

# 1. Gohiriwyd/Deferred

#	Cyfeirnod y Cais / Application Reference	Dyddiad y derbyniwyd / Received Date	Ymgeisydd / Applicant	Bwriad / Proposal	Lleoliad / Location	Argymhelliad / Recommendation
1	A211186	22-12-2021	(Aldi Stores Ltd)	The erection of a Class A1 retail Aldi foodstore, the refurbishment of a Grade II listed sports pavilion, the installation of three pre- fabricated wooden exhibition pods, and a nature and biodiversity area with associated access, car parking and landscaping.	Trinity St Davids Playing Fields Pontfaen Road, Lampeter, Ceredigion,	Refuse

# 1.1. A211186



<b>Rhif y Cais / Application Reference</b>	A211186
<b>Derbyniwyd / Received</b>	22-12-2021
<b>Y Bwriad / Proposal</b>	Codi siop adwerthu bwyd Dosbarth A1 - Aldi, adnewyddu pafiliwn chwaraeon rhestredig Gradd II, gosod tri phod arddangos o bren parod a chreu ardal natur a bioamrywiaeth, gyda mynedfa, maes parcio a gwaith tirlunio yn gysylltiedig.
<b>Lleoliad Safle / Site Location</b>	Caeau Chwarae Prifysgol y Drindod Dewi Sant, Heol Pontfaen, Llanbedr Pont Steffan, Ceredigion.
<b>Math o Gais / Application Type</b>	Cais Cynllunio Llawn
<b>Ymgeisydd / Applicant</b>	(Aldi Stores Ltd),
<b>Asiant / Agent</b>	Mr Lloyd Collins (Planning Potential Limited), Planning Potential Limited 13 - 14 Orchard Street, Bryste, BS1 5EH

## Y SAFLE A'I HANES PERTHNASOL

Caeau Chwarae'r Drindod Dewi Sant yw safle'r cais, wrth ochr Heol Pontfaen a thua 270 o fetrau i'r gorllewin o ganol tref Llanbedr Pont Steffan. Saif y safle y tu allan i Ardal Gadwraeth Llanbedr Pont Steffan gyda'r ffin tua 70 metr i'r dwyrain o gornel gogledd-ddwyreiniol y maes chwarae. Mae'r safle'n mesur tua 2.61ha ac ar hyn o bryd mae'n cael ei ddefnyddio fel cyfleuster chwaraeon. Coed aeddfed a chlawdd sydd ar y ffin ogleddol gyda Heol Pontfaen ac mae tai preswyl yn bennaf ar yr ochr arall i'r heol, gan gynnwys Canolfan Creuddyn a ddatblygwyd yn ddiweddar, a Gorsaf Betrol; i'r dwyrain mae cartref preswyl Hafan Deg, cwrt tennis awyr agored a llain bowlio; mae Canolfan Hamdden Llambled a'r Ysgol Gyfun y tu hwnt i hynny; i'r de mae Ysgol Gynradd Llambled; i'r gorllewin mae caeau amaethyddol a thai preswyl yn bennaf.

Coed aeddfed a chlawdd sydd o gwmpas y terfyn i'r gogledd, y gorllewin a'r de ac mae'r coed yn destun Gorchymyn Diogelu Coed. Ar y ffin ddwyreiniol y mae wal gerrig isel, ffens weiren fetel, gydag ambell i goeden ger y fynedfa. Mae cwrs dŵr yn llifo wrth ochr i'r rhes o goed ar y ffin orllewinol ac mae wal gerrig yn rhedeg ar hyd ffin ogleddol y safle. Mae'r prif fynediad i'r cae chwarae i'w gael drwy'r gatiau haearn yn y cornel pellaf i'r gogledd-ddwyrain, oddi ar Heol Pontfaen.

Ar hyn o bryd mae safle'r cais yn darparu dau faes ar borfa a ddefnyddir ar gyfer rygbi, criced, pêl-droed, hoci a gweithgareddau chwaraeon eraill gan Goleg Dewi Sant gynt, sef Prifysgol Cymru y Drindod Dewi Sant erbyn hyn. Yn rhan ddeheuol y safle y mae pafiliwn rhestredig Gradd II. Saif ystafell newid fwy modern yn union y tu ôl i'r strwythur rhestredig ac nid yw hon yn rhan o'r adeilad rhestredig.

Mae'r safle yn berchen ac yn cael ei reoli gan Brifysgol Cymru y Drindod Dewi Sant.

Saif y safle o fewn Ardal Tirwedd Arbennig Dyffryn Teifi.

Yr unig hanes cynllunio a nodwyd yw codi storfa ar gyfer y tirmon. Cymeradwywyd ar sail amodau ar 31-01-1990.

Cyflwynwyd ymholiad cyn cyflwyno cais (Q200146).

Cyflwynwyd barn sgrinio parthed asesiad o'r effaith amgylcheddol (AEA) cyn cyflwyno'r cais, lle dywedwyd nad oedd y cais yn ddatblygiad AEA/ EIA. (Q200280).

Cynhaliwyd ymgynghoriad cyn-ymgeisio rhwng 15 Tachwedd 2021 a 15 Rhagfyr 2021.

## MANYLION Y DATBLYGIAD

Mae'r cais yn gofyn am ganiatâd cynllunio llawn ar gyfer codi siop adwerthu bwyd Dosbarth A1, adnewyddu'r pafiliwn chwaraeon rhestredig Gradd II, gosod tri phod arddangos pren parod a chreu ardal natur a bioamrywiaeth, gyda mynedfa, maes parcio a gwaith tirlunio yn gysylltiedig.

Mae cais am ganiatâd adeilad rhestredig wedi'i gyflwyno hefyd ochr yn ochr â'r cais hwn ar gyfer adnewyddu'r pafiliwn, sy'n cael ei ystyried o dan gais cyfeirnod A211187.

### Siop Fwyd

Mae'n bwysig nodi mai siop fwyd Dosbarth A1 yw'r defnydd y ceisir amdano. Os cymeradwyir y cais, gallai unrhyw fanwerthwr bwyd feddiannu'r siop ac nid yw wedi'i chyfyngu i Aldi yn unig.

Bwriedir codi'r siop fwyd (Dosbarth A1) yn rhan ddwyreiniol safle'r cais a byddai'n adeilad cyfoes un llawr gyda tho fflat a pharapet. Mae'r adeilad yn mesur tua 60m o hyd a 40m o led, a chyfanswm uchder o tua 5.7 metr ar y pen gogleddol, a thua 6.5 metr ar y pen deheuol oherwydd bod y tir yn goleddu'n raddol. Yn fewnol bydd y siop yn mesur tua 1,855 metr sgwâr (GIA) a bydd ganddi arwynebedd gwerthiant net o 1,315 metr sgwâr. Ar hwn byddai tua 80% o'r arwynebedd llawr yn cael ei neilltuo i werthu nwyddau cyfleus ac 20% ar gyfer nwyddau cymharol. Mae gweddill yr adeilad yn cynnwys ardal 'gefn tŷ' sef warws, gofod ar gyfer llesiant y staff a gofod ategol arall.

Mae gan yr adeilad blinth brics 'llyfn du' ac mae'r ffasadau wedi'u gorffen gyda chymysgedd o rendr gwyn, cladin pren fertigol, a cherrig cymysg. Mae blaen y siop yn wynebu i'r gorllewin ac yn cynnwys canopi a lobi allanol sy'n diffinio'r brif fynedfa a chilfan y trolïau. Mae 'rhuban' o ffenestri wedi'i rannu â cholofnau cerrig yn amrywio'r ochr sy'n wynebu'r cyhoedd ac yn caniatáu i olau naturiol fynd i lawr y

siop.

Mae'r cais yn nodi y byddai'r datblygiad arfaethedig yn darparu hyd at 40 o swyddi newydd yn lleol, yn ogystal â swyddi adeiladu tymor byr.

### Pentref Bwyd

Mae'r pentref bwyd arfaethedig yn cynnwys tri phod arddangos o bren parod a ddefnyddir i helpu i hyrwyddo cynnyrch a chynhyrchwyr lleol ac at ddibenion addysgol, fel rhan o fenter ehangach Canolfan Tir Glas. Bydd y podiau yn cael eu defnyddio'n bennaf ar gyfer addysg ac arddangos rhaglenni/gweithgareddau amrywiol, a byddant yn cael eu defnyddio o bryd i'w gilydd ar gyfer manwerthu ar raddfa fach.

Bydd y podiau i'r gorllewin o siop Aldi, ar ochr arall i'r maes parcio ar gyfer Aldi, ac yn agos i Heol Pontfaen a'r fynedfa newydd. Mae'r podiau'n darparu cyfanswm o 68 metr sgwâr o arwynebedd llawr mewnol gros (GIA). Bydd gan bob pod arwynebedd llawr mewnol o tua 23 metr sgwâr a byddant yn un llawr o uchder, yn mesur 3.5 metr o uchder.

### Y Pafiliwn

Bydd y Pafiliwn rhestredig presennol yn cael ei adnewyddu i ddarparu cyfleusterau newid newydd ar gyfer timau chwaraeon a grwpiau cymunedol. Bydd cynllun mewnol yr adeilad yn aros yr un fath i raddau helaeth, ar wahân i adleoli'r toiledau a'r gegin a fydd yn cael eu moderneiddio ynghyd ag adnewyddu'r ffabrig mewnol. Mae mwy o fanylion ar gael yn adroddiad cysylltiedig yr adeilad rhestredig.

### Gwaith Cysylltiedig

Mae'r cais yn cynnwys pwynt mynediad newydd a rennir o Heol Pontfaen, gwelliannau i'r briffordd oddi ar y safle, llefydd parcio, gwaith tirlunio ychwanegol a system ddraenio gynaliadwy.

## **POLISIAU A CHANLLAWIAU CYNLLUNIO PERTHNASOL**

### **Polisiau Cynllunio Cenedlaethol Perthnasol**

- Cymru'r Dyfodol: Y Cynllun Cenedlaethol 2040
- Polisi Cynllunio Cymru (rhifyn 12, Chwefror 2024)
- Nodyn cyngor technegol (TAN) 4: Datblygiad manwerthol a masnachol
- Nodyn cyngor technegol (TAN) 10: Gorchmynion cadw coed
- Nodyn cyngor technegol (TAN) 11: Sŵn (1997)
- Nodyn cyngor technegol (TAN) 12: Dylunio (2016)
- Nodyn cyngor technegol (TAN) 15: Datblygu a pherygl llifogydd (2004)
- Nodyn cyngor technegol (TAN) 16: Chwaraeon, hamdden a mannau agored
- Nodyn cyngor technegol (TAN) 18: Trafnidiaeth
- Nodyn cyngor technegol (TAN) 23: Datblygu Economaidd (2014)
- Nodyn cyngor technegol (TAN) 24: Yr amgylchedd hanesyddol
- Canllawiau arfer gorau Cadw: Lleoliad Asedau Hanesyddol yng Nghymru (2017)

### **Polisiau Cynllunio Lleol Perthnasol**

Mae polisiau canlynol y Cynllun Datblygu Lleol yn berthnasol wrth ystyried y cais hwn:

- S01 Twf Cynaliadwy
- S02 Datblygu mewn Canolfannau Gwasanaethau Trefol
- LU12 Cynigion Cyflogaeth ar Safleoedd sydd heb eu Neilltuo
- LU18 Cynigion Manwerthu Ledled y Sir
- LU19 Cynigion Manwerthu mewn Canolfannau Gwasanaethau Trefol
- LU22 Darpariaeth Gymunedol
- LU30 Diogelu
- DM03 Teithio Cynaliadwy
- DM04 Seilwaith Teithio Cynaliadwy fel Ystyriaeth Berthnasol
- DM05 Datblygu Cynaliadwy a Lles Cynllunio
- DM06 Dylunio a Chreu Lle o Safon Uchel
- DM07 Ardaloedd Cadwraeth
- DM09 Dylunio a Symud
- DM10 Dylunio a Thirwedd
- DM11 Dylunio ar gyfer y Newid yn yr Hinsawdd
- DM13 Systemau Draenio Cynaliadwy
- DM14 Cadwraeth Natur a Chysylltedd Ecolegol
- DM15 Cadw Bioamrywiaeth Leol
- DM17 Y Dirwedd yn Gyffredinol
- DM18 Ardaloedd Tirwedd Arbennig
- DM19 Tirweddau Hanesyddol a Diwylliannol
- DM20 Gwarchod Coed, Gwrychoedd a Choetiroedd
- DM22 Gwarchod a Gwella'r Amgylchedd yn Gyffredinol

Canllawiau Cynllunio Atodol perthnasol a fabwysiadwyd:

- Canllaw Cynllunio Atodol: Mannau Agored 2014
- Ardaloedd Tirwedd Arbennig, Ebrill 2014
- Safonau Parcio Cyngor Sir Ceredigion, 2015
- Canllaw Cynllunio Atodol: Asesiad Trafnidiaeth 2015

- Yr Amgylchedd Adeiledig a Dylunio, 2015
- Cadwraeth Natur, 2015

## YSTYRIAETHAU PERTHNASOL ERAILL

### DEDDF TROSEDD AC ANHREFN 1998

Mae Adran 17(1) o Ddeddf Trosedd ac Anhrefn 1998 yn gosod dyletswydd ar yr Awdurdod Lleol i arfer ei swyddogaethau amrywiol gan roi sylw dyledus i effaith debygol y swyddogaethau hyn ar droseddau ac anhrefn o fewn ei ardal, ac i wneud popeth y gall yn rhesymol i atal troseddau ac anhrefn. Mae'r ddyletswydd hon wedi'i hystyried wrth werthuso'r cais. Ystyrir na fyddai cynnydd sylweddol neu annerbyniol mewn troseddau ac anhrefn o ganlyniad i'r penderfyniad arfaethedig.

### DEDDF CYDRADDOLDEB 2010

Mae Deddf Cydraddoldeb 2010 yn nodi nifer o 'nodweddion gwarchoddedig', sef oed; anabled; ailbennu rhywedd; beichiogrwydd a mamolaeth; hil; crefydd neu gred; rhyw; cyfeiriadedd rhywiol; priodas a phartneriaeth sifil. Mae rhoi sylw priodol i hyrwyddo cydraddoldeb yn golygu:

- gwaredu neu leihau'r anafanteision y mae pobl yn eu dioddef yn sgil eu nodweddion gwarchoddedig;
- cymryd camau i ddiwallu anghenion pobl sy'n perthyn i grwpiau gwarchoddedig pan fydd yr anghenion hyn yn wahanol i anghenion pobl eraill;
- annog pobl o grwpiau gwarchoddedig i gymryd rhan mewn bywyd cyhoeddus neu mewn gweithgareddau eraill lle bo'u cyfranogiad yn anghyfartal o isel.

Rhoddyd sylw dyledus i'r ddyletswydd uchod wrth benderfynu ar y cais hwn. Ystyrir na fyddai'r datblygiad arfaethedig yn peri goblygiadau sylweddol i bobl â nodweddion gwarchoddedig nac yn cael effaith arnynt sy'n fwy nag ar unrhyw berson arall.

### DEDDF LLESIANT CENEDLAETHAU'R DYFODOL (CYMRU) 2015

Mae Deddf Llesiant Cenedlaethau'r Dyfodol (Cymru) 2015 yn rhoi dyletswydd ar y Cyngor i gymryd camau rhesymol wrth arfer ei swyddogaethau i fodloni'r saith nod llesiant a geir yn y Ddeddf. Paratowyd yr adroddiad hwn gan ystyried dyletswydd y Cyngor a'r 'egwyddor datblygu cynaliadwy' fel y'i nodir yn Neddf 2015. Wrth roi'r argymhelliad, mae'r Cyngor wedi ceisio sicrhau bod anghenion y presennol yn cael eu bodloni heb amharu ar allu cenedlaethau'r dyfodol i gwrdd â'u hanghenion eu hunain.

## YMATEBION I'R YMGYNGHORI

### Ymatebion yr Ymgynghoreion Statudol:

- **Cyngor Tref Llambod** - Ni dderbyniwyd sylw.
- **Priffyrdd** - Argymell amodau.
- **Draenio Tir** - Y cyngor arferol. Angen cymeradwyaeth SuDS.
- **Ecoleg** - Argymell amodau. Daw'r Asesiad Rheoliadau Cynefinoedd (HRA) i'r casgliad nad oes effaith andwyol ar ardal cadwraeth arbennig Afon Teifi.
- **Swyddog Coed** - Sylwadau / Argymell amodau.
- **Diogelu'r Cyhoedd** - Argymell amodau.
- **Cyfoeth Naturiol Cymru** - Argymell amodau.
- **Gwasanaeth Tân ac Achub Gorllewin Cymru** - Dim gwrthwynebiad/sylwadau i'w gwneud.
- **Dŵr Cymru** - Argymell amodau.
- **Chwaraeon Cymru** - Dim gwrthwynebiad
- **Dŵr Cymru** - Argymell amodau, a chadarnhad bod y caniatâd amgylcheddol ar gyfer gwaith trin dŵr gwastraff cysylltiedig wedi'i adolygu ar sail yr amcanion diwygiedig ar gyfer cadwraeth ac ansawdd dŵr.

