundings. This is also consistent with the strategy of the Plan and the settlement hierarchy. The site benefits from planning consent.
Cluster 6										
SeC19/(i)	Land Adjacent to the Beeches, Whitland	1.86			69				31	
SuV59/(i)	North East of Bancyfelin school	0.76			100					

Appendix E: Flooding

E.1 The table below contains the assessment of the proposed Additional Sites against Flood Map for Planning and TAN15

Site Ref	Name	Flooding Constraint	Notes
Cluster 1			
PrC1/(i)	Former Lidl, Priory Street, Carmarthen	No flooding constraints	The site has full planning permission granted under planning application- PL/03279 19 th December 2023.
PrC1/(ii)	Land south of Pant Glas, Carmarthen	No flooding constraints	The site has the approval of Reserved Matters. Granted under planning application- PL/05756 15 th August 2023.
PrC1/(iii)	Land adjacent to 93 & 94 Abergwili Road, Carmarthen, SA31 2HJ	Approximately 15% falls within Flood zone 2 Rivers and Sea Approximately 5% falls within the NRW Surface Water and Small Water Courses (zones 2 & 3).	The site has outline planning permission granted under planning application number PL/05745.
PrC1/(iv)	Land off Trevaughan Road, Carmarthen	Approximately 10% falls within the NRW Surface Water and Small Water Courses (zones 2 & 3)	The 2019 SFCA concluded that there are no significant flood risk considerations for the site. The implications surface water and small watercourses will be considered at a planning application level with the approach and information required dependent on the nature of the flood risk, and may include integration of design and layout solutions and submission of a FCA potentially demonstrating a sequential approach with the highest vulnerability uses at the lowest risk of flooding and modelling of the watercourse where appropriate. In relation to the surface water and flooding from small watercourses the FMfP as a material consideration is duly noted. However, its interpretation in policy terms is not informed by national planning policy as a result of the delay in the adoption of the revised TAN15. The above would be subject to review on publication of the revised TAN15.
SeC1/(i)	Black Horse, Meinciau	No flooding constraints	The site is under construction.
SuV2/(i)	Land at Maes y Meillion, Llanybri	No flooding constraints	The site has outline planning permission. The Approval of Reserved Matters is pending.
Cluster 2			

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Site Ref	Name	Flooding Constraint	Notes
PrC2/(i)	Land adj 91 Maes yr Haf, Pwll	Less than 5% falls within the NRW Surface Water and Small Water Courses (zones 2 & 3)	The site has outline planning permission granted under planning application PL/04244 – 1 st February 2024.
PrC2/(ii)	Land at Cefncaeau	<p>Approximately 50% falls within Flood Zone 3 Rivers and Sea, however it is within the TAN15 Defended Zone.</p> <p>Approximately 10% falls within the NRW Surface Water and Small Water Courses (zones 2 & 3)</p>	The site has outline planning permission granted under planning application PL/05187 – 2 nd December 2024.
PrC2/(iii)	Land at Pendderi Road, Bryn	Less than 5% falls within the NRW Surface Water and Small Water Courses (zones 2 & 3)	<p>The 2019 SFCA concluded that there are no significant flood risk considerations for the site.</p> <p>The implications of surface water and small watercourses will be considered at a planning application level with the approach and information required dependent on the nature of the flood risk and may include integration of design and layout solutions and submission of a FCA potentially demonstrating a sequential approach with the highest vulnerability uses at the lowest risk of flooding and modelling of the watercourse where appropriate.</p> <p>In relation to the surface water and flooding from small watercourses the FMfP as a material consideration is duly noted. However, its interpretation in policy terms is not informed by national planning policy as a result of the delay in the adoption of the revised TAN15.</p> <p>The above would be subject to review on publication of the revised TAN15.</p>
PrC2/(v)	Land off Heol y Mynydd, Bryn	Less than 5% falls within the NRW Surface Water and Small Water Courses (zones 2 & 3)	<p>The 2019 SFCA concluded that there are no significant flood risk considerations for the site.</p> <p>The implications of surface water and small watercourses will be considered at a planning application level with the approach and information required dependent on the nature of the flood risk and may include integration of design and layout solutions and submission of a FCA potentially demonstrating a sequential approach with the highest vulnerability uses at the lowest risk of flooding and modelling of the watercourse where appropriate.</p> <p>In relation to the surface water and flooding from small watercourses the FMfP as a material consideration is duly noted. However, its interpretation in policy terms is not informed by national planning policy as a result of the delay in the adoption of the revised TAN15.</p>