Mae'r Aelod Lleol wedi danfon sylwadau yn cefnogi'r cais am y rhesymau canlynol:

- Mae llawer iawn o bobl Llambod a'r cylch ar hyn o bryd yn teithio i Aldi's a Lidl yng Nghaerfyrddin gan fod yr archfarchnadoedd yma yn ddrud.
- Mae Aldi yn rhedeg eu harchfarchnadoedd yn ddwyieithog a byddant yn cyflogi llawer of staff lleol.
- Byddai ein teuluoedd difreintiedig ac eraill yn elwa o siopa yn Aldi's yn sicr ac yn cynnig cyfleoedd gwaith.
- Mae'r Brifysgol yn barod wedi ymrwngyn i ail ddatblygu'r Pafiliwn sy'n adeilad cofrestredig ac mewn cyflwr gwael a dau pod ar gyfer defnydd y Gymuned.
- Bydd y cae dal at ddefnydd chwaraeon gan na fydd y datblygiad yn cymeryd y safle i gyd.
- Bydd y maes parcio yn gyfleus ac am ddim a gyferbyn a'r Creuddyn sy'n nepell i'r dref.
- Roedd rhai yn poeni byddai nifer y ceir yn dod i mewn yn codi ond yn wir bydd yn arbed nifer y ceir sy'n mynd allan o Llambod ac yn codi defnydd (football) y dref.

### Ymatebion yr Ymgynghoreion Trydydd Parti:

#### Cefnogi-

- Ei hangen ar gyfer y gymuned leol
- annog pobl i siopa'n fwy yn lleol drwy ddarparu mwy o ddewis ac archfarchnad fforddiadwy
- hygyrch i ddefnyddwyr sgwter/cadair olwyn
- ni fydd yn rhaid i drigolion lleol deithio i Gaerfyrddin/Aberteifi/Aberystwyth i brynu bwyd
- manteision amgylcheddol ac ansawdd aer am nad yw trigolion yn gorfod teithio ymhellach i ffwrdd
- creu swyddi yn lleol
- cynyddu nifer yr ymwelwyr i ganol y dref a fydd yn dod â mwy o fasnach i fusnesau eraill
- cefnogi'r gymuned a'r ardal leol

- Mwy o ddewisiadau bwyd
- dod ag arian adfywio / buddsoddiad ar gyfer busnesau eraill
- dod â budd i fusnesau eraill
- gwella/ adfywio'r dref
- Cymhelliant newydd i ddod â phobl i'r dref i siopa, ar gyfer twristiaeth ac addysg
- Mae angen yn fawr uwchraddio'r cyrsiau yn y Brifysgol
- Hybu'r economi leol
- Cefnogi mentergarwch cymunedol
- helpu i wneud y dref yn ddeniadol i dwristiaid a phobl leol
- Gwella cyfleusterau chwaraeon
- ardaloedd natur a bioamrywiaeth
- lleihau llygredd aer drwy leihau gwibdeithiau mewn cerbydau i siopau eraill Aldi
- Ymdeimlad newydd o gymuned
- Datblygu gan gydweddu â'r ardal gyfagos
- O fewn pellter cerdded hawdd i ganol y dref
- Bonws i weld y pafiliwn chwaraeon rhestredig, sy'n dirywio, yn cael ei achub at ddefnydd y gymuned
- Bydd y cae chwarae yn parhau
- Denu mwy o fyfyrwyr a fydd yn achub y brifysgol.

Cyflwynwyd deiseb a oedd yn cefnogi'r datblygiad ac arni lofnodion 122 o bobl.

### Sylwadau / Pryderon / Gwrthwynebiadau -

- Effaith y traffig ychwanegol ar Heol Pontfaen.
- Effaith ar barcio ar y ffordd, angen ystyried y parcio ar y ffordd o ganlyniad i'r uned fusnes ar ochr arall y ffordd.
- Ystyriwch barc sglerfrio/bmx i bobl ifanc, i'w denu oddi ar y strydoedd.
- Dim ymgynghori ar effaith y datblygiad ar breswylwyr Cartref Gofal Preswyl Hafan y Deg – cilfan lwytho wedi'i lleoli 25m i ffwrdd o'r ffenest a bydd yn cael effaith ar yr olygfa, sŵn, goleuadau ac aflonyddwch arall. Byddai'r ffens arfaethedig yn cael effaith.
- Dim asesiad annibynnol o fanwerthu. Dylai'r asesiad hefyd ystyried yr effaith ar Spar Tregaron a siop Pont Llanfair.
- Gwneud niwed i'r dref.
- Yn mynd yn groes i bolisi cynaliadwyedd Prifysgol y Drindod Dewi Sant. Mae canol y dref eisoes yn dioddef gyda siopau gwag; angen canolbwyntio ar systemau bwyd lleol.
- Mae'r siopau bwyd presennol yn Llambod yn ddigon i ddiwallu anghenion y dref a'r ardal gyfagos.
- Cystadleuaeth annheg i'r gymuned fwyd yn lleol.

## CASGLIAD

Dywed Adran 38 (6) o Ddeddf Cynllunio a Phrynu Gorfodol 2004: "Os rhoddir ystyriaeth i'r cynllun datblygu er mwyn gwneud penderfyniad o dan y Deddfau Cynllunio, bydd yn rhaid i'r penderfyniad hwnnw fod yn unol â'r cynllun oni bai fod ystyriaethau perthnasol yn awgrymu fel arall."

Mae'r cynlluniau datblygu perthnasol ar gyfer Ceredigion yn cynnwys Cymru'r Dyfodol: Y Cynllun Cenedlaethol 2040 a Chynllun Datblygu Lleol Ceredigion 2007-2022 (CDLI).

Yn unol â Deddf Cynllunio a Phrynu Gorfodol 2004, pe bai polisi yng Nghymru'r Dyfodol yn gwrthdaro â pholisi o fewn CDLI Ceredigion, dylid datrys y gwrthdaro drwy fynd o blaid y polisi yng Nghymru'r Dyfodol. Mae hyn oherwydd mai Cymru'r Dyfodol yw'r cynllun datblygu diweddaraf i gael ei fabwysiadu. Er bod y CDLI presennol wedi cyrraedd ei ddyddiad gorffen, hwn yw'r cynllun datblygu lleol statudol hyd nes y bydd un newydd yn cael ei fabwysiadu.

### Egwyddor Datblygu

Cymru'r Dyfodol yw'r cynllun datblygu cenedlaethol ac mae'n nodi'r cyfeiriad ar gyfer datblygu yng Nghymru hyd at 2040. Yn unol â'r Strategaeth Ofodol, dylid canolbwyntio twf yn y Canolbarth yn yr Ardaloedd Twf Rhanbarthol, lle dylai datblygiadau ddiwallu anghenion tai, cyflogaeth a chymdeithasol rhanbarthol Canolbarth Cymru. Saif Llanbedr Pont Steffan o fewn Ardal Twf Rhanbarthol Dyffryn Teifi.

At ddibenion y polisi cynllunio lleol, mae safle'r cais o fewn ffin anheddiad Canolfan Gwasanaethau Trefol Llambod. Mae'r safle y tu allan i'r Ardal Gadwraeth a ffin Canol y Dref ac nid yw wedi ei glustnodi ar gyfer datblygiad o fath penodol.

Mae Polisi S01 y CDLI yn cyfeirio'r rhan fwyaf o'r datblygiadau i'r Canolfannau Gwasanaethau Trefol gan mai dyma'r lleoliadau mwyaf cynaliadwy yn y Sir. Mae Polisi S02 yn nodi y bydd datblygiad yn cael ei ganiatáu yng Nghanolfan Gwasanaethau Trefol Llanbedr Pont Steffan os bydd yn cyfrannu at ei rôl isranbarthol fel y nodir yn Natganiadau'r Grŵp Anheddiad, ac yn cyfrannu at ei strategaethau adfywio os ydynt yn bod.

Mae tri phrif ffactor y mae angen eu hystyried fel rhan o asesu a yw egwyddor y datblygiad arfaethedig yn dderbyniol, sef:

1. Datblygiad Manwerthu
2. Datblygu Economaidd
3. Mannau Hamdden / Cymunedol

Mae'r Awdurdod Cynllunio Lleol wedi penodi ymgynghorydd allanol sy'n arbenigo mewn polisiau / asesiadau manwerthu i adolygu'r Datganiad Cynllunio a Manwerthu (PRS) a gyflwynwyd. Cynhaliwyd hyn gan Reeves Retail Planning Consultancy (RRPC).

Mae'r rhain yn cael eu trafod yn eu tro isod.

Wrth benderfynu ar geisiadau cynllunio ar gyfer datblygiad manwerthu, dywed Polisi Cynllunio Cymru y dylai Awdurdodau Cynllunio Lleol ystyried yn gyntaf a oes angen rhagor o safleoedd manwerthu (para 4.3.14) gyda'r pwyslais ar sefydlu angen meintiol (para 4.3.15). Mae hefyd yn gweithredu polisi 'canol y dref yn gyntaf' mewn perthynas â lleoli datblygiad manwerthu a masnachol newydd. Wrth roi'r polisi hwn ar waith, dylid mabwysiadu dull dilyniannol o weithredu gan roi blaenoriaeth i leoli datblygiadau newydd mewn canolfan fanwerthu a masnachol sydd wedi'i diffinio yn hierarchaeth canolfannau'r cynllun datblygu (para 4.3.18). Os nad oes safle neu adeilad addas i ddiwallu'r angen a nodwyd mewn canolfan neu ganolfannau manwerthu a masnachol, yna dylid rhoi ystyriaeth i safleoedd ar gyrion y canol, ac os nad oes safleoedd o'r fath yn addas neu ar gael, dim ond wedyn y dylai safleoedd y tu allan i'r canol mewn lleoliadau sy'n hygyrch drwy ddewis o ddulliau teithio gael eu hystyried, gan gynnwys teithio llesol a thrafnidiaeth gyhoeddus (para.4.3.19).

Hefyd dywed Polisi Cynllunio Cymru na ddylai datblygiadau manwerthu newydd y tu allan i'r canol fod ar raddfa nac o fath nac mewn lleoliad sy'n debygol o danseilio bywiogrwydd, dengarwch a hyfywedd canolfannau manwerthu. Ni ddylid eu caniatáu os ydynt yn debygol o beryglu'r strategaeth fanwerthu yn y cynllun datblygu (para 4.3.20).

Rhoddir canllawiau pellach yn TAN4 Datblygiad Manwerthu a Masnachol sy'n uniongyrchol berthnasol i'r cais hwn. Ymhlith y paragraffau mwyaf perthnasol y mae:

- Amcan 2, sy'n ceisio cynnal a gwella bywiogrwydd, dengarwch a hyfywedd canolfannau manwerthu a masnachol;
- paragraff 6.3 sydd, er nad yw'n hybu unrhyw fethodoleg benodol (PRS, paragraff 4.39) yn nodi sut y cynhelir asesiadau o anghenion manwerthu meintiol fel arfer;
- paragraff 6.7, sy'n ei gwneud yn glir ei bod yn annhebygol y bydd unrhyw un o'r agweddau penodedig ar angen ansoddol yn gallu cyfiawnhau, ar eu pen eu hunain, ddatblygiad manwerthu newydd. Rhoddir enghreifftiau o geisiadau a allai gyfiawnhau datblygiad o'r fath;
- paragraff 7.1, sy'n nodi'r drefn ar gyfer ystyried safleoedd i'w datblygu. Mae'n nodi, ar gyfer safleoedd y tu allan i'r canol, y dylid dewis safleoedd tir llwyd sydd - neu fydd - yn cael eu gwasanaethu'n dda gan amryw ddulliau trafndiaeth ac sy'n agos at ganolfan fanwerthu a masnachol sefydledig;
- paragraff 8.3, sy'n nodi'r ystod o feini prawf sy'n sail i asesu effaith geisiadau y tu allan i'r canol neu ar y cyrion.

O ran polisiau cynllunio lleol, mae'r polisiau mwyaf perthnasol sy'n cyfeirio at fanwerthu i'w cael ym mholisiau LU18 a LU19. Dyma'r prif feini prawf sy'n berthnasol i'r datblygiad arfaethedig hwn:

- mae'n cyd-fynd â Pholisiau S01 ac S02 y CDLI
- ni fyddai'n peri gorgyflenwad amlwg o nwyddau cyfleustra, cymharol a swmpus yn y Ganolfan Wasanaethu berthnasol.
- Ni fyddai defnydd A3 yn tarfu'n annerbyniol ar drigolion y tai cyfagos nac yn effeithio'n andwyol ar amwynder
- oni bai eu bod o fewn ffiniau canol y dref, bydd Asesiad Effaith Manwerthu ynghlwm wrth geisiadau ar gyfer unedau o fwy na 800 metr sgwâr o arwynebedd llawr gros
- nid yw'n cael effaith negyddol sylweddol, yn unigol nac yn gronnol, ar fywiogrwydd a hyfywedd canol presennol y dref.

Mae Astudiaeth Manwerthu Rhanbarth De-orllewin Cymru a baratowyd gan Gyngor Sir Ceredigion, Cyngor Sir Benfro a Pharc Cenedlaethol Arfordir Penfro a'i gyhoeddi yn 2017, hefyd yn ystyriaeth berthnasol.

Mae'r Datganiad Cynllunio a Manwerthu (PRS) a gyflwynwyd fel rhan o'r cais o'r farn bod y safle ar gyrion y canol at ddibenion polisiau manwerthu, gan ei fod tua 270 metr o ffin canol y dref. Mae TAN 4 yn rhoi ffigwr pellter o tua 200-300m ar gyfer safleoedd ar gyrion y canol, fodd bynnag, mae hefyd yn nodi y gallai fod yn briodol defnyddio pellter byrrach os yw'r ganolfan yn un fach (paragraff 7.4). Bernir y byddai'n fwy priodol gweld y safle fel un y tu allan i'r canol o ystyried maint bach canol tref Llanbedr Pont Steffan, dim ond rhyw 300m o'r dwyrain i'r gorllewin, a'i statws fel canolfan ail haen yng Ngheredigion. Fodd bynnag, mewn termau ymarferol, nid yw'r gwahaniaeth barn hwn yn effeithio ar y dull o wneud y prawf dilyniannol/ cymalog, na'r casgliadau a gyrhaeddir.

Gan yr ystyrir bod safle'r cais wedi'i leoli y tu allan i ganol tref Llanbedr Pont Steffan, er mwyn cydymffurfio â'r polisi bydd angen gwneud y canlynol:

1. dangos bod angen y gofod llawr a gynigir, gyda'r pwyslais ar yr angen meintiol;
2. dangos y byddai datblygu'r safle yn unol â'r prawf cymalog;
3. ystyried effaith y datblygiad, gan roi ystyriaeth i'r ystod o feini prawf a nodir yn TAN 4 gan gynnwys yr effaith ar fywiogrwydd a hyfywedd y canol trefi presennol a'r buddsoddiad ynddynt.

Mae'r datblygiad arfaethedig yn cynnwys dau ddatblygiad manwerthu ar wahân, sef y prif siop fwyd a'r tri phod arddangos/ y pentref bywd. Nid yw union gynnwys manwerthu'r olaf yn hysbys ond at ddibenion yr asesiad hwn, tybiwyd y byddant yn darparu gofod llawr manwerthu ac felly yn cael eu hasesu ar sail y gofynion polisi perthnasol.

Mae'r PRS a gyflwynwyd yn dibynnu ar yr arolwg cartrefi a gynhaliwyd i lywio'r angen am fanwerthu a'r effaith ar y siop fwyd. Fodd bynnag, nid yw'n cael ei ystyried yn fuddiol ac yn ddibynadwy gan nad yw'n darparu dadansoddiad digon manwl. O ganlyniad, mae maint y sampl yn ardal Llanbedr Pont Steffan yn fach ac nid yw'n bosib defnyddio'r arolwg i gael gwybodaeth ddibynadwy am batrymau ac anghenion masnachu yn Llanbedr Pont Steffan. Ystyrir ei bod yn fwy priodol defnyddio'r un maes astudio a nodir yn Astudiaeth Manwerthu Rhanbarth De-orllewin Cymru 2017.

## Yr Angen am Fanwerthu

### Angen Meintiol

Ystyriwyd bod yr angen am ragor o arwynebedd llawr manwerthu yn Llanbedr Pont Steffan yn rhy fach pan fabwysiadwyd y CDLI. Ni ystyriwyd bod angen clustnodi safleoedd i ddarparu ar gyfer yr angen cyfyngedig a nodwyd gyda chyfleoedd ar gael ar y stryd fawr bresennol. Mae Astudiaeth Ranbarthol 2017 hefyd yn nodi mai ychydig iawn o gapasiti sydd yn yr ardal ac mai ond 27-55 metr sgwâr net o arwynebedd llawr sydd ei angen yn ychwanegol erbyn 2036. Mae'r ffigurau a baratowyd yn y PRS yn dangos capasiti cyfyngedig o £5.79m ar gyfer nwyddau cyfleus erbyn 2026, sef y capasiti ac eithrio ystyriaeth a wneir ar gyfer y siop Aldi arfaethedig yn Aberystwyth, neu ar gyfer unrhyw siop gyfleustra arall a ganiateir yn ardal gyfan yr astudiaeth, sy'n ardal ddaearyddol fawr. Os ystyrir siop Aldi yn Aberystwyth, gan ddybilio felly y bydd yn cael ei hadeiladu, mae dadansoddiad y PRS yn cadarnhau nad oes digon o gapasiti i gefnogi'r datblygiad arfaethedig hwn unwaith y bydd yr ymrwymiad hwn wedi'i gynnwys yn yr asesiad o anghenion. At hynny, nid oes digon o gapasiti hyd yn

oed os tybir bod cyfradd gadw'r farchnad yn yr ardal astudio yn cynyddu gan 5%, sy'n gymharol fawr.

Y casgliad felly yw nad oes angen meintiol am y siop arfaethedig ac nad oes tystiolaeth o or-fasnachu sylweddol yn siopau bwyd Llanbedr Pont Steffan.

### Angen ansoddol

Mae'r cais yn awgrymu y bydd y datblygiad arfaethedig yn gwella cystadleuaeth a'r dewis i bobl ac yn cadw gwariant yn Llanbedr Pont Steffan, gan leihau teithiau diangen mewn ceir. Fodd bynnag, nid yw'r arolwg o gartrefi a ddarperir yn gallu cefnogi hyn gan nad yw maint y parth astudio yn gallu rhoi gwybodaeth berthnasol am golli masnach o Lanbedr Pont Steffan. Ystyrir nad oes angen ansoddol am y datblygiad arfaethedig am y rhesymau canlynol:

- Nid yw'n cefnogi amcanion na strategaeth fanwerthu'r CDLI;
- Ni fydd yn hygyrch iawn wrth gerdded, beicio na thrafnidiaeth gyhoeddus;
- Dim tystiolaeth y bydd y cynnig yn cyfrannu at ostyngiad sylweddol mewn teithiau ceir. Yn wir, gallai wneud y gwrthwyneb os yw'n denu masnach o'r tu allan i ardal Llanbedr Pont Steffan ei hun;
- Ni fydd yn cyfrannu at gyfleoli cyfleusterau mewn canolfannau manwerthu a masnachol presennol, am nad yw mewn canolfan;
- Ni fydd yn cyfrannu'n sylweddol at fywiogrwydd, atyniad a hyfywedd canol y dref, gan ei bod wedi'i lleoli y tu allan i'r canol a bydd yn tynnu masnach i ffwrdd oddi wrth siopau presennol y canol;
- Ni chyflwynwyd tystiolaeth y bydd y cynnig yn lleddfu unrhyw or-fasnachu neu dagfeydd traffig mewn siopau lleol tebyg sy'n bod eisoes;
- Nid yw'n mynd i'r afael ag unrhyw ddiffygion a ddiffiniwyd yn lleol o ran ansawdd neu faint ac nid oes yna ardaloedd preswyl newydd sy'n gofyn am ddarpariaeth gyfleus newydd;
- Nid yw Llanbedr Pont Steffan yn cael ei nodi fel ardal dan anfantais ac ni nodwyd bod diffyg darpariaeth o ran nwyddau cyfleus yn yr ardal.

Felly, i gloi, nid oes angen ansoddol am y siop fwyd arfaethedig ar sail polisi.

### Y Podiau / Pentref Bwyd:

Mae'r diffyg eglurder ynghylch y manwerthu a gynigir o fewn y 'podiau' yn ei gwneud hi'n anodd asesu'r angen amdanynt a'u heffaith debygol ar ganol tref Llanbedr Pont Steffan. Mynegwyd pryderon bod potensial i'r unedau hyn fod mewn cystadleuaeth uniongyrchol gyda'r manwerthwyr bach / annibynnol presennol sy'n gweithredu yng nghanol tref Llanbedr Pont Steffan. Mae risg ddamcaniaethol hefyd y gallai'r manwerthwyr presennol symud i'r lleoliad hwn y tu allan i'r canol, gan leihau trosiant ac apêl canol y dref ac arwain at ragor o siopau gwag.

### **Y Prawf Cymalog**

O ran y safleoedd sy'n cael eu hystyried o fewn Llanbedr Pont Steffan, cytunir bod natur y canol yn golygu y byddai'n anodd iawn datblygu siop fwyd newydd debyg i'r hyn sy'n cael ei gynnig, yng nghanol y dref. Cytunir hefyd bod yr unedau gwag a nodwyd ar gyrion y canol yn rhy fach ar gyfer y siop fwyd arfaethedig ac nad yw'r Awdurdod Cynllunio Lleol yn ymwybodol o unrhyw safleoedd datblygu eraill, boed ar gyrion canol tref Llanbedr Pont Steffan neu y tu allan i'r canol, a allai ddarparu ar gyfer y siop arfaethedig. O ganlyniad, gwelir bod y siop fwyd yn cydymffurfio â'r prawf cymalog am nad oes safleoedd mwy canolog a allai ddarparu ar gyfer y datblygiad arfaethedig.

O ran y podiau, mae'r PRS yn dweud mai'r bwriad yw lleoli'r Ganolfan Tir Glas arfaethedig mewn tri lle penodol yn y dref. Bydd pencadlys y Ganolfan ar gampws y Brifysgol, tra bydd ganddi bresenoldeb amlwg hefyd yng nghanol y dref ar ffurf canolfan hyfforddi arloesol gyda phentref bwyd i ddathlu ac arddangos cynnyrch lleol ar safle'r cais (hynny yw, y Pentref Bwyd). Bydd y rhain i gyd yn gysylltiedig â'i gilydd gan roi cyfle unigryw i'r dref a'r Brifysgol gydweithio'n strategol er budd yr economi leol am flynyddoedd i ddod.

Dywed ymhellach na fyddai'n ymarferol adeiladu'r Pentref Bwyd fel elfen annibynnol ar wahân a bod yn rhaid iddo fod ar yr un safle â'r siop fwyd sy'n darparu'r buddsoddiad a fydd yn galluogi'r syniad i gael ei ddatblygu. Mae hefyd yn awgrymu na fyddai'r prydles ar yr unedau yng nghanol y dref yn ddigon hyblyg nac yn hyfyw i feddianwyr y Pentref Bwyd, ac na ellid creu'r Pentref Bwyd pe bai'r unedau'n cael eu gwahanu yng nghanol y dref. Er mwyn i'r cynnig arfaethedig fod yn llwyddiannus, cytunir na fyddai'n briodol gwahanu'r tair uned ond nid yw'n argyhoeddedig fod yn rhaid datblygu'r unedau ar safle'r siop fwyd. Mae'r ddau safle arall sy'n cael eu cyflwyno gan Brifysgol y Drindod Dewi Sant fel rhan o fenter Canolfan Tir Glas o fewn canol y dref neu'n nes at ganol y dref na safle'r cais.

### **Effaith y Manwerthu**

Mae dau brif ffactor sy'n effeithio ar raddfa a difrifoldeb yr effaith ar y canol yn sgil datblygiad manwerthu newydd y tu allan i ganolfan ddiffiniedig. Y rhain yw atyniad masnachol disgwylidig y cynnig ac iechyd presennol y ganolfan yr effeithir arni.

### Iechyd Canol Tref Llambod

Ystyrir bod canol tref Llambod yn dal i fod yn ddibynnol iawn ar y nwyddau cyfleus a ddarperir gan werthwyr cenedlaethol ac annibynnol, ond bod y ganolfan wedi gweld gostyngiad yn nifer ac ystod y manau gwerthu ers 2016. Mae'r ganolfan hefyd wedi colli manwerthwr annibynnol allweddol, a Jewsons ar gyrion y canol, a banc. Mae cyfradd gynyddol y busnesau gwag yn bryder.

Ystyrir bod angen mwy o wybodaeth ar sut mae siopau gwag wedi newid ers 2016. Mae'r data ar gyfer 2022 yn awgrymu y gallai'r siopau gwag fod wedi cynyddu gan bedair uned ond mae angen ystyried maint yr arwynebedd llawr a'r effaith ar yr hyn a gynigir yn y dref yn ogystal ag ar apêl canol y dref.

### Iechyd canolfannau trefol eraill Ceredigion

Mae'r wybodaeth a ddarperir yn y PRS yn anghyflawn gan ei bod yn ystyried iechyd canol tref Llanbedr Pont Steffan yn unig. Mae hyn er bod y PRS yn nodi bod disgwyl i nifer o ganolfannau eraill gael eu heffeithio'n fawr o ran nwyddau cyfleus. Mae'r PRS yn nodi'r effeithiau canlynol:

- effaith o 9.6% ar Costcutter ac effaith o 9.4% ar siopau cyfleustra eraill yn Aberaeron;



- effaith o 9.3% ar Costcutter yng Ngheinewydd;
- effaith o 10.5% ar ganol tref Llandysul;
- effaith o 3.7% ar siopau cyfleustra yng nghanol tref Aberystwyth;
- effaith o 3.4% ar Co-op ac effaith o 5.3% ar fusnesau eraill yng nghanol tref Castellnewydd Emlyn.

O ystyried yr uchod, dylai iechyd y canolfannau hyn fod wedi cael ei ystyried fel rhan o'r asesiad effaith. Yn absenoldeb gwybodaeth o'r fath, bernir y gallai effaith ar siop gyfleustra o tua 9% gael effaith fawr ar ddyfodol y siop dan sylw, yn enwedig ar adeg pan fo costau byw yn cynyddu'n sylweddol a bod y gwariant ar nwyddau cyfleustra yn gymharol sefydlog neu o bosib yn gostwng. Os bydd dyfodol masnachol siop yn cael ei fygwth a bod y siop yn cau o ganlyniad, ystyrir y gallai hyn fod yn effaith andwyol sylweddol mewn unrhyw ganolfan lle nad oes llawer o ddarpariaeth cyfleustra arall. Felly, mae angen cynnal gwiriadau iechyd ar gyfer Aberaeron a Llandysul.

Rhodddwyd gwybod i'r asiant am y pryderon ynghylch iechyd masnachol Aberaeron a Llandysul a bod angen rhagor o wybodaeth. Hefyd cynhaliwyd cyfarfod i drafod, fodd bynnag, ni chynhwyswyd y wybodaeth hon yn Atodiad Manwerthu 1 (RA1) a gyflwynwyd ar 13-06-2023.

### Tynnu Masnach o lefydd eraill

Faint o fasnach y tybir ei fod yn cael ei dynnu o lefydd eraill yw'r dybiaeth allweddol a fydd yn llywio'r rhagolygon effaith. Felly mae'n bwysig bod y dull a fabwysiadir yn realistig ac yn gadarn. Ar sail canlyniadau arolwg Astudiaeth Manwerthu Rhanbarth De-orllewin Cymru 2017, mae'r siopau sydd yn Llanbedr Pont Steffan ar hyn o bryd yn ddibynnol iawn ar fasnach sy'n dod o'r ardal gyfagos, gyda bron i 60% o'u masnach yn dod o drigolion Parth 12 (Llanbedr Pont Steffan). Mae'r gweddill yn dod o dwristiaid (16.2% yw'r amcangyfrif) a'r ardaloedd gwledig o gwmpas. Nid oes rheswm i ddisgwyl y byddai'r siop fwyd arfaethedig yn tynnu masnach mewn ffordd wahanol, o gofio bod prif drefi Ceredigion a gweddill Gorllewin Cymru eisoes yn meddu ar siopau disgownt (Lidl yn Aberystwyth (a bwriad i agor Aldi), Aldi yn Aberteifi ac Aldi a Lidl yng Nghaerfyrddin). Felly byddai disgwyl i'r siop fwyd arfaethedig dynnu'r rhan fwyaf o'i masnach o Barth 12 (Llanbedr Pont Steffan), gyda pheth llif i mewn o Barthau 13 (Aberaeron a Cheinewydd) ac 14 (De Gwledig Aberystwyth a Thregaron) a thwristiaid.

Ar sail y patrymau masnachu cyfredol ym Mharth 12 (Llanbedr Pont Steffan), byddai'r prif ddargyfeiriad masnachol tuag at y siop fwyd arfaethedig yn dod o siopau presennol Sainsbury's a Co-op. Byddai rhywfaint o ddargyfeirio masnachol o'r siopau lleol hefyd, er y derbynnir y byddai hyn yn llai o ystyried bod y siopau hyn yn darparu nwyddau gwahanol ac eisoes yn masnachu yn erbyn dwy archfarchnad fawr genedlaethol. Fodd bynnag, byddai'r elfen hon o fasnachu yn agored i effaith gan y podiau manwerthu.

Bydd y potensial i adfachu masnach sy'n cael ei gollu o Barth 12 (Llanbedr Pont Steffan) ar hyn o bryd yn fach, ond byddai disgwyl yr adfachir rhywfaint oddi wrth Aldi Caerfyrddin o ystyried bod arolwg 2017 yn dangos mai hon yw'r brif siop Aldi a ddefnyddir gan drigolion Llanbedr Pont Steffan (11.5%).

O ran llif i mewn, ystyrir nad oes llawer o botensial i Aldi gynyddu llif o Barth 11 (Llandysul ac Aberporth) o ystyried bod Aberteifi yn agos, na chwaith o Barth 14 (De Gwledig Aberystwyth a Thregaron) o ystyried bod Aberystwyth yn agos. Mae canlyniadau'r arolwg yn awgrymu y bydd yn tynnu'n bennaf o'r siopau llai / annibynnol yng nghanol tref Llambod (gan ddenu 7.2% o'r 11.6% o fasnach). Nid yw trigolion Parth 13 (Aberaeron a Cheinewydd) yn defnyddio fawr o siopau Llanbedr Pont Steffan ar hyn o bryd, gyda'r siopau llai / annibynnol eto yn denu'r rhan fwyaf o'r fasnach atynnu gyfyngedig. Fodd bynnag, cydnabyddir bod safle'r cais yn ganolog rhwng Aberystwyth ac Aberteifi ac felly gallai darpariaeth newydd yn Llanbedr Pont Steffan ddenu masnach o'r ardal honno. Byddai hyn yn fwyaf tebygol o dynnu oddi wrth y disgowntwyr yn Aberystwyth ac Aberteifi a siopau canol tref Aberaeron.

O ran twristiaid, disgwylir y byddai'r atynnu masnachol yn dod o'r un siopau gan na fyddai disgwyl i siop fwyd ychwanegol yn Llanbedr Pont Steffan newid nifer y twristiaid sy'n ymweld â'r dref. Yn hytrach, byddai disgwyl i'w gwariant yn y siopau bwyd presennol ddargyfeirio i'r siop fwyd newydd.

Felly, i gloi, ystyrir y byddai'r datblygiad arfaethedig yn denu masnach sylweddol o'r Sainsbury's a'r Co-op yn Llanbedr Pont Steffan, gan ddenu masnach go fawr o ran canrannau o Aberaeron a Llandysul debyg iawn.

### Podiau / y Pentref Bwyd a Gwerthiant nwyddau cymharol

Bernir hefyd fod angen ystyried effaith bosib y podiau masnachu a'r nwyddau cymharol yn y siop fwyd, er y gallai'r ddau fod yn fach o gymharu â throsiant Aldi gyda nwyddau cyfleus. O ran nwyddau cymharol, mae natur dros dro/ cyfnewidiol y nwyddau manwerthu yn Aldi yn debygol o olygu y byddai o leiaf rhan o'r atynnu masnachol ar nwyddau cymharol yn dod o ganol tref Llanbedr Pont Steffan. Nid yw'n bosib rhagweld ffigur atynnu meintiol ar gyfer y podiau manwerthu gan nad yw'r cynnyrch a gynigir yn eglur, fodd bynnag ymdengys y byddai unrhyw siop fwyd fach mewn cystadleuaeth uniongyrchol â'r manwerthwyr bach / annibynnol yng nghanol y dref, ac yn wir, o ddarparu'r unedau hyn gellid annog y busnesau presennol i adleoli. O ganlyniad, gallai'r podiau gael effaith andwyol amlwg ar ganol y dref, er gwaethaf eu maint bach.