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Site Ref	Name	Flooding Constraint	Notes
			The above would be subject to review on publication of the revised TAN15.
SeC3/(i)	Land opposite Parc Pendre, Kidwelly	Approximately 75% falls within the NRW Surface Water and Small Water Courses (zones 2 & 3)	The site has the approval of Reserved Matters granted under planning application S/40190 -26 th March 2024.
SeC3/(ii)	Land at Monksford Street, Kidwelly	Approximately 30% falls within the NRW Surface Water and Small Water Courses (zones 2 & 3)	The site has outline planning permission with some matters reserved granted under planning application S/17768 – 8 th August 2022.
SeC6/(i)	Land off Heol y Parc, Hendy	Approximately 20% falls within the NRW Surface Water and Small Water Courses (zones 2 & 3)	The site has outline planning permission granted under planning application PL/04430 – 29 th August 2024.
SeC6/(ii)	Fforest Garage	No flooding constraints	The site has a pending full planning permission which is subject to the signing of a S106 agreement.
SeC6/(iii)	Land at Fforest Road, Hendy	No flooding constraints	The site has previously been considered as part of the 2019 SFCA with no flood risk concerns.
SeC7/(i)	Land off Pontarddulais Road, Llangennech	Less than 1% falls within the NRW Surface Water and Small Water Courses (zones 2 & 3).	The site has previously been considered as part of the 2019 SFCA, and the small part considered as an additional site has no flood risk concerns. The site was formerly identified as a Reserve site.
Cluster 3			
PrC3/(i)	Emlyn Brickworks, Penygroes	Less than 5% falls within the NRW Surface Water and Small Water Courses (zones 2 & 3).	<p>Increase in density on the site.</p> <p>Part of the site has full planning permission.</p> <p>The SFCA concluded that there are no significant flood risk considerations for the site.</p> <p>The implications of surface water and small watercourses will be considered at a planning application level with the approach and information required dependent on the nature of the flood risk. It may include integration of design and layout solutions and submission of a FCA potentially demonstrating a sequential approach with the highest vulnerability uses at the lowest risk of flooding and modelling of the watercourse where appropriate.</p> <p>In relation to the surface water and flooding from small watercourses the FMfP as a material consideration is duly noted. However, its interpretation in policy</p>

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Site Ref	Name	Flooding Constraint	Notes
			<p>terms is not informed by national planning policy as a result of the delay in the adoption of the revised TAN15.</p> <p>The above would be subject to review on publication of the revised TAN15.</p>
PrC3/(ii)	Adjacent to Pant-y-Blodau, Penygroes	No flooding constraints	No further comments.
PrC3/(iii)	Land rear of 10-12 Norton Road, Penygroes	Approximately 75% falls within the NRW Surface Water and Small Water Courses (zones 2 & 3)	The site is under construction.
PrC3/(iv)	Land adjoining Maes Ifan, Maesquarre Road	Approximately 2% falls within the NRW Surface Water and Small Water Courses (zone 2)	<p>This is an increase to the density of the site previously considered as part of the Revised LDP examination.</p> <p>The SFCA concluded that there are no significant flood risk considerations for the site.</p> <p>The implications of surface water and small watercourses will be considered at a planning application stage with the approach and information required dependent on the nature of the flood risk. It may include integration of design and layout solutions and submission of a FCA potentially demonstrating a sequential approach with the highest vulnerability uses at the lowest risk of flooding and modelling of the watercourse where appropriate.</p> <p>In relation to the surface water and flooding from small watercourses the FMfP as a material consideration is duly noted. However, its interpretation in policy terms is not informed by national planning policy as a result of the delay in the adoption of the revised TAN15.</p> <p>The above would be subject to review on publication of the revised TAN15.</p>
PrC3/(v)	Land off Parklands Road, Penybanc (Ammanford)	Approximately 2% falls within the NRW Surface Water and Small Water Courses (zone 2)	<p>The SFCA concluded that there are no significant flood risk considerations for the site.</p> <p>The implications of surface water and small watercourses will be considered at a planning application stage with the approach and information required dependent on the nature of the flood risk. It may include integration of design and layout solutions and submission of a FCA potentially demonstrating a sequential approach with the highest vulnerability uses at the lowest risk of flooding and modelling of the watercourse where appropriate.</p>