### Effaith ar fuddsoddiadau cyhoeddus a phreifat sydd eisoes ar waith, wedi'u hymrwymo neu wedi'u cynllunio mewn canolfan neu ganolfannau yn y dalgyllch

Nid oes yna fuddsoddiad cyhoeddus a phreifat sydd eisoes ar y gweill yng nghanol tref Llanbedr Pont Steffan nac yn y Canolfannau a nodwyd uchod. Fodd bynnag, gan fod siopau cyfleustra yn bwysig iawn i iechyd cyffredinol canol trefi, mae'n bosibl y byddai penderfyniadau buddsoddi yn cael eu heffeithio'n andwyol os gwelir bod masnach ac ymwelwyr yn cael eu dargyfeirio (h.y. mae'r PRS yn rhagweld effaith ar siopau cyfleustra o tua 10% yn Aberaeron a thros 10% yn Llandysul). Mae'r PRS yn awgrymu y gallai'r datblygiad fod yn gatalydd ar gyfer datblygiad newydd o fewn Llanbedr Pont Steffan, ond ystyrir bod hyn yn senario annhebygol iawn o ystyried y byddai llawer o'r fasnach i'r siop fwyd yn dod o'r archfarchnadoedd sydd eisoes yn y dref. Serch hyn, os oes yna fanteision posibl fe ddisgwylir y byddai'r rhain yn cael eu cyflawni ar safle'r cais yn hytrach nag yng nghanol y dref, gan niweidio canol y dref ymhellach.

### Effaith ar fywiogrwydd a hyfywedd y canol

Nid yw'r rhagolygon y bydd Sainsbury's yn colli 10.8% o fasnach yn debygol o fod yn ddigon i arwain at gau'r siop, ond gallai'r lefel hon o ddargyfeirio masnach arwain at ostyngiad amlwg yn nifer y siopwyr yn y canol. Byddai hyn yn niweidiol i fusnesau eraill yng nghanol y dref o ystyried mai Sainsbury's yw'r prif angor a meddiannydd yr uned fwyaf yn y ganolfan. Gallai'r rhagolygon y bydd siopau bwyd eraill yng nghanol y dref yn colli 10.1% o fasnach, ar sail nwyddau cyfleus Aldi yn unig, arwain at gau un neu fwy o'r siopau presennol. Mae'r

tebygolrwydd y bydd hyn yn digwydd yn cynyddu os ystyrir hefyd effaith y podiau manwerthu. Yng nghyd-destun canolfan lle mae cyfraddau cynyddol y siopau gwag eisoes yn bryder, gallai hyn ynddo'i hun fod yn ddigon i nodi bod unrhyw effaith yn andwyol iawn. Mae'r casgliad hwn yn seiliedig ar y rhagolygon yn y PRS parthed dargyfeirio masnach, ond mae'r Ymgynghorydd Manwerthu o'r farn fod yr effaith ar Sainsbury's yn sylweddol uwch ac y gallai fygwth dyfodol y siop. Pe bai'r siop yn cau, byddai hyn yn cael effaith andwyol sylweddol ar ganol tref Llanbedr Pont Steffan. Mae'r Awdurdod Cynllunio Lleol yn cadarnhau bod y cyfraddau siopau gwag yn Llanbedr Pont Steffan ym mis Chwefror 2024 yn 10.7%.

Nid yw effaith y cynnig wedi'i gyfyngu i ganol tref Llanbedr Pont Steffan, gyda'r rhagolygon yn awgrymu effaith gymharol uchel ar ganol trefi Aberaeron a Llandysul. Ystyrir bod y datblygiad arfaethedig yn risg sylweddol i'r ddwy ganolfan hon. Yn Aberaeron, mae iechyd y ddarpariaeth cyfleustra yn bwysig er mwyn sicrhau bod y ganolfan yn parhau i ddiwallu anghenion y trigolion lleol o ddydd i ddydd, yn ogystal â thwristiaid. Yn Llandysul, lle mae'r ddarpariaeth cyfleustra eisoes yn gyfyngedig, mae'n hanfodol fod y Spar yn parhau i fasnachu.

### **Crynodeb o'r Casgliad**

Nodir crynodeb o gasgliad Reeves Retail Planning Consultancy isod:

- Nid oes angen meintiol nac ansoddol am y siop fwyd arfaethedig yn Llanbedr Pont Steffan;
- Dangosir bod y siop fwyd arfaethedig yn cydymffurfio â'r prawf cymalog gan nad oes safleoedd mwy canolog a allai ddarparu ar gyfer y datblygiad arfaethedig. Fodd bynnag, ni ellir dweud yr un peth am y podiau, lle ystyrir y gellir ac y dylid darparu'r rhain yng nghanol y dref. Felly mae'n methu â chydymffurfio â'r prawf cymalog;
- Byddai disgwyl i'r siop fwyd arfaethedig gael effaith andwyol fawr ar y Sainsbury's presennol yng nghanol tref Llanbedr Pont Steffan. Hyd yn oed pe na bai'n arwain at gau'r siop, byddai nifer y siopwyr yn y canol yn lleihau'n sylweddol, gyda sgil-ffaith ar fusnesau eraill canol y dref. Byddai hyn yn effeithio'n andwyol ar fywiogrwydd a hyfywedd canol y dref, a allai yn ei dro gynyddu nifer y siopau gwag drachefn yn y ganolfan, ar adeg pan fo mater siopau gwag ar gynydd eisoes yn bryder;
- Disgwylir i'r siop fwyd arfaethedig gael effaith andwyol fawr ar ganol trefi Aberaeron a Llandysul, gyda cholledion o tua 10% o gyfanswm y fasnach cyfleustra yn cael eu rhagweld. Mae hyn yn bryder mawr o ystyried pwysigrwydd y ddarpariaeth cyfleustra i iechyd cyffredinol y ddwy ganolfan ac i'w rôl fel canolfannau gwasanaethu ar gyfer eu cymunedau lleol;
- Mae'r diffyg eglurder ynghylch y manwerthu a gynigir o fewn y 'podiau' yn ei gwneud hi'n anodd asesu'r angen amdanynt a'u heffaith debygol ar ganol tref Llanbedr Pont Steffan. Fodd bynnag, mae pryder y gallai'r unedau hyn fod mewn cystadleuaeth uniongyrchol gyda'r manwerthwyr bach/annibynnol sy'n gweithredu yng nghanol tref Llanbedr Pont Steffan ar hyn o bryd.
- Nid yw'n glir pam na ellid gosod y podiau yn fwy canolog drwy eu cysylltu gyda chanolfan hyfforddi Canolfan Tir Glas yng nghanol y dref neu â'r pencadlys ar gampws y Brifysgol;
- Os rhoddir caniatâd cynllunio ar gyfer y datblygiad arfaethedig, argymhellir y dylai'r caniatâd fod yn destun amodau sy'n sicrhau bod y datblygiad yn cael ei adeiladu a'i redeg yn unol â'r asesiad manwerthu a ddarperir ac na chaniateir i'r defnydd newid dros amser.
- Felly i gloi, nid yw'r datblygiad arfaethedig yn cyd-fynd â'r polisi cynllunio manwerthu a dylid ei wrthod.

Mae'r Awdurdod Cynllunio Lleol yn cytuno'n llwyr ag asesiad, casgliad ac argymhelliad Reeves Retail Planning Consultancy.

### **Atodiad Manwerthu ac Adolygu Pellach**

Mewn ymateb i'r adolygiad cychwynnol gan Reeves Retail Planning Consultancy (RRPC), cyflwynodd yr asiant Atodiad Manwerthu 1 (RA1) ar 13-06-2023. Ystyriwyd hyn ymhellach gan RRPC a darperir crynodeb isod:

Nid yw'r RA1 wedi darparu gwybodaeth newydd o bwys i fynd i'r afael â'r pwyntiau a godwyd ynghylch diffygion y PRS. Nid yw'r angen a'r asesiadau effaith wedi cael eu diweddarau mewn unrhyw ffordd, ac nid oes gwybodaeth ychwanegol wedi'i darparu ar arferion siopa yn ardal Llanbedr Pont Steffan. Mae'r asiant yn parhau i ddibynnu ar ddata ar gyfer Parth 1 sy'n cwmpasu ardal sylweddol fwy sy'n ymestyn y tu hwnt i ffin naturiol Llanbedr Pont Steffan ac sy'n cynnwys nifer o drefi eraill.

O ganlyniad, nid oes dim yn RA1 sy'n peri i gyngor gwreiddiol RRPC newid, felly mae'r cyngor gwreiddiol hwn yn aros yr un fath.

O ran y defnydd manwerthu a wneir o'r podiau, dywed RA1 na fyddai'r pentref bwyd arfaethedig yn ddefnydd manwerthu Dosbarth A1 gan y byddai'r podiau yn cael eu defnyddio'n bennaf ar gyfer rhaglenni addysgol ac i arddangos. Fodd bynnag, disgwylir peth gwerthiant manwerthu. Felly er bod yr eglurhad yn cael ei groesawu, bydd dal angen rhyw fath o amod. Byddai'n well os byddai'r amod yn gwahardd pob gwerthiant manwerthu, ond byddai cyfyngu unrhyw werthiant manwerthu i fod yn ategol i'r prif ddefnydd addysgol ac arddangosiadol yn gallu bod yn dderbyniol.

#### **2. Datblygu Economaidd**

O ran datblygiad economaidd, mae Polisi Cynllunio Cymru yn nodi y dylid cynnwys y manteision cymdeithasol, amgylcheddol ac economaidd sy'n gysylltiedig ag unrhyw ddatblygiad yn llawn yn y broses o wneud penderfyniadau (para.5.9.25). Mae'r ffurflen gais yn nodi y byddai'r cais yn arwain at gyfanswm cyferth ag amser llawn o 30 o swyddi, gyda'r Datganiad Cynllunio yn nodi mai dewis Aldi fyddai recriwtio staff yn lleol. Byddai'r datblygiad arfaethedig hefyd yn creu cyfleoedd cyflogaeth yn ystod y cyfnod adeiladu.

Fodd bynnag, byddai'r datblygiad arfaethedig hefyd yn cael effaith negyddol ar ddatblygiad economaidd gan fod yr asesiad manwerthu a wnaed gan RRPC yn dod i'r casgliad y byddai'r datblygiad yn cael effaith niweidiol ar Sainsbury's, canol tref Llanbedr Pont Steffan, yn ogystal ag ar Aberaeron a chanol tref Llandysul.

#### **3. Mannau Hamdden / Cymunedol**

Mae Polisi Cynllunio Cymru yn cydnabod mor bwysig yw manau hamdden, gan gynnwys meysydd chwaraeon, i'n hiechyd, ein lles ac amwynder, ac ar gyfer bywyd cymdeithasol, amgylcheddol, diwylliannol ac economaidd Cymru. Hefyd dywed Polisi Cynllunio Cymru fod cyfleusterau cymunedol yn cyfrannu at ymdeimlad o le sy'n bwysig i iechyd, lles ac amwynder cymunedau lleol. Mae eu bodolaeth yn aml yn elfen allweddol wrth greu lleoedd hyfyw a chynaliadwy.

Dywed Polisi Cynllunio Cymru, Paragraff 4.5.4:

*Dylid diogelu pob maes chwarae rhag cael ei ddatblygu, boed yn eiddo i gorff cyhoeddus, preifat neu wirfoddol ac eithrio:*

- *Ile y gellir cadw a gwella cyfleusterau orau drwy ailddatblygu rhan fach o'r safle;*
- *Ile y darperir darpariaeth arall yn yr ardal o'r un budd i'r gymuned, gan osgoi colli'r ddarpariaeth dros dro; neu*
- *Ile y mae gormod o ddarpariaeth o'r fath yn yr ardal.*

Mae Polisi CDLI LU22 'Darpariaeth Gymunedol' yn cefnogi datblygu darpariaeth gymunedol newydd ac yn ceisio gwrthwynebu colli neu newid defnydd y cyfleusterau cymunedol presennol oni bai:

- Y gellir gwneud darpariaeth amgen sydd o leiaf o werth cyfwerth i'r gymuned leol naill ai yn yr anheddiad neu yn yr aneddiadau eraill sy'n rhan o'r Grŵp Aneddiadau. Yn benodol o ran manau agored, dylai'r ddarpariaeth amgen fod yn well a dylid ei lleoli'n agos at y ddarpariaeth gyfredol;
- Y gellir dangos bod y ddarpariaeth gymunedol bresennol yn amhriodol neu mae tu hwnt i anghenion cymunedol yr anheddiad hwnnw; neu
- Nad yw'r defnydd cyfredol yn ddichonadwy mwyach ac nad yw'n ddichonol sefydlu defnydd cymunedol arall.

Mae'r testun ategol yn egluro bod 'darpariaeth gymunedol' yn cynnwys caeau chwaraeon.

Dywed y PRS y bydd y cynnig yn arwain at gollu un o'r ddau gae ar safle'r cais. Mae'n mynd ymlaen i ddweud nad yw'r ddau gae yn cael eu defnyddio'n ffurfiol gan unrhyw glybiau ar hyn o bryd, ac nid ers sawl blwyddyn. Anfynych y defnyddir y caeau gan y gymuned leol ar gyfer chwaraeon, ac nid yw'r ddau gae wedi bod yn cael eu defnyddio ar yr un pryd ers sawl blwyddyn. Mae'n dweud mai'r unig ddefnydd presennol a wneir o'r safle yw gweithgareddau anffurfiol megis cerdded cŵn, ac felly mae'n amlwg nad yw'r safle yn cael ei ddefnyddio i'w lawn botensial ac nad oes galw am y ddau gae chwarae presennol. O ran y ddarpariaeth ehangach yn yr ardal, mae'r PRS yn dweud bod caeau rygbi a phêl-droed o ansawdd uwch yn cael eu darparu ar Heol y Gogledd yn Llambled ac yng Nghanolfan Hamdden Llambled sy'n cael eu defnyddio'n aml. Mae'r PRS hefyd yn dweud y bydd y cais yn helpu i annog pobl i ddefnyddio'r cae chwarae a fydd yn parhau ar y safle, a hynny drwy wella'r cyfleusterau, mynediad, llefydd parcio a'r cyfleusterau newid yn y pafiliwn. Daw'r PRS i'r casgliad hwn:

- Anaml iawn y defnyddir y caeau presennol ac maent o ansawdd isel;
- mae cyflenwad da iawn o gyfleusterau hamdden eraill mewn manau eraill yn Llambled, sydd o ansawdd gwell na'r cyfleusterau ar safle'r cais;
- bydd y cynnig yn arwain at wella'r pafiliwn rhestredig a fydd yn helpu i annog pobl i ddefnyddio'r cae a fydd yn aros ar y safle.

Felly, mae'r PRS o'r farn fod y datblygiad yn cydymffurfio â Pholisi Cynllunio Cymru a Pholisi LU22 y CDLI.

Yn wreiddiol fe wnaeth Chwaraeon Cymru wrthwynebu'r cais gan nodi y bydd y cynnig yn arwain at gollu dros draean o'r caeau chwarae - 1.15 hectar allan o 3 hectar, ac nid ydynt o'r farn ei bod yn rhan fach o'r safle. Gwnaethant nodi y byddent yn cynnig tynnu'r gwrthwynebiad yn ôl pe bai tystiolaeth foddhaol yn cael ei darparu ynghylch pwyntiau 2 neu 3 o Baragraff 4.5.4 o Bolisi Cynllunio Cymru. Wedi hynny, cysylltodd yr Awdurdod Cynllunio Lleol â Chwaraeon Cymru i ddweud bod y cyfiawnhad dros gollu'r cae chwarae wedi'i gynnwys yn y 'Datganiad Cynllunio a Manwerthu' a gyflwynwyd. Mewn ymateb, gwnaeth Chwaraeon Cymru dynnu ei wrthwynebiad yn ôl.

Mae'r Awdurdod Cynllunio Lleol o'r farn y byddai colli'r cae chwarae yn cael effaith ar y ddarpariaeth gymunedol yn Llanbedr Pont Steffan. Fodd bynnag, o ystyried y cyfiawnhad o fewn y PRS, a bod Chwaraeon Cymru wedi tynnu ei wrthwynebiad yn ôl, nid yw'r Awdurdod Cynllunio Lleol yn ystyried y byddai'r golled yn cael effaith sylweddol ac felly nid yw'n rheswm dros wrthod.

### **Maint, Dyluniad a'i Effaith Weledol**

Mae Polisi DM06 o'r CDLI yn mynnu bod datblygiad o ddyluniad ansawdd uchel sy'n cyfrannu'n gadarnhaol at gyd-destun ei leoliad. Mae Polisi DM09 yn nodi y dylid cynllunio datblygiad i sicrhau amgylchedd croesawgar sy'n annog pobl i symud drwyddo yn briodol. Mae Polisi DM17 yn ceisio diogelu'r tirwedd rhag effaith andwyol sylweddol yn sgil datblygiadau newydd. Mae safle'r cais o fewn Ardal Tirwedd Arbennig Dyffryn Teifi felly mae Polisi DM18, sy'n ceisio diogelu rhinweddau arbennig yr Ardal Tirwedd Arbennig, yn berthnasol hefyd. Mae Polisi DM19 o'r CDLI, sy'n ceisio diogelu tirweddau o bwys hanesyddol a diwylliannol, yn berthnasol hefyd.

Mae'r siop fwyd arfaethedig wedi'i lleoli ar hyd ffin ochr safle'r cais, gyda llefydd parcio a mynediad yn cael eu darparu tua'r blaen. Mae'r siop fwyd ar raddfa fawr ac mae ei dyluniad yn cynnwys uned gyfoes un llawr gyda tho fflat a pharapet, sy'n arferol ar gyfer y fath siop fwyd. Mae'r dyluniad yn cynnwys pren fertigol, carreg leol naturiol a rendr i adlewyrchu dull brodorol Llanbedr Pont Steffan, gan gyfeirio'n benodol at Ganolfan Creuddyn gyferbyn.

O ran symud o gwmpas, mae'r cynnig yn cynnwys croesfannau i gerddwyr a llwybrau troed i ddarparu mynediad diogel i'r siop fwyd ac oddi yno.

O ran y podiau, mae'r rhain ar raddfa fach, gydag uchder o 3.5m, ac maent wedi'u gorchuddio â phren a phaneli *standing seam*, a fydd yn caniatáu iddynt gydweddu â'r siop fwyd a Chanolfan Creuddyn gyferbyn. Ystyrir bod y podiau arfaethedig yn cyflwyno ffurf anarferol wrth ymyl siop fwyd mewn lleoliad y tu allan i'r canol. Byddai datblygiad o'r fath yn fwy priodol yng nghanol trefi ymhlith siopau / ffurfiau adeiledig sy'n bod eisoes, ac mae podiau pren yn cael eu defnyddio gan amlaf at ddibenion dros dro e.e. mewn gŵyl fwyd, adeg y Nadolig ac ati.

Ynglwm wrth y cais y mae Arfarniad Gweledol a Thirweddol sy'n nodi'n gryno:

- Bod y golygfeydd tua'r safle wedi'u cyfyngu a'u cuddio i raddau gan y topograffi, yr anheddiad a'r haenau o llystyfiant o amgylch.
- Ni fyddai allan o'i gyd-destun ac ni fyddai'n cyflwyno elfennau anghyson.

- Byddai plannu coed a pherthi ychwanegol ar y ffiniau ac o fewn y tirwedd mewnol yn meddaldu ac yn lliniaru'r cynnig yn weledol, gan lleihau'r effaith ar yr ardal gyfagos.

Nid yw'r Awdurdod Cynllunio Lleol yn gwrthwynebu'n benodol ddyluniad y cais. Mae hefyd yn cytuno â'r Arfarniad Gweledol o ran y byddai'r effeithiau gweledol yn lleol iawn ac wedi'u cyfyngu i'r golygon sy'n agos i'r safle. Mae'r caeau chwarae, y Pafiliwn a'r wal derfyn wedi nodweddau'r rhan hon o'r tirwedd ers tua 1909, a'r caeau cyn hynny. Ystyrir felly fod y safle presennol yn rhan sylweddol a phwysig o gymeriad gweledol a hanesyddol y tirwedd a dyma un o'r prif lwybrau i mewn i Lamberd. Byddai'r datblygiad arfaethedig yn newid nodweddion y tirwedd yn sylweddol drwy gollu'r caeau chwarae, rhan o'r wal derfyn o gerrig, a chyflwyno datblygiad ar raddfa fawr. Felly, ystyrir bod y cynnig yn cael effaith andwyol sylweddol ar gymeriad gweledol a hanesyddol y tirwedd, ac felly nid yw'n cyd-fynd â pholisïau DM06, DM17, DM18 a DM19.

### **Yr Effaith ar leoliad Asedau Treftadaeth**

Mae cais am ganiatâd adeilad rhestredig wedi'i gyflwyno ar y cyd â'r cais hwn, ar gyfer y gwaith o adnewyddu'r Pafiliwn rhestredig Gradd II a chael gwared ar ran o'r wal gerrig ar y ffin ogleddol sy'n rhan o gwrtil y tir yn y rhestriad.

Wrth ystyried a ddylid rhoi caniatâd cynllunio ar gyfer datblygiad sy'n effeithio ar adeilad rhestredig neu ei leoliad, dywed Adran 66 o Ddeddf Cynllunio (Adeiladau Rhestredig ac Ardaloedd Cadwraeth) 1990 y bydd yr awdurdod cynllunio lleol yn ystyried pa mor ddymunol fyddai cadw'r adeilad neu ei leoliad, neu unrhyw nodweddion sydd o ddiddordeb pensaernïol neu hanesyddol sydd o fewn ei feddiant.

Mae Adran 72 o Ddeddf 1990 yn mynnu bod y rhai sy'n gwneud penderfyniadau ar geisiadau am ganiatâd cynllunio yn rhoi sylw arbennig i'r dymunoldeb o warchod neu wella cymeriad neu ymddangosiad yr ardal. Fel mater o bolisi, rhaid i'r rhai sy'n gwneud penderfyniadau cynllunio ystyried effeithiau posib datblygiadau ar leoliad Ardaloedd Cadwraeth.

Mae Polisi Cynllunio Cymru yn nodi sut y mae'n rhaid i awdurdodau cynllunio lleol drin Safleoedd Treftadaeth y Byd, henebion cofrestredig, gweddillion archeolegol cenedlaethol pwysig sy'n anghofrestredig, adeiladau rhestredig, ardaloedd cadwraeth a pharciau a gerddi hanesyddol cofrestredig yng Nghymru wrth iddynt ystyried ceisiadau cynllunio. Mae hyn yn cynnwys effaith datblygiadau arfaethedig ar leoliadau'r asedau hanesyddol hyn.

Dywed paragraff 1.25 TAN 24, fod *"lleoliad ased hanesyddol yn cynnwys yr ardal o'i amgylch lle mae'n cael ei ddeall, ei brofi a'i werthfawrogi, sy'n ymgorffori cydberthnasau blaenorol a phresennol â'r dirwedd gyfagos. Nid oes iddo faint penodedig a gall newid wrth i'r ased a'r ardal o'i amgylch esblygu. Gall elfennau lleoliad wneud cyfraniad cadarnhaol neu negyddol i arwyddocâd ased, gallant effeithio ar y gallu i werthfawrogi'r arwyddocâd hwnnw neu gallant fod yn niwtral. Nid yw lleoliad yn ased hanesyddol yn ei rinwedd ei hun ond mae ganddo werth sy'n deillio o'r ffordd y gall elfennau gwahanol gyfrannu at arwyddocâd ased hanesyddol."*

Mae canllawiau pellach ar gael o fewn Canllawiau Arfer Gorau Cadw - Lleoliad Asedau Hanesyddol yng Nghymru. Mae'n nodi bod ystod o ffactorau yn cyfrannu at arwyddocâd asedau hanesyddol ac mae'n rhoi enghreifftiau o'r ffactorau hyn megis elfennau ffisegol ei amgylchedd, perthynas â nodweddion hanesyddol eraill, nodweddion naturiol neu dopograffig, ei berthynas â'r tirwedd a pha mor weledol y mae. Mae'r canllawiau hefyd yn nodi sut i asesu effaith datblygiad ar leoliad asedau hanesyddol, ac mae'r Awdurdod Cynllunio Lleol wedi defnyddio hyn i asesu'r cais hwn, fel y nodir ymhellach isod.

Mae Polisi DM19 y CDLI yn nodi: "Caniateir datblygu sy'n effeithio ar dirweddau neu adeiladau sydd o bwys hanesyddol neu ddiwylliannol ac yn gwneud cyfraniad pwysig at gymeriad yr ardal leol a'r diddordeb sy'n perthyn iddi lle na fydd yn cael effaith niweidiol arwyddocaol ar eu hymddangosiad arbennig, eu cyfanrwydd pensaernïol neu'u cyd-destun. Lle mae hynny'n bosibl, dylai datblygu wella'r priodweddau hynny a'u cymeriad arbennig."

### **Casgliad yr Asesiad o'r Effaith ar Dreftadaeth**

Ynglwm â'r cais y mae Asesiad o'r Effaith ar Dreftadaeth sy'n ystyried effaith y datblygiad ar leoliad asedau hanesyddol. I grynhoi, mae'r Asesiad yn dod i'r casgliad na fydd nifer o adeiladau rhestredig / asedau treftadaeth eraill sydd wedi'u lleoli y tu allan i safle'r cais yn cael eu heffeithio yn sylweddol mewn unrhyw fodd. Hefyd y bydd unrhyw effaith bosib yn mynd yn llai gydag amser gyda'r llystyfiant fydd rhyngddynt. Mae'r Awdurdod Cynllunio Lleol yn cytuno nad yw'r datblygiad arfaethedig yn debygol o gael effaith sylweddol ar adeiladau rhestredig, gan gynnwys yr asedau treftadaeth eraill a nodir yn yr Asesiad o'r Effaith ar Dreftadaeth sydd wedi'u lleoli y tu allan i safle'r cais.

Daw'r Asesiad i'r casgliad y bydd y Pafiliwn Chwaraeon Rhestredig Gradd II a'i gwrtil cysylltiedig, sy'n gorwedd o fewn safle'r cais, yn cael ei effeithio gan y datblygiad arfaethedig. Mae'r Asesiad yn rhagweld y bydd effeithiau'r datblygiad arfaethedig yn fawr ac felly o arwyddocâd sylweddol. Mae'r Asesiad yn nodi y bydd y gwaith arfaethedig i adfer a gwella'r pafiliwn chwaraeon a'r cae chwarae yn lliniaru'r effaith a ragwelir, gan y byddai'r cais yn dod â budd sylweddol i'r adeilad a'i leoliad.

Daw'r Asesiad i'r casgliad na fydd y datblygiad arfaethedig yn cael effaith sylweddol ar Ardal Gadwraeth Llanbedr Pont Steffan.

Hefyd daeth yr asesiad i'r casgliad bod nifer o safleoedd a nodweddion archeolegol a allai fod wedi'u claddu ac sy'n berthnasol i hanes y cae chwarae ac i'r cyfnod cyn hynny, o bosib, pan oedd yn ddim ond cae. Bydd y gwaith o baratoi'r ddaear ar gyfer y datblygiad arfaethedig yn gallu tarfu ar y rhain. Felly cynghorir bod unrhyw waith paratoi sy'n ymdreiddio i'r ddaear yn cael ei wneud o dan oruchwyliaeth archeolegol ar ffurf 'briff gwyllo'.

### **Asesiad yr Awdurdod Cynllunio Lleol o effaith y datblygiad arfaethedig ar leoliad asedau treftadaeth**

#### **1. Cam 1: Nodi'r asedau hanesyddol a allai gael eu heffeithio**

Mae'r Awdurdod Cynllunio Lleol yn cytuno â'r Asesiad o'r Effaith ar Dreftadaeth o ran mai'r ased hanesyddol a fyddai'n cael ei effeithio gan y datblygiad arfaethedig yw'r Pafiliwn rhestredig Gradd II a'i gwrtil cysylltiedig, sy'n cynnwys y wal derfyn gerrig ar hyd y ffin ogleddol a'r fynedfa gatiâu haearn yng nghornel ogledd-ddwyreiniol safle'r cais. Ni fyddai asedau treftadaeth eraill yn cael eu heffeithio'n sylweddol, fel yr ystyriwyd yn yr Asesiad, ac mae'r Awdurdod Cynllunio Lleol yn cytuno a'i gasgliadau.

## 2. Cam 2: Diffinio a dadansoddi'r lleoliad

Adeilad rhestredig Gradd II yw'r Pafiliwn, sydd wedi'i restru am ei fod o ddiddordeb pensaernïol arbennig - pafiliwn chwaraeon uchelgeisiol o ddechrau'r ugeinfed ganrif sydd wedi ei gadw yn neilltuol o dda. Mae'n bwysig oherwydd ei ddiddordeb hanesyddol arbennig fel enghraifft anarferol o'r math hwn o adeilad. Mae'r Pafiliwn mewn cyflwr gwael ac mae angen ei adnewyddu a'i adfer.

Yn gysylltiedig â'r Pafiliwn hefyd y mae'r wal derfyn ogleddol a'r gatiâu mynediad haearn yng nghornel gogledd-ddwyrain eithaf y cae chwarae. Dywed yr Asesiad eu bod wedi cael eu gosod fel rhan o'r gwelliannau i'r maes chwarae tua'r un adeg ag yr adeiladwyd y Pafiliwn yn 1909. Bydd rhan fach o wal y ffin ogleddol yn cael ei symud i greu mynedfa newydd i gerbydau, a bydd y gât fynediad haearn yn cael ei chadw fel y mae.

Mae'r Asesiad yn nodi bod y meysydd chwarae eu hunain o bwys hefyd a gellir dweud bod ganddynt hanes cyfoethog o gynnal digwyddiadau chwaraeon o bwys, yn arbennig o ystyried hanes y Coleg Dewi Sant cynharach ym myd y campau a'i bwysigrwydd wrth sefydlu rygbi yng Nghymru.

Felly mae ffin y safle a'r caeau chwarae yn rhan bwysig o leoliad y Pafiliwn.

## 3. Cam 3: Gwerthuso'r effaith bosib

Mae'r cynnig yn cynnwys colli'r cae chwarae sydd ar hanner dwyreiniol y safle, a chodi siop fwyd fawr ar hyd ffin y dwyrain, hefyd pentref bwyd fydd yn cynnwys tri phod arddangos o bren parod i'r gogledd o'r Pafiliwn ger y ffin â Heol Pontfaen, mynediad newydd fydd yn cynnwys gwaredu â rhan o'r wal derfyn gerrig, maes parcio, llwybrau, ardal natur a bioamrywiaeth, yn ogystal â phlannu coed.

Byddai'r datblygiad arfaethedig yn arwain at golli cae chwarae sy'n rhan bwysig o leoliad y Pafiliwn, yn weledol ac yn hanesyddol, a bydd ffurf adeiledig sylweddol yn cael ei chreu yn ei le. Mae'r Awdurdod Cynllunio Lleol o'r farn y byddai maint mawr a natur y datblygiad yn tra-arglwyddiaethu ar y Pafiliwn ac yn tansilio'i amlygrwydd. Yn hanesyddol ac ar hyn o bryd, saif y Pafiliwn yn falch fel prif adeilad y safle gan fwrw trem dros y maes agored ac elwa o'r golygfeydd a ddaw o'r caeau chwarae.

Byddai'r datblygiad arfaethedig hefyd yn tynnu oddi wrth berthynas ymarferol, hanesyddol a ffisegol y Pafiliwn gyda'r cae chwarae, gan newid yn sylweddol y ffordd y mae'r Pafiliwn yn cael ei amgyffred, ei brofi a'i werthfawrogi. Caiff golwg y Pafiliwn ei leihau a'i guddio yn sgil ffurf adeiledig sylweddol y datblygiad arfaethedig. Ystyri'r hefyd y byddai colli rhan o ffin gerrig y gogledd yn cael effaith andwyol oherwydd byddai'n amharu ar barhad y wal derfyn gerrig ar hyd y ffin hon.

Mae'r Awdurdod Cynllunio Lleol yn cytuno gyda chasgliad yr Asesiad o'r Effaith ar Dreftadaeth, sef y bydd effeithiau'r datblygiad arfaethedig ar leoliad y Pafiliwn yn fawr ac felly o arwyddocâd sylweddol.

## 4. Cam 4: Ystyried yr opsiynau i liniaru'r effaith

Mae canllawiau arfer gorau Cadw (Lleoliad Asedau Hanesyddol yng Nghymru) yn egluro mai lliniaru yw'r cam a gymerir i osgoi neu leihau niwed i arwyddocâd yr ased hanesyddol a'i leoliad. Gallai lliniaru gynnwys, er enghraifft, addasu'r dyluniad, adleoli'r datblygiad neu elfennau penodol, neu gyflwyno sgriniau. Mae'n mynd ymlaen i ddweud y gallai rhai mesurau lliniaru gael effaith negyddol ar leoliad yr ased hanesyddol. Er enghraifft, gallai sgrin o goed fod yn ffurf estron mewn tirwedd sydd heb goed fel arall.

Fel y nodwyd uchod, mae'r Asesiad o'r Effaith ar Dreftadaeth o'r farn fod effaith fawr y datblygiad arfaethedig ar leoliad y Pafiliwn yn cael ei lliniaru gan y gwaith arfaethedig i adnewyddu'r Pafiliwn. Mae'r Awdurdod Cynllunio Lleol yn nodi nad yw'r cais yn cael ei gyflwyno i 'alluogi datblygu' ac nad yw'n sicrhau cadwraeth y Pafiliwn at y dyfodol.