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Site Ref	Name	Flooding Constraint	Notes
			<p>In relation to the surface water and flooding from small watercourses the FMfP as a material consideration is duly noted. However, its interpretation in policy terms is not informed by national planning policy as a result of the delay in the adoption of the revised TAN15.</p> <p>The above would be subject to review on publication of the revised TAN15.</p>
PrC3/(vi)	Land opposite Plough & Harrow, Betws, Ammanford	Approximately 95% falls within the NRW Surface Water and Small Water Courses (zones 2 & 3)	The site is under construction.
PrC3/(vii)	Land off Dôl y Dderwen, Ammanford	Less than 1% falls within the NRW Surface Water and Small Water Courses (zones 2 & 3).	The site has full planning permission granted under planning application PL/06515 – 28 th February 2025.
PrC3/(viii)	Land r/o 108 - 114 Waterloo Road, Penygroes	Approximately 15% falls within the NRW Surface Water and Small Water Courses (zones 2 & 3)	<p>The 2019 SFCA concluded that there are no significant flood risk considerations for the site.</p> <p>The implications of surface water and small watercourses will be considered at a planning application stage with the approach and information required dependent on the nature of the flood risk. It may include integration of design and layout solutions and submission of a FCA potentially demonstrating a sequential approach with the highest vulnerability uses at the lowest risk of flooding and modelling of the watercourse where appropriate.</p> <p>In relation to the surface water and flooding from small watercourses the FMfP as a material consideration is duly noted. However, its interpretation in policy terms is not informed by national planning policy as a result of the delay in the adoption of the revised TAN15.</p> <p>The above would be subject to review on publication of the revised TAN15</p>
PrC3/(ix)	Breakers Yard, Gorslas	Approximately 5% falls within the NRW Surface Water and Small Water Courses (zones 2 & 3)	<p>The 2019 SFCA concluded that there are no significant flood risk considerations for the site.</p> <p>The implications of surface water and small watercourses will be considered at a planning application stage with the approach and information required dependent on the nature of the flood risk. It may include integration of design and layout solutions and submission of a FCA potentially demonstrating a sequential approach with the highest vulnerability uses at the lowest risk of flooding and modelling of the watercourse where appropriate.</p> <p>In relation to the surface water and flooding from small watercourses the FMfP as a material consideration is duly noted. However, its interpretation in policy</p>

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Site Ref	Name	Flooding Constraint	Notes
			<p>terms is not informed by national planning policy as a result of the delay in the adoption of the revised TAN15.</p> <p>The above would be subject to review on publication of the revised TAN15</p>
SuV25/(i)	Cysgod yr Eglwys, Llannon (Adj St Nons Church)	Approximately 25% falls within the NRW Surface Water and Small Water Courses (zones 2 & 3)	The site is under construction.
Cluster 4			
SuV37/(i)	Former Coedmor School, Cwmann	Approximately 5% falls within the NRW Surface Water and Small Water Courses (zone 2)	The site has full planning permission granted under planning application- PL/03083 - 29 th January 2024.
Cluster 5			
SeC15/(i)	Land at Cilycwm Road, Llandovery	<p>Approximately 15% falls within the NRW flood zone 3 (rivers)</p> <p>Approximately 5% falls within the NRW Surface Water and Small Water Courses (zone 2)</p>	The site has full planning permission granted under planning application- PL/04067 - 29 th February 2024. Matters relating to flooding have been considered as part of the planning permission.
Cluster 6			
SeC19/(i)	Land Adjacent to the Beeches, Whitland	Approximately 10% falls within the NRW Surface Water and Small Water Courses (zone 2)	The site has outline planning permission granted under planning application PL/02934 – 30 th September 2022.
SuV59/(i)	North East of Bancyfelin school	Less than 5% falls within the NRW Surface Water and Small Water Courses (zones 2 & 3)	<p>The site has a pending application for 16 dwellings.</p> <p>The 2019 SFCA concluded that there are no significant flood risk considerations for the site.</p> <p>The implications of surface water and small watercourses will be considered at a planning application stage with the approach and information required dependent on the nature of the flood risk. It may include integration of design and layout solutions and submission of a FCA potentially demonstrating a sequential approach with the highest vulnerability uses at the lowest risk of flooding and modelling of the watercourse where appropriate.</p> <p>In relation to the surface water and flooding from small watercourses the FMfP as a material consideration is duly noted. However, its interpretation in policy</p>

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Site Ref	Name	Flooding Constraint	Notes
			terms is not informed by national planning policy as a result of the delay in the adoption of the revised TAN15. The above would be subject to review on publication of the revised TAN15

Appendix F. Comments from Ecology

F.1 The table below contains the assessment of the proposed Additional Sites by the Ecology Team. Site capacity is for the plan period. Potential features are based on satellite imagery and GIS layers. NNB = Net Benefit for Biodiversity.

Site Ref	Name	Site Capacity	Potential Features	Potential considerations
Cluster 1				
PrC1/(i)	Former Lidl, Priory Street	40	Hard standing and building	The site has planning permission granted under planning application- PL/03279 19 th December 2023.
PrC1/(ii)	Land south of Pant Glas	13	Semi-improved grassland, scrub, nice hedges/treelines	The site has the approval of Reserved Matters. Granted under planning application- PL/05756 15 th August 2023.
PrC1/(iii)	Land adjacent to 93 & 94 Abergwili Road	9	Improved grassland, marshy looking grassland, hedgerow, tree lines and woodland	The site has outline planning permission granted under planning application number PL/05745.
PrC1/(iv)	Land off Trevaughan Road	30	Improved grassland, trees and hedgerow	Retain trees and buffers. Hedgerow retention.
SeC1/(i)	Black Horse, Meinciau	30	Marshy looking grassland, bare ground, scrub, hedge and trees	Site under construction.
SuV2/(i)	Land at Maes y Meillion, Llanybri	13	Semi improved grassland, Hedgerows, Hardstanding	The site has the approval of outline planning permission granted under ref. PL/00629 – 5 th August 2022, and a reserved matters application pending.
Cluster 2				
PrC2/(i)	Land adj 91 Maes yr Haf, Pwll	8	Improved grassland, trees.	The site has outline planning permission. Buffers for trees.
PrC2/(ii)	Land at Cefncaeau	91	Semi-improved grassland, NRW priority habitat coastal grazing marsh, nice hedges/treelines	Subject to survey. Buffers for trees. Buffer from wolverine habitat to south of the site.
PrC2/(iii)	Land at Pendderi Road, Bryn	35	Semi improved grassland, marshy looking grassland, trees, scrub, hedgerows	Subject to survey. Buffers for trees.
PrC2/(v)	Land off Heol y Mynydd, Bryn	80	Improved grassland, trees.	Subject to tree survey.
SeC3/(i)	Land opposite Parc Pendre, Kidwelly	16	Trees, scrub	Site is under construction