Fodd bynnag mae'n werth nodi bod canllawiau Historic England, y gellir eu gwneud yn berthnasol i Gymru hefyd, yn nodi,

*"Wrth ystyried effaith cynigion ar arwyddocâd yr ased treftadaeth dan sylw, dylid rhoi pwysau mawr ar gadwraeth yr ased a dylai fod cyfiawnhad clir a sicr dros niweidio neu golli arwyddocâd yr ased treftadaeth dan sylw. Os bydd cynigion yn niweidio'n sylweddol yr ased treftadaeth dynodedig, dylid eu gwrthod, oni ellir dangos bod y niwed yn angenrheidiol i sicrhau budd cyhoeddus sylweddol sy'n drech na'r niwed hwnnw. Neu, fod ystod o brofion yn berthnasol gan gynnwys ystyried y defnydd a wneir o'r ased, ac ariannu."*

Mae'r canllawiau'n nodi y byddai angen ystyried yn llwyr amrywiaeth o opsiynau posibl er mwyn gwarchod yr ased treftadaeth, a allai gynnwys perchnogaeth gyhoeddus neu elusennol, cyllid grant, defnydd amgen ac ati. Gan nad yw'r cynnig yn cael ei gyflwyno i 'alluogi datblygu' nid yw'r Awdurdod Cynllunio Lleol wedi ceisio ystyried y datblygiad ar sail y canllawiau ym Mholisi Cynllunio Cymru a chanllawiau arfer gorau eraill sy'n ymwneud â galluogi datblygu, heblaw am dynnu sylw at y ffaith fod angen rhoi pwys mawr ar niweidio asedau treftadaeth a'u lleoliad. Hefyd nad oes modd cyfiawnhau hynny bob amser, er bod y datblygiad yn sicrhau ei gadwraeth at y dyfodol.

Mae'r Awdurdod Cynllunio Lleol yn cydnabod bod y gwaith i warchod y Pafiliwn yn fantais. Ond ni fyddai'r gwaith arfaethedig ar y Pafiliwn yn lliniaru'r effaith fawr y byddai'r datblygiad arfaethedig yn ei chael ar ei leoliad oherwydd byddai'r effaith hon yn parhau, beth bynnag am y gwaith adnewyddu. At hynny, nid yw'r cais yn dangos mai dyma'r unig opsiwn / modd o sicrhau cadwraeth y Pafiliwn at y dyfodol. Beth bynnag, nid yw'r manteision o wneud gwaith adnewyddu ar y Pafiliwn yn drech na'r effaith fawr y bydd y datblygiad arfaethedig yn ei chael ar leoliad y Pafiliwn. Mae effaith y datblygiad ar leoliad y Pafiliwn mor fawr fel mai ofer fyddai'r gwaith adnewyddu.

### Effaith ar leoliad Ardal Gadwraeth Llanbedr Pont Steffan

Mae safle'r cais yn gorwedd y tu allan i Ardal Gadwraeth Llanbedr Pont Steffan. Mae ffin orllewinol yr Ardal Gadwraeth tua 70 metr i'r dwyrain o gornel gogledd-ddwyreiniol y safle. Mae'r Asesiad o'r Effaith ar Dreftadaeth yn nodi bod rhai elfennau trefol yn tarfu ar ben draw gorllewinol yr Ardal Gadwraeth - gan edrych tuag at y datblygiad arfaethedig - megis cartref gofal preswyl Hafan Deg a'r coed aeddfed yng ngardd yr eiddo hwnnw. Mae'r Asesiad o'r farn mai effaith fach fydd gan y cynigion yn rhan orllewinol yr Ardal Gadwraeth, felly ystyri'r bod arwyddocâd yr effaith yn fach.

Mae safle'r cais y tu allan i'r Ardal Gadwraeth ond serch hynny mae'n rhan bwysig o'r tirwedd a dyma un o'r prif lwybrau i mewn i Llanbedr a'r Ardal Gadwraeth. Mae'r caeau chwarae, y Pafiliwn a'r wal derfyn wedi nodweddu'r rhan hon o'r tirwedd ers tua 1909, a'r caeau cyn hynny. Byddai'r datblygiad arfaethedig yn newid cymeriad y tirwedd yn sylweddol drwy gyflwyno datblygiad ar raddfa fawr a fydd yn cael

effaith fawr ar leoliad y Pafiliwn yn ogystal ag ar nodweddion gweledol, hanesyddol a diwylliannol y tirwedd.

Nid yw Arfarniad Ardal Gadwraeth Llanbedr Pont Steffan wedi'i fabwysiadu'n ffurfiol eto, ond mae'n werth nodi bod drafft terfynol Arfarniad Ardal Gadwraeth Llanbedr Pont Steffan yn nodi'r canlynol mewn perthynas â safle'r cais:

*'Mae mynwent Sant Pedr, tir yr Eglwys Gatholig a'r parc bach sydd i'r de o'r rhain yn darparu ardal ddwys arall o fannau agored gwyrdd gyda gorchudd coed ar ochr orllewinol y dref. Mae'n fynediad i'r dref o'r gorllewin, er bod lledaeniad datblygiadau ar hyd ochr ogleddol Ffordd Pontfaen yn meddalu'r trawsnewidiad sydyn o gefn gwlad i'r dref i raddau. Mae caeau agored i'r ochr ddeheuol (safle'r sioc amaethyddol), maes criced y Coleg / caeau chwarae a thai gerdded boblogaidd ar hyd llednant Teifi, Nant Creuddyn. Adeiladwyd y pafiliwn criced, Adeilad Rhestredig Gradd II, ym 1909 gan y pensaer Ll. Bankes-Price, mewn ymgynghoriad â'r Athro Tyrrel Green o Goleg Dewi Sant. Mae'r ardaloedd gwyrdd hyn yn helpu i ddiffinio ymyl y datblygiad er y caiff ei dresmasu ar ochr ogleddol y ffordd. Mae'r maes criced, er ei fod y tu allan i ffiniau'r ardal gadwraeth, yn arwyddocaol fel lleoliad y pafiliwn rhestredig ac am ei gysylltiad hanesyddol â'r Brifysgol yn ogystal â'i gyfraniad i'r lle / mynediad yr ardal gadwraeth.'*

Felly ystyrir bod y cynnig yn cael effaith andwyol ar leoliad Ardal Gadwraeth Llanbedr Pont Steffan.

## Archaeoleg

Fel y nodwyd uchod, daeth yr asesiad i'r casgliad bod nifer o safleoedd a nodweddion archeolegol a allai fod wedi'u claddu ac sy'n berthnasol i hanes y cae chwarae ac i'r cyfnod cyn hynny, o bosib, pan oedd yn ddim ond cae. Bydd y gwaith o baratoi'r ddaear ar gyfer y datblygiad arfaethedig yn gallu tarfu ar y rhain. Felly cyngorir bod unrhyw waith paratoi sy'n ymdreiddio i'r ddaear yn cael ei wneud o dan oruchwyliaeth archeolegol ar ffurf 'briff gwyllo'. Gellir sicrhau hyn drwy amod cynllunio.

## Amwynder Preswyl

Mae Polisi DM06 o'r CDLI, maen prawf 7, yn amddiffyn amwynder trigolion cyfagos rhag niwed sylweddol mewn perthynas â phreifatrwydd, sŵn a golygon.

Ni fydd effaith fawr ar breifatrwydd y tai i'r gogledd o safle'r cais, ar ochr arall yr heol. Efallai y byddant yn gweld cynnydd bach o ran sŵn o ganlyniad i'r defnydd cynyddol a wneir o'r safle, ond o ystyried cyd-destun trefol y lleoliad a natur y datblygiad, ni fydd hyn yn cael effaith sylweddol ar eu hamwynder. Bydd eu golygon yn sylweddol wahanol i'r sefyllfa bresennol, lle maent yn edrych dros gaeau. Byddai prif adeilad y siop adwerthu yn y gornel ddwyreiniol, gyferbyn â Chanolfan Creuddyn, a rhyngddi a'r tai fe fydd maes parcio ceir, y ffin bresennol a gedwir, a'r heol, sy'n golygu y bydd digon o fwllch rhwng y siop fwyd a'r ffurf adeiledig gyferbyn. Byddai teimlad agored i'r cynnig yn rhannol, rhwng y maes parcio ceir a chadw'r rhan o'r caeau chwarae. Byddai'r cynllun tirlunio arfaethedig hefyd yn helpu i feddalu'r datblygiad. O ganlyniad, er y byddai eu golygon yn newid, ni ystyrir y byddai hyn i'r graddau ei fod yn cael effaith andwyol sylweddol ar eu hamwynder.

Mae cartref gofal preswyl Hafan y Deg yn ffinio â ffin ddwyreiniol y safle. Bydd y ffin bresennol yn cael ei chadw, sy'n cynnwys wal gerrig tua hanner y ffordd i lawr a ffens wifren fetel ar hyd yr hanner arall. Mae ychydig goed hefyd. Mae'r cynnig yn cynnwys ychwanegu at y ffin drwy ffens bren â byrddau a fydd yn mesur 1.8m o uchder. Bydd hon yn dechrau lle mae'r wal gerrig yn dod i ben ac yn parhau hyd ddiwedd ffin gefn Hafan Deg. Bydd y ffens byst a reiliau yn mesur 1.2m o uchder ar hyd y ffin a rennir gyda'r cyrtiau tennis, a bydd ffens bren â byrddau, 1.8m o uchder, ar hyd y ffin a rennir gyda'r lawnt fowlio. Bydd peth effaith andwyol ar amwynder preswylwyr y Cartref Gofal oherwydd ei fod yn agos at gefn y siop fwyd, ond os bydd amodau sy'n cyfyngu ar gludiant i'r siop, ni ystyrir y byddai'n cael effaith andwyol sylweddol ar eu hamwynder.

Ni fyddai effaith andwyol ar amwynder defnyddwyr y cyrtiau tenis a'r lawnt fowlio oherwydd natur eu defnydd.

Mae ffin ddeheuol safle'r cais yn ffinio ag ysgol gynradd Llanbedr Pont Steffan. Mae'r ffin bresennol yn cynnwys ffens wifren fetel a choed ac nid oes newidiadau yn yr arfaeth ar gyfer y ffin. Bydd y tir sy'n gyfagos i'r ffin hon yn faes parcio i wasanaethu'r Pafiliwn presennol, yn ardal natur a bioamrywiaeth, a bydd y tir ar yr ochr arall i'r Pafiliwn yn cael ei gadw yn gae chwarae. O ganlyniad, ni fydd y datblygiad arfaethedig yn cael effaith andwyol o gwbl ar yr ysgol gynradd.

Mae adran y Cyngor - Amddiffyn y Cyhoedd - wedi argymhell nifer o amodau er mwyn diogelu amwynder y trigolion.

Mae'r datblygiad arfaethedig yn cyd-fynd â Pholisi DM06 y CDLI ac ni fernir ei fod yn achosi effaith niweidiol sylweddol ar amwynder y trigolion cyfagos.

## Priffyrdd a Mynediad

Mae'r cynnig yn cynnwys creu un mynediad cyfun newydd ar gyfer cerbydau, beicwyr a cherddwyr oddi ar Heol Pontfaen. Bydd y fynedfa bresennol drwy'r gatiu haeam yn cael ei chadw ond caiff ei throi'n lwybr cerdded a beicio ar y cyd.

Cynigir y bydd y datblygiad yn cynnwys gwelliannau ychwanegol i'r seilwaith trafndiaeth, gan gynnwys:

- Croesfan newydd i gerddwyr, a reolir, ar Heol Pontfaen i wella'r mynediad ar droed i'r datblygiad
- Cysylltiadau llwybrau troed yn fewnol, gan gynnwys i'r fynedfa bresennol yng nghornel dde-ddwyreiniol y safle tua'r ganolfan hamdden.

Bydd y siop fwyd yn cynnwys 118 o lefydd parcio, gan gynnwys pum lle i bobl anabl, saith lle i rieni a phlant, a dau le 'Clicio a Chasglu'. Bydd y maes parcio yn cynnwys darpariaeth ar gyfer 24 o bwyntiau gwefru cerbydau trydan. I ddechrau, bydd pedwar pwynt gwefru 'byw' yn cael eu gosod, a'r 20 lle sy'n weddill yn gallu cynnig darpariaeth - hynny yw, bydd y seilwaith wedi'i osod eisoes islaw'r ddaear felly gellir uwchraddio'r llefydd yn hawdd yn ôl y galw.

Bydd pedwar cylchyn i ddal beics o flaen y siop ar gyfer parcio wyth o feics yn ddiogel.

Bydd y man llwytho ar ochr dde-ddwyreiniol yr adeilad, i gefn y safle, a bydd yn cynnwys y man llwytho lle bydd cerbydau cludiant yn

dadlwytho.

Bydd 25 o lefydd parcio gan y tri phod. Bydd 22 o lefydd parcio yn gwasanaethu'r Pafiliwn - 12 ar y tir caled presennol gerllaw'r Pafiliwn a chynigir deg ychwanegol oddi ar y ffordd fynedfa sy'n arwain at y pafiliwn, yn union i'r gogledd-ddwyrain o'r pafiliwn.

Nid yw'r awdurdod priffyrdd lleol wedi codi gwrthwynebiad i'r datblygiad arfaethedig, ar sail amodau.

### **Tirlunio a choed**

Mae TAN 10 yn cyfeirio at Orchmynton Diogelu Coed ac yn nodi bod effaith cynigion cynllunio ar goed sy'n cael eu gwarchod yn ystyriaeth gynllunio berthnasol. Mae'n nodi y dylid defnyddio Gorchymyn Diogelu Coed (TPO) i ddiogelu coed os byddai eu symud yn cael effaith sylweddol ar yr amgylchedd a mwynhad y cyhoedd ohono.

Mae Polisi DM20 y CDLI yn gosod rhagdybiaeth o blaid cadw coed, gwrychoedd a choetiroedd sy'n bod ar hyn o bryd. Mae'n nodi y bydd datblygiad yn cael ei ganiatáu, ar yr amod:

1. na fyddai'n diddymu, yn difrodi nac yn dinistrio coed, gwrychoedd na choetiroedd o werth gweledol, ecolegol, hanesyddol, diwylliannol neu amwynder oni bai fod yr angen am y datblygiad arfaethedig yn drech na'r gwerth hwnnw;
2. y gellir lliniaru neu, os oes raid, wneud iawn am effeithiau negyddol y golled neu'r difrod;
3. y bydd yn sicrhau enillion priodol o ran bioamrywiaeth; ac
4. y bydd y mesurau i wneud iawn a gwella yn defnyddio rhywogaethau brodorol yn bennaf, ac nid rhywogaethau anffroddol goresgynnol.

Mae Polisi DM10 o'r CDLI yn gofyn am gyflwyno cynllun tirwedd ar gyfer cynigion a fyddai'n cael effaith ar y tirwedd.

Mae yna Orchmynton Cadw Coed ar nifer o'r coed sydd o fewn ffiniau'r safle. Mae cynllun sy'n cynnig gwaith tirlunio meddal yn cyd-fynd â'r cais, a chynllun rheoli tirwedd ac asesiad o'r effaith ar goed.

Cynhaliwyd arolwg coed gan Tyler Grange ym mis Hydref 2021, a nododd yr arolwg un goeden a dau grŵp o goed o werth uchel, 21 o goed ac un berth o werth canolig a phum coeden o werth isel. Mae angen colli dwy goeden (T4 a T5) ar y ffin ogleddol a dwy ran o'r berth (H1), sef cyfanswm o 35 metr, i wneud y mynedfeydd newydd i gerddwyr a cherbydau i mewn i'r safle. Roedd yr arolwg o'r farn mai gwerth canolig oedd i'r ddwy goeden (castanwydd) y cynigir eu symud. Mae'r arolwg yn dweud y gellir gwneud yn iawn am y ddwy goeden a gollir, yn ogystal â cholli'r 35m o berth, drwy gynllun plannu helaeth a gynigir yn y cais. Mae hyn yn cynnwys plannu 26 o goed newydd, perth frodorol ar hyd y ffin ddwyreiniol, dŵl laswellt gymysg yn yr ardd law a manau glaswelltog y tu cefn i'r siop.

Dywedodd Swyddog Coed y Cyngor fod gan y cynllun arfaethedig ddewis da o goed i'w plannu megis coed cyll, coed celyn, y ddraenen wen, y gerddinen, y fedwen a choed ceirios yr adar. Ymddengys fod hyn yn addas ar gyfer maint ac amodau daear y safle ac mae llawer o'r rhywogaethau hyn eisoes yn bresennol yn y gwrychoedd yno. Mae'r Swyddog yn argymhell amodau a fydd yn sicrhau bod cynllun plannu coed ar waith a bod tyfwr coed neu Bensaer Tirwedd yn cynnal briff gwylio i sicrhau bod ardaloedd gwarchod gwreiddiau ar waith yn ystod y cyfnod adeiladu, fel yr argymhellwyd yn Adroddiad Coed Tyler Grange.

Mae colli dwy goeden a 35 metr o berth yn anffodus. Fodd bynnag, cydnabyddir nad yw'r ddwy goeden sydd i'w symud o werth uchel oherwydd nodwyd eu bod o werth cymhedrol. Yng nghyd-destun y cynllun yn ei gyfarwydd mae'r golled yn gymharol fach. Ystyrir hefyd fod y cynllun plannu arfaethedig yn cynnig lliniaru / gwneud yn iawn yn ddigonol a byddai'r cynnig hefyd yn sicrhau enillion priodol o ran bioamrywiaeth. O ganlyniad, mae'r cais yn dderbyniol mewn perthynas â choed, gwrychoedd a thirlunio.

### **Rhywogaethau a warchodir**

Mae Asesiad Ecolegol a gynhaliwyd ym mis Hydref 2021 ynghlwm wrth y cais.