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Site Ref	Name	Site Capacity	Potential Features	Potential considerations
SeC3/(ii)	Land at Monksford Street, Kidwelly	70	Marshy looking grassland, scrub, hedge and trees.	The site has outline permission with some matters reserved S/17768 . Subject to survey. Buffers for trees.
SeC6/(i)	Land off Heol y Parc, Hendy	6	Scrub, woodland, Hedgerow, watercourse to north of site.	The site outline planning permission. Any future application would be subject to survey. Buffers for trees.
SeC6/(ii)	Fforest Garage	8	Hard standing, scrub and trees	Subject to a pending planning application. Tree retention and buffers.
SeC6/(iii)	Land at Fforest Road, Hendy	35	Semi improved grassland, marshy looking grassland, trees, scrub, proximity to a watercourse.	Subject to survey (grassland and scrub). Buffers for trees and from watercourse.
SeC7/(i)	Land off Pontarddulais Road, Llangennech	60	Semi improved grassland, marshy looking grassland, trees, scrub, hedgerows	Subject to survey (grassland and scrub). Buffers for trees
Cluster 3				
PrC3/(i)	Emlyn Brickworks, Penygroes	50	Much of the site is Open Mosaic Habitat on previously developed land (Section 7 priority habitat). Some parts of the site were assessed in ecological reports as some of the best examples in Carmarthenshire.	Potential for off-site management through financial contribution.
PrC3/(ii)	Adjacent to Pant-y-Blodau, Penygroes	11	Mosaic of scrub, hedges/shelterbelts, semi-improved grassland.	Subject to survey (grassland and scrub). Buffers for trees Avoid species rich grassland
PrC3/(iii)	Land rear of 10-12 Norton Road, Penygroes	6	Hardstanding, bare ground, tree line to South.	Tree retention and buffers.
PrC3/(iv)	Land adjoining Maes Ifan, Maesquarre Road	6	Semi-improved grassland surrounded by woodland (outside site boundary)	Tree retention and buffers. Subject to survey.
PrC3/(v)	Land off Parklands Road, Penybanc (Ammanford)	9	Mostly sheep/horse-grazed improved/semi-improved grassland, No proper hedge, A few trees to the South	Subject to survey, Step-wise approach in relation to trees
PrC3/(vi)	Land opposite Plough & Harrow, Betws, Ammanford	9	Improved grassland surrounded by mature tree lines and hedges	Site under construction.
PrC3/(vii)	Land off Dôl y Dderwen, Ammanford	31	Improved grassland surrounded by tree-lines/woodland of high ecological value	This development was found to be approvable after some discussion about adequate buffers

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Site Ref	Name	Site Capacity	Potential Features	Potential considerations
PrC3/(viii)	Land r/o 108 - 114 Waterloo Road	6	Semi-improved grassland, watercourse, tree line	Subject to survey (grassland and scrub). Buffers for trees and watercourse Avoid species rich grassland.
PrC3/(ix)	Breakers Yard, Gorslas	80	Hard-standing, buildings, semi-natural broad-leaved woodland, purple moor grass rush pasture, dense scrub	The site has recently been subject to a PAC. The site contains hard standing and buildings – potentially suitable. Subject to stepwise. Avoidance of areas of species rich purple moor grass and rush pasture. Semi-natural broad-leaved woodland. Ecological surveys have confirmed the presence of dormouse using the woodland and scrub areas. Additional surveys may be required
SuV25/(i)	Cysgod yr Eglwys, Llannon (Adj St Nons Church)	34	TPO semi-natural broadleaved woodland, pine plantation, scrub, watercourses	Site under construction.
Cluster 4				
SuV37/(i)	Former Coedmor School, Cwmann	21	Scrub, mature boundary trees, semi-improved grassland, hardstanding, buildings with bats	Site has planning permission for residential development..
Cluster 5				
SeC15/(i)	Land at Cilycwm Road, Llandovery	14	Improved grassland, tree line, phosphate catchment	Incorporate planned lighting. Buffers for trees.
Cluster 6				
SeC19/(i)	Land Adjacent to the Beeches, Whitland	50	Semi-improved grassland, moderate quality marshy grassland, mature trees, reptiles	Any ecological considerations should be overcome via conditions and reserved matters submissions.
SuV59/(i)	North East of Bancyfelin school	16	Improved grassland, hedge, man-made ditch	Site is pending planning permission, however shows NBB and step-wise approach followed.

Appendix G. Highway Comments

G.1 While all Additional Sites have been reviewed for their potential highway constraints, commentary is only provided below for those sites without planning permission.