Mae'r rhan fwyaf o'r safle yn borfa amwynder a ddefnyddir ar hyn o bryd yn gaeau chwaraeon gyda darn bach o brysgwydd a mieri yng nghornel gogledd-orllewinol y safle. Mae'r coed ar y safle yn cynnwys rhes o goed castanwydd ifanc a lled-aeddfed ar ffin y gogledd, saith poplysen ddu fawr ar ffin y gorllewin, tair onnen aeddfed ar y ffin ddeheuol, a thair aethen aeddfed ar y ffin ddwyreiniol. Ni ddylid cwmpo coed sydd â'r potensial mawr o gynnal clwydfannau ystumod. Mae rhywogaethau estron goresgynnol wedi cael eu nodi ar y ffin orllewinol, gan gynnwys Balsam yr Himalaya, cotoneaster yr Himalaya a'r farddanhadlen felen.

Ni welwyd tystiolaeth o foch daear yn ystod yr arolwg, ond er mwyn sicrhau nad oes effaith ar y rhywogaeth hon yn sgil y datblygiad, argymhellir bod arolwg diweddar yn cael ei gynnal cyn dechrau ar y gwaith adeiladu. Bydd mesurau diogelu yn ystod y gwaith adeiladu yn cynnwys briffio'r holl weithwyr adeiladu ar y safle a darparu dull o ddianc i'r moch daear megis rampiau o unrhyw ffos neu bwl dwfn a adewir ar agor dros nos.

Bydd cadw'r coridor coetir ar y ffin orllewinol yn lleihau unrhyw effaith ar adar sy'n nythu. Dylid symud cynefinoedd nythu y tu allan i dymor nythu'r adar (1 Mawrth - 31 Awst). Os na fydd hyn yn bosibl, dylai ecolegydd cymwys chwilio unrhyw llystyfiant i'w symud yn union cyn i'r gwaith ddechrau.

Mae cynllun ar gyfer goleuadau allanol wedi'i gyflwyno sy'n manylu ar y mesurau dylunio i atal cynnydd mewn golau ar y coridor i fywyd gwyllt ar y ffin orllewinol. Mae'r dyluniad goleuo yn dilyn y canllawiau a nodir yn Nodyn Cyfarwyddyd 08/18 Ystumod a goleuadau artiffisial yn y DU (Ymddiriedolaeth Gwarchod Ystumod a Sefydliad y Gweithwyr Goleuo Proffesiynol, 2018) a gellir ei sicrhau drwy amod cynllunio.

Mae argymhellion ar gyfer gwella bioamrywiaeth i'w cael yn yr arfarniad ecolegol ac yn y cynllun 'cyfleoedd a chyfyngiadau', a gellir eu sicrhau drwy amod cynllunio.

### **Safleoedd Gwarchoddedig**

Saif y safle o fewn Ardal Cadwraeth Arbennig Afon Teifi sydd ar hyn o bryd yn methu o ran ei dargedau ffosffadau. Yn unol â Rheoliadau Cadwraeth Cynefinoedd a Rhywogaethau 2017 (fel y'u diwygiwyd) bydd pob cynnig datblygu o fewn dalgylch Ardal Cadwraeth Arbennig

Afon Teifi sydd â'r potensial o gynyddu ffosffadau yn cael Asesiad Rheoliadau Cynefinoedd i weld beth fydd effaith y ffosffad ychwanegol ar y safle dynodedig a'i nodweddion. Yn ogystal, mae potensial y bydd effaith niweidiol ar Ardal Cadwraeth Arbennig Afon Teifi o'r llygredd a ddaw o gyfnod adeiladu'r datblygiad. Mae'r safle wedi'i gysylltu'n hydrolegol ag Afon Teifi drwy gyfrwng Nant Creuddyn sy'n rhedeg ar hyd y ffin orllewinol. Mae potensial hefyd i lygredd o'r cyfnod adeiladu fynd i mewn i ddŵr ffo yr arwyneb ac ymlaen i'r safle dynodedig.

Felly mae Asesiad Rheoliadau Cynefinoedd wedi'i gynnal o dan Reoliad 63 o Reoliadau Cadwraeth Cynefinoedd a Rhywogaethau 2017. Mae'r prawf Effaith Arwyddocaol Tebygol yn ystyried yr effaith bosibl ganlyniol:

### **Ffosffadau:**

Mae canllawiau Cyfoeth Naturiol Cymru yn nodi ei bod yn debygol y gellir dod i gasgliad na fydd effaith arwyddocaol debygol mewn achosion lle mae'r canlyniol yn berthnasol:

- bod y drwydded amgylcheddol ar gyfer y gwaith trin dŵr gwastraff cysylltiedig wedi'i hadolygu ar sail yr amcanion cadwraeth diwygiedig ar gyfer ansawdd dŵr
- bod yna gapasiti i ddarparu ar gyfer y dŵr gwastraff ychwanegol yn unol â therfynau diwygiedig y drwydded
- bod gan y rhwydwaith carthffosydd a'r gwaith trin dŵr gwastraff cysylltiedig y gallu hydrologig ar gyfer cysylltiadau newydd heb fod effaith amgylcheddol yn sgil gorlifoedd storm

Mae Dŵr Cymru wedi cadarnhau bod y drwydded amgylcheddol wedi cael ei hasesu ar sail yr amcanion cadwraethol diwygiedig a bod capasiti ar waith i ddarparu ar gyfer y dŵr gwastraff ychwanegol. Bydd y gwaith trin dŵr gwastraff yn parhau o fewn terfynau diwygiedig y drwydded ac mae gan y garthffos a'r gweithfeydd trin dŵr gwastraff cysylltiedig y gallu hydrologig i ddarparu ar gyfer y dŵr gwastraff ychwanegol heb fod gorlifoedd storm mwy aml neu hirach.

O ganlyniad, daw'r TLSE i'r casgliad na fydd effaith arwyddocaol debygol ar nodweddion dynodedig yr Ardal Cadwraeth Arbennig yn sgil mwy o ffosffadau o'r datblygiad hwn. O ganlyniad, bernir nad oes angen Asesiad Priodol llawn.

### **Llygredd:**

Mae'r safle wedi'i gysylltu'n hydrolegol ag Afon Teifi drwy gyfrwng Nant Creuddyn sy'n rhedeg ar hyd ffin orllewinol y datblygiad arfaethedig. Mae potensial i lygredd o'r cyfnod adeiladu fynd i mewn i'r cwrs dŵr drwy ddŵr ffo yr arwyneb ac ymlaen i'r safle dynodedig. Heb fesurau lliniaru a rheoli, ni ellir diystyru effaith arwyddocaol debygol yn sgil y perygl hwn a nodwyd. Gan nad oes modd ystyried lliniaru ar y cam hwn o'r asesiad (yng ngoleuni dyfarniad Llys Cyfiawnder yr Undeb Ewropeaidd (*People Over Wind and Sweetman v Coillte Teoranta (C-323/17)*) mae angen Asesiad Priodol llawn.

Mae Cynllun Rheoli Adeiladu ac Amgylchedd wedi'i gyflwyno sy'n amlinellu'r rhagofalon a'r technegau a fydd yn cael eu rhoi ar waith i atal llygredd rhag effeithio ar yr Ardal Cadwraeth Arbennig. Sicrheir hyn drwy amod cynllunio a fydd yn sicrhau nad oes effaith andwyol ar yr Ardal Cadwraeth Arbennig.

### **Effeithiau ar y cyd:**

Mae effaith gyfun y datblygiad arfaethedig wedi'i hystyried ynghyd â'r datblygiad arfaethedig a gyflwynwyd o dan gais A230860 ar gyfer uned B1, B2 a B8 yn Llambod. Bydd y Cynllun Rheoli Adeiladu ac Amgylchedd yn sicrhau nad oes effaith andwyol ar yr Ardal Cadwraeth Arbennig yn sgil y datblygiad arfaethedig hwn. Mae Cynllun Strategaeth Ddraenio ac Atal Llygredd wedi'i gyflwyno fel rhan o gais A230860 a fydd hefyd yn sicrhau nad oes effaith andwyol ar yr Ardal Cadwraeth Arbennig yn sgil y datblygiad arfaethedig hwn.

Daw'r Asesiad Rheoliadau Cynefinoedd i'r casgliad na fydd y cais yn cael effaith andwyol ar integriti Ardal Cadwraeth Arbennig Afon Teifi, boed ar ei ben ei hun na chwaith ar y cyd.

### **Llifogydd**

Saif y safle yn bennaf o fewn Parth Llifogydd A, gyda rhan fwyaf gorllewinol y safle o fewn Parthau Llifogydd B ac C2, fel y dangosir ar y Mapiau Cyngor Datblygu sy'n cyd-fynd â TAN15. Mae'r Map Llifogydd diweddaraf i Gymru yn dangos bod rhan fwyaf gorllewinol y safle o fewn Parth Llifogydd 2 a 3.

Nid yw rhan fwyaf gorllewinol y safle yn cael ei ddatblygu fel rhan o'r cais hwn. Felly, bernir mai perygl bychan o lifogydd neu ddim perygl o gwbl sydd gan y datblygiad arfaethedig.

### **Draenio Dŵr Wyneb**

Ymdrinnir â dŵr wyneb drwy System Ddraenio Gynaliadwy a fydd yn cael ei datblygu a'i chymeradwyo fel rhan o Gymeradwyaeth SuDS Corff Cymeradwyo Systemau Draenio Cynaliadwy'r Cyngor. Mae'r Awdurdod Cynllunio Lleol yn fodlon y gellir ymdrin â'r dŵr wyneb yn ddigonol drwy broses gymeradwyo SuDS.

### **Halogi**

Mae Arfarniad Geo-amgylcheddol o safle'r cais yn cyd-fynd â'r cais. Mae hwn yn adolygu'r defnydd blaenorol a wnaed o'r safle ac yn cynghori ar y tebygolrwydd o halogi. Daw hyn i'r casgliad nad yw'r safle wedi cael ei ddatblygu ar y cyfan a'i fod wedi cael ei ddefnyddio fel maes chwaraeon yn fwy diweddar. Roedd adeilad bychan yn bresennol yng nghornel ogledd-orllewinol y safle. Nid oes hanes o gloddio am lo ar y safle.

Mae'r Arfarniad yn nodi bod angen rhagor o waith i symud y safle yn ei flaen i'r cyfnod adeiladu, a fydd yn cynnwys:

- cwblhau rhaglen monitro nwy a chyhoeddi asesiad nwy
- chwilio am radon ar y safle i bennu'r mesurau radon sydd i'w cynnwys yn y datblygiad arfaethedig
- dyluniad manwl o'r sylfeini
- cadarnhau gyda'r Awdurdod Lleol yr argymhellion a wneir yn yr adroddiad



Gellir sicrhau hyn drwy amod cynllunio.

## Casgliad

Nodir manteision cadarnhaol y cynnig, fodd bynnag, nid yw'r rhain yn drech na'r ffaith fod y datblygiad arfaethedig cyn mynd yn groes i bolisiâu manwerthu perthnasol yn ogystal â'r niwed arwyddocaol y byddai'n ei gael ar leoliad yr adeilad rhestredig Gradd II, yr Ardal Gadwraeth a'r tirwed, fel y crynhoir isod:

- Nid oes angen meintiol nac ansoddol am y siop fwyd arfaethedig yn Llanbedr Pont Steffan;
- Byddai disgwyl i'r siop fwyd arfaethedig gael effaith andwyol fawr ar y Sainsbury's presennol yng nghanol tref Llanbedr Pont Steffan. Hyd yn oed pe na bai'n arwain at gau'r siop, byddai nifer y siopwyr yn y canol yn lleihau'n sylweddol, gyda sgil-ffaith ar fusnesau eraill canol y dref. Byddai hyn yn effeithio'n andwyol ar fywiogrwydd a hyfywedd canol y dref, a allai yn ei dro gynyddu nifer y siopau gwag drachefn yn y ganolfan, ar adeg pan fo mater siopau gwag ar gynnydd eisoes yn bryder;
- Disgwylir i'r siop fwyd arfaethedig gael effaith andwyol fawr ar ganol trefi Aberaeron a Llandysul, gyda cholledion o tua 10% o gyfanswm y fasnach cyfleustra yn cael eu rhagweld. Mae hyn yn bryder mawr o ystyried pwysigrwydd y ddarpariaeth cyfleustra i iechyd cyffredinol y ddwy ganolfan ac i'w rôl fel canolfannau gwasanaethu ar gyfer eu cymunedau lleol;
- Mae'r diffyg eglurder ynghylch y manwerthu a gynigir o fewn y 'podiau' yn ei gwneud hi'n anodd asesu'r angen amdanynt a'u heffaith debygol ar ganol tref Llanbedr Pont Steffan. Fodd bynnag, mae pryder y gallai'r unedau hyn fod mewn cystadleuaeth uniongyrchol gyda'r manwerthwyr bach/annibynnol sy'n gweithredu yng nghanol tref Llanbedr Pont Steffan ar hyn o bryd;
- Mae'r podiau arfaethedig yn methu'r prawf cymalog ac nid oes cyfiawnhad dros leoliad y tu allan i'r canol;
- Ystyrir bod y datblygiad arfaethedig yn cael effaith andwyol sylweddol ar nodweddion y tirwedd;
- Ystyrir bod y datblygiad arfaethedig yn cael effaith andwyol fawr, o arwyddocâd sylweddol, ar leoliad y Pafiliwn Rhestredig Gradd II;
- Ystyrir bod y datblygiad arfaethedig yn cael effaith andwyol sylweddol ar gymeriad a golwg yr Ardal Gadwraeth.

## Rheswm dros ei adrodd i'r Pwyllgor Rheoli Datblygu

Mae'r Cais wedi'i gyfeirio i'r Pwyllgor Rheoli Datblygu i benderfynu yn ei gylch am ei fod yn ddatblygiad mawr.

## ARGYMHELLIAD:

Mae'r Awdurdod Cynllunio Lleol yn argymhell gwrthod caniatâd cynllunio am y rhesymau a nodir uchod.

## Adroddiad y Panel Archwilio'r Safle

Cytunwyd gan y Swyddog Arweiniol Corfforaethol: Economi ac Adfywio, a Chadeirydd ac Is-gadeirydd y Pwyllgor Rheoli Datblygu (RhD), y byddai'n fuddiol cynnal archwiliad safle cyn i'r cais gael ei drafod yn y Pwyllgor RhD. Gwahoddwyd holl aelodau'r Pwyllgor RhD i fynychu'r Archwiliad Safle.

Cynhaliwyd yr Archwiliad Safle ddydd Gwener, 24 Mai 2024, a fynychwyd gan:

- Cyng Ifan Davies (Cadeirydd)
- Cyng Carl Worrall (Is-gadeirydd)
- Cyng Marc Davies
- Cyng Rhodri Evans
- Cyng Raymond Evans
- Cyng Hugh Hughes
- Cyng Ceris Jones
- Cyng Maldwyn Lewis
- Cyng Meirion Davies
- Cyng Chris James
- Cyng Gareth Lloyd

Derbyniwyd ymddiheuriadau gan y Cynghorydd Gethin Davies.

Yn bresennol o'r Gwasanaeth Cynllunio, roedd:

- Dr Sarah Groves-Phillips, Rheolwr Corfforaethol – Gwasanaethau Cynllunio
- Mrs Catrin Newbold, Rheolwr Gwasanaeth – Rheoli Datblygu
- Mrs Sian Holder, Arweinydd Tîm Rheoli Datblygu (De)

Rhoddyd copi o'r cynllun safle arfaethedig i'r aelodau a disgrifiodd Mrs Holder y datblygiad arfaethedig, gan dynnu sylw at leoliad y siop nwyddau, parcio, mynediad, podiau, pwll bioamrywiaeth, triniaeth o'r ffiniau a rhoi disgrifiad byr o'r gwaith arfaethedig i'r Pafiliwn Rhestredig Gradd II.

Arolygwyd y safle gan yr aelodau o'r fynedfa bresennol i gerddwyr gan nodi'r giatiau presennol i gerddwyr, ffin ymyl y ffordd a lleoliad y fynedfa arfaethedig, a fyddai'n arwain at gollir wal gerrig terfyn bresennol, cloddiau a choed.

Gerddodd yr aelodau ar hyd ffin ddwyreiniol y safle, gan ystyried y datblygiad cyfagos a'r triniaeth o'r ffin presennol ac arfaethedig. Gwelodd yr aelodau hefyd y safle o'r ffin ddeheuol a lleoliad yr ysgol gynradd i gefn y safle.

Ymwelodd yr aelodau â'r safle o'r Pafiliwn gan weld cyflwr presennol y Pafiliwn. Trafododd yr Aelodau faint o'r caeau chwarae a fyddai'n cael ei gollu i'r datblygiad a cheisio eglurhad ynghylch a fyddai gweddill y cae chwarae sydd ar yr ochr orllewinol yn cael ei gadw'n gyfan

gwbl neu a fyddai'n cael ei leihau. Dywedodd Mrs Holder y byddent yn gofyn am eglurhad gan yr asiant.