Site Ref	Name	Highway Comments
PrC1/(iv)	Land off Trevaughan Road, Carmarthen	Any access junction shall be considered in line with CCC Standards and shall be situated at least 33 metres (centreline to centreline) away from the Derwen Fechan junction (opposite junction spacing).
PrC2/(iii)	Land at Pendderi Road, Bryn	<p>Potential access junction could be achieved from both Genwen and Pendderi Roads.</p> <p>Genwen Rd - Would need to be located at far western extent due to proximity of junction with Pendderi Road.</p> <p>Pendderi Road - Given vertical and horizontal alignment of Pendderi Road, hedgerow & tree translocation/removal would be required to ensure compliant visibility and forward visibility is achieved. Improved footway provision also required along site frontage.</p>
PrC2/(v)	Land off Heol y Mynydd	There appears to be some 10m width (including verges) at the track between 29 & 31 Heol Y Mynydd, so in theory a compliant access could be achieved depending on land ownership and detailed design. The spur off Heol Y Mynydd serving the site is adopted by the LHA which would allow for compliant design and 'tie in'. Heol Caegar could be looked at as a secondary access but would likely need improving in terms of width and footway provision (western side), where land appears to be under control of CCC. However, Caegar would certainly serve as an excellent active travel access point.
SeC6/(iii)	Land off Fforest Road	Access is considered suitable. No observations to the additional numbers/allocation. Should the allocation take the potential total of dwellings including the existing already built (Clos Benallt Fawr) to over 150 then considerations should be given to secondary/alternative access to the site i.e. there is potential for an access onto the A48, adjacent no.44 Fforest Road (subject to feasibility, design etc).
SeC7/(i)	Land off Pontarddulais Road, Llangennech	<p>With most of the site's north-western boundary fronting Pontarddulais Road (based on the assumption that there is not a strip of third party land between the site and Pontarddulais Road), it is likely that a compliant access junction could be constructed to serve a residential development of C.60 dwellings. However, given existing peak period congestion issues along the surrounding road network, including Pontarddulais Road, the Talyclun Traffic Signals and the A4138 through to M4 Junction 48 a Transport Assessment (TA) would need to support any forthcoming planning application. From an operational perspective, the TA would need to:</p> <ul style="list-style-type: none"> - consider existing traffic queues along the Pontarddulais Road approach to the Talyclun Traffic Signals (A4138 / Pontarddulais Road) in the context of the development proposals under consideration; - address likely constraints to traffic wanting to turn right out of the development during both the AM and PM Peak periods; and - consider improvements to the surrounding road network as appropriate.

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Site Ref	Name	Highway Comments
PrC3/(i)	Emlyn Brickworks	<p>In principle there should be no transport related issues that would result in a recommendation for refusal of the 50 additional dwellings proposed for the Emlyn Brickworks site. However, a Transport Assessment, considering the cumulative impact of the proposal alongside other residential and commercial / light industrial elements proposed for the site, would need to be produced in support of any forthcoming planning application.</p> <p>The Transport Assessment will need to demonstrate that the access proposals are appropriate from an overall traffic distribution perspective; to ensure the majority of the site traffic utilises the Cross Hands Economic Link Road to access and egress the surrounding road network as a means of reducing the impact of the development on local roads such as Waterloo Road and Gors Ddu Road.</p>
PrC3/(ii)	Adjacent to Pant y Blodau, Penygroes	<p>Access is considered suitable. No observations to the additional numbers/allocation. Consideration shall be given to the previous planning approvals and associated conditions. The additional dwellings to be accessed from the internal estate road as opposed to direct plot access from the B4297.</p>
PrC3/(iv)	Land adjoining Maes Ifan, Maesquarre Road	<p>Access is considered suitable. No observations to the additional numbers/allocation.</p>
PrC3/(ix)	Breakers Yard, Gorslas	<p>This development was initially considered as part of a pre-app in July 2023 with an updated pre-app submitted in February 2025; both of which were supported by a Transport Statement produced by LvW Highways.</p> <p>A simple priority junction access to the development site is proposed at its connection with Cefneithin Road (realignment of an existing industrial access junction). The internal layout, which is shown indicatively at this stage, would be designed to adoptable standards and would give maximum encouragement to walking and cycling. The development site connects to existing pedestrian and cycle facilities on the surrounding network, including the local network serving Gorslas (with a shared 2m wide footway / cycleway running alongside the site on Cefneithin Road). The access proposals for the development are appropriate and given that the development would generate fewer trips than the site's former use (as a metals recycling yard) with a significant reduction in heavy goods vehicle movements along the surrounding road network, HPL would not recommend refusal of this development.</p>