Sylwodd yr aelodau ar ffiniau presennol y safle a'r ffurf adeiledig o'i gwmpas. Yn dilyn archwiliad o'r safle ei hun, cerddodd yr aelodau i ganol tref Llanbedr Pont Steffan i ddeall pellter y safle o ganol y dref ac fe'u cynghorwyd hefyd i nodi'r unedau gwag yng nghanol y dref.

## RHESWM DROS OHIRIO:

Cyfarfu'r Grŵp Oeri ddydd Mawrth 30 Gorffennaf. Mynychwyd gan y Cynghorydd Ceris Jones, Y Cynghorydd Gareth Lloyd, Y Cynghorydd Rhodri Evans a'r Cynghorydd Ifan Davies. Y swyddogion a oedd yn bresennol oedd Mr Russell Hughes-Pickering, Dr Sarah Groves-Phillips, Mr Sam Pugh a Mrs Sian Holder.

Hysbyswyd Aelodau Lleol bod Llywodraeth Cymru wedi cyhoeddi cyfarwyddyd Erthygl 18 dros y cais wrth iddynt ystyried a ddylid 'ei alw i mewn'.

Roedd y Grŵp Oeri wedi ailymgynnull ar ddydd Mercher 22 Ionawr 2025 a mynychwyd gan y Cynghorydd Gareth Lloyd, y Cynghorydd Raymond Evans, y Cynghorydd Meirion Davies, y Cynghorydd Gethin Davies a'r Cynghorydd Ifan Davies. Y swyddogion oedd yn bresennol oedd Mr Russell Hughes-Pickering, Dr Sarah Groves-Phillips a Mrs Catrin Newbold.

Hysbyswyd Aelodau Lleol yn ôl cais y Grŵp Oeri gwreiddiol, gofynnwyd am gyngor cwnsler cyfreithiol arbenigol.

## Trafodaeth Grŵp Oeri

Hanes y Safle

Mathau o Siopa

Trosiant y Siop

Trafodaeth ym Mhwyllgor Rheoli Datblygu - Cefnogaeth y cyhoedd, Canolfan Tir Glas

Pryderon Treftadaeth

Yn ail gyfarfod y Grŵp Oeri – trafodwyd y wybodaeth ychwanegol a ddarparwyd gan Aldi ochr yn ochr â chyngor y Cwnsler i'r Awdurdod Cynllunio Lleol.

## Risgiau

Ystyriwyd risgiau cymeradwyo'r cais o safbwynt iechyd canol y dref ochr yn ochr â risgiau'r penderfyniadau, Adolygiad Barnwrol, Galw i mewn gan Lywodraeth Cymru, Apêl ac ati.

## Ystyriaethau Cynllunio Materol

Ystyriodd y Grŵp Oeri yr ystyriaethau cynllunio materol y byddai'n cefnogi'r cais ac roedd o blaid meddwl y byddai'r canlynol yn berthnasol:

1. Angen Meintiol
2. Angen ansoddol – mae cefnogaeth y gymuned yn dangos bod angen ansoddol ar gyfer yr Aldi a'r bwyd gostyngedig y mae'n ei gynnig.
  - a. Cynaliadwyedd annog mwy o breswylwyr i siopa'n lleol ac osgoi colli masnach i ganolfannau eraill
  - b. Yr effaith y byddai pobl yn gwneud teithiau cysylltiedig i Aldi a'r stryd fawr yn ei chael ar economi Llambod – o bosibl yn adfywio'r stryd fawr
3. Unrhyw gyfiawnhad arall
  - a. Bydd 'adnewyddu'r' Adeilad Rhestredig yn fudd net o'r cynllun
  - b. Byddai uwchraddio'r cae chwarae presennol o ran ansawdd y cae o fudd net i'r gymuned
4. Y prawf dilyniannol -Mae'r aelodau yn teimlo bod hyn yn gyfystyr â datblygu'r canol
5. Yr effaith manwerthu ar ganol y dref -Effaith economaidd – creu swyddi oherwydd y datblygiad

## Trafodaeth

### Angen Meintiol

Ystyriwyd bod yr angen am ragor o arwynebedd llawr manwerthu yn Llanbedr Pont Steffan yn rhy fach pan fabwysiadwyd y CDLI. Ni ystyriwyd bod angen clustnodi safleoedd i ddarparu ar gyfer yr angen cyfyngedig a nodwyd gyda chyfleoedd ar gael ar y stryd fawr bresennol. Mae Astudiaeth Ranbarthol 2017 hefyd yn nodi mai ychydig iawn o gapasiti sydd yn yr ardal ac mai ond 27-55 metr sgwâr net o arwynebedd llawr sydd ei angen yn ychwanegol erbyn 2036. Mae'r ffigurau a baratowyd yn y PRS yn dangos capasiti cyfyngedig o £5.79m ar gyfer nwyddau cyfleus erbyn 2026, sef y capasiti ac eithrio ystyriaeth a wneir ar gyfer y siop Aldi arfaethedig yn Aberystwyth, neu ar gyfer unrhyw siop gyfleustra arall a ganiateir yn ardal gyfan yr astudiaeth, sy'n ardal ddaearyddol fawr. Os ystyrir siop Aldi yn Aberystwyth, gan dybio felly y bydd yn cael ei hadeiladu, mae dadansoddiad y PRS yn cadarnhau nad oes digon o gapasiti i gefnogi'r datblygiad arfaethedig hwn unwaith y bydd yr ymrwymiad hwn wedi'i gynnwys yn yr asesiad o anghenion. At hynny, nid oes digon o gapasiti hyd yn oed os tybir bod cyfradd gadw'r farchnad yn yr ardal astudio yn cynyddu gan 5%, sy'n gymharol fawr.

Y casgliad felly yw nad oes angen meintiol am y siop arfaethedig ac nad oes tystiolaeth o or-fasnachu sylweddol yn siopau bwyd Llanbedr Pont Steffan.

### Angen ansoddol

O ran yr 'angen ansoddol' nid yw maint y gefnogaeth ar gyfer cais yn berthnasol i'r broses wneud penderfyniadau. Er yn y cyd-destun hwn,

teimlir ei fod yn dangos cefnogaeth ar gyfer bwyd gostyngedig yn Llambod. Barn yr Awdurdod Cynllunio Lleol yw y dylid rhoi pwysau cyfyngedig i'r ddaol angen ansoddol o ystyried y sylfaen dystiolaeth sylweddol sydd ar gael ar y safle hwn gan ddangos diffyg capasiti manwerthu .

Gan gyfeirio at gynaliadwyedd y cynnig a gallu'r cynnig i adfachu masnach a olyngwyd i ganolfannau eraill, mae'r Awdurdod Cynllunio Lleol o'r farn bod rhywfaint o fanteision i hyn. Rydym yn derbyn y bydd rhai defnyddwyr y siop yn ymgymryd â theithiau byrrach i gael mynediad i'r siop fwyd hon (yn amodol ar y math o breswylwr) na theithio i ganolfannau eraill. Mae'r Awdurdod Cynllunio Lleol o'r farn y gellir rhoi rhywfaint o bwysau i hyn wrth wneud penderfyniadau.

O ystyried y ddaol 'taith gysylltiedig', y byddai defnyddwyr y siop fwyd hefyd yn defnyddio'r stryd fawr gan helpu i gefnogi siopau'r stryd fawr. Mae hyn yn anoddach i fesur, er y cytunir y gall rhai defnyddwyr wneud patrymau ymddygiad o'r fath yn wir, gellid dweud bod gan ddarpariaeth bresennol yr archfarchnad yr un buddion, gyda Sainsbury's sydd yng nghanol y stryd fawr mewn sefyllfa arbennig o dda i hwyluso teithiau cysylltiedig. Felly nid yw'n glir a fyddai ychwanegu trydedd archfarchnad yn helpu'r sefyllfa hon neu a fyddai masnach yn tynnu o'r archfarchnad yng nghanol y dref i archfarchnad y tu allan i ganol y dref yn niweidiol. Mae'r drafodaeth gan yr asiant yn y pwyllgor yn addo parcio am ddim am gyfnod o 3 awr i'w chrosawu. Ar y cyfan mae'r Awdurdod Cynllunio Lleol o'r farn nad yw budd posibl y stryd fawr drwy deithiau cysylltiedig yn dwyn fawr o bwysau o ystyried y cyfleoedd presennol ar gyfer gweithgarwch o'r fath ac yn seiliedig ar y dystiolaeth bod niwed yn debygol i'r stryd fawr o ganlyniad i'r datblygiad.

Os yw dadl ansoddol am gael ei symud ymlaen, mae'n bwysig deall sut mae 'archfarchnadoedd disgownt' yn wahanol i archfarchnadoedd cyffredin a sicrhau bod modd sicrhau hyn yn y caniatâd.

Mae Aldi wedi darparu tystiolaeth bellach i'r perwyl hwn. Nodweddion allweddol y model yw:

Mae Aldi yn gwerthu ystod gyfyngedig o nwyddau (1,800 o gynhyrchion) o'i gymharu ag archfarchnad draddodiadol gydag arwynebedd llawr o 1,000 – 1,500 metr sgwâr y dywedir ei fod yn gwerthu tua 2,500-4,000 o gynhyrchion.

Mae Aldi yn cymhwyso ei label ei hun i "c.90%" o'r cynhyrchion y mae'n eu gwerthu.

Mae disgowntwyr fel arfer yn dyrannu 20% o'u harwynebedd llawr i gymharu â 30-40% o arwynebedd llawr mewn archfarchnadoedd traddodiadol mwy.

Nid yw Aldi yn gwerthu sigarêts / cynhyrchion tybaco, deunydd ysgrifennu na nwyddau fferyllol. I ychwanegu at hyn, nid yw siopau Aldi yn cynnwys cigydd arbenigol, gwerthwr pysgod, delicatessen neu gownter bwyd poeth fel llawer o archfarchnadoedd mwy.

Mae'r wybodaeth a ddarperir bron yn gyfan gwbl yn dystiolaeth Aldi ei hun sy'n heb ei chyfuno gan ddeunydd trydydd parti. Yr unig dystiolaeth trydydd parti yw'r dyfyniad canlynol o adroddiad dros 16 oed (30/04/08) gan y Comisiwn Cystadleuaeth:

*"Mae gan [Gostyngwyr Amrywiaeth Cyfyngedig (LAD)] ystod gyfyngedig o nwyddau groser ac maent yn seilio eu harlwy manwerthu ar werthu'r cynhyrchion hynny am brisiau cystadleuol iawn. Y tri phrif Ostyngwyr Amrywiaeth Cyfyngedig yn y DU yw Aldi, Lidl a Netto. Mae pob un ... yn cario tua 1,000 i 1,4000 o linellau cynnyrch mewn siopau yn amrywio o 500m2 i 1,400m2 (mae siopau o faint tebyg a weithredir gan adwerthwr groser mawr yn cludo tua 5,000 o gynhyrchion yn gyffredinol). Roedd Aldi, i raddau helaeth, yn cario nwyddau ar eu label ei hun yn unig tra bod Lidl a Netto yn cario mwy o gynnyrch brand."*

Mae Aldi yn darparu gwybodaeth ychwanegol yn dangos; Mae'r mater hwn wedi cael ei ystyried gan Aldi Stores Limited eu hun (sydd yn amlwg yn sicrhau bod prisiau eu cynnyrch yn cyfateb i brisiau eu cystadleuwyr) a thrydydd parti, yn enwedig *Which?* Mae'r wybodaeth ddiweddaraf a ddilyswyd yn annibynnol yn cael ei darparu gan *Which?* Mae'r erthygl atodedig (a gyhoeddwyd mor ddiweddar â 1 Ionawr) yn dangos bod Aldi (ac i raddau llai Lidl) yn amlwg yn rhatach na'r archfarchnadoedd bwyd mwy traddodiadol yn seiliedig ar asesiad *Which?* o 55 o gynhyrchion brand a chynhyrchion brand eu hunain, hyd yn oed pan fydd cynlluniau teyrngarwch (fel Tesco Clubcard neu Gerdyn Nectar Sainsbury's) yn cael eu hystyried. Roedd hyn yn gyson yn wir trwy gydol 2024, fel y dengys yn y data a ddarparwyd.

<https://www.which.co.uk/reviews/supermarkets/article/supermarket-price-comparison-aPpYp9j1MFin>

Er enghraifft, yn seiliedig ar ddata *Which?* Ar gyfer Tachwedd 2024, gyda chyfeiriad penodol at Lanbedr Pont Steffan, byddai siop â 55 o gynhyrchion yn Aldi yn costio £97.89 o'i gymharu â £106.71 yn Sainsbury's (gyda cherdyn Nectar) neu £112.06 (heb gerdyn Nectar). Mae hyn yn cynrychioli arbedion o 8.3% a 12.6% yn y drefn honno.

Mae erthygl hyd yn oed yn fwy diweddar (6 Ionawr) yn rhoi cymeradwyaeth bellach i'r safle hwn ac yn cadarnhau bod Aldi yn rhatach na'r chystadleuwyr trwy gydol 2024.

[Cheapest supermarket of the year revealed by Which? - Which? News](#)

Yr hyn y mae'r wybodaeth ychwanegol uchod yn ei egluro yw, pan fydd cynlluniau teyrngarwch archfarchnadoedd yn cael eu defnyddio, y gwahaniaeth pris rhwng cwmni disgownt dwfn a Sainsburys yw 8.3%. A yw'r lefel hon o ddisgownt yn ddigon i fod yn drech na'r holl ystyriaethau cynllunio arferol eraill a chaniatáu storfa fwyd â disgownt dwfn yn Llanbedr Pont Steffan, pe gallem sicrhau mai dyna a ganiateir? Barn yr adran gynllunio yw nad yw'n cynrychioli cymaint o wahaniaeth fel ei fod yn cynnig 'ystyriaeth berthnasol arall' ddigonol.

Os yw aelodau o blaid defnyddio angen ansoddol fel ystyriaeth berthnasol wrth ganiatáu'r cais, mae'n bwysig sicrhau mai archfarchnad ddisgownt dwfn a ddarperir. Gellir defnyddio amodau sy'n bodloni'r profion a nodir yng Nghylchlythyr 11/95 i sicrhau hyn. Er na fyddai amod yn cyfyngu'r gweithredwr i Aldi, nac yn sicrhau 'bwyd gostyngol' drwy gyfyngu ar faint o arwynebedd llawr cymhariaeth, cyfyngu ar nifer y llinellau cynnyrch a werthir a chyfyngu ar wasanaethau 'ychwanegol', gallai amod wneud hyn yn fwy tebygol.

Mae Aldi wedi darparu geiriad ar gyfer amod y maent yn credu a fyddai'n sicrhau bod yr archfarchnad arfaethedig yn bris gostyngol fawr. Darperir hyn yn yr adran amodau isod. Byddai'r amod hwn yn cyfyngu ar nifer y llinellau cynnyrch a'r arwynebedd llawr a ddefnyddir ar gyfer nwyddau cymhariaeth. Byddai hefyd yn gwahardd nodweddion 'ychwanegol' megis fferyllfeydd ac ati. Er bod yr amod arfaethedig hwn yn cynnig rhywfaint o gysur ei fod yn benodol i anghenion masnachu disgownt mawr, mae maint y siop yn cyfyngu ar lawer o weithgareddau 'ychwanegol' beth bynnag. Felly, i bob pwrpas, a all yr amod hwn sicrhau ei fod yn 'gostyngwr dwfn'? Nid yw'r ateb yn gyfan gwbl, ond mae'n debyg y gallai ei wneud yn fwy tebygol ac felly cynigir ei gynnwys pe bai aelodau o blaid cefnogi'r cais.

## Gyfiawnhad arall

Mae uwchraddio'r Pafiliwn Rhestredig fel cynnyrch y datblygiad wedi'i ystyried, ac mae'r adnewyddu i'w groesawu gan yr Awdurdod Cynllunio Lleol. Fodd bynnag, nid yw'r cais hwn yn 'galluogi datblygiad yn ffurfiol ac nid yw adeiladu'r siop fwyd yn amodol ar adnewyddu'r pafiliwn. Gall y perchnogion/datblygwyr ddewis ymgymryd â'r gwaith hwn ai peidio ac mae'n bwysig nodi bod y perchnogion presennol wedi bod o dan rwymedigaeth statudol i atgyweirio'r pafiliwn ers peth amser ac nid ydynt wedi gwneud hynny. Felly, dylid osgoi rhoi pwysau ar yr elfen hon heb ei sicrhau trwy amod wrth wneud penderfyniad.

Er mwyn sicrhau yr elfen hon cysylltwyd ag Aldi ag amod yn ymwneud ag uwchraddio'r pafiliwn y gellid ei atodi sy'n golygu y byddai hyn yn cael ei gwblhau cyn defnyddio'r siop (gweler yr adran amodau) Mae'r Awdurdod Cynllunio Lleol yn fodlon bod hyn yn mynd i'r afael â'u pryderon.

O ran uwchraddio cyfleusterau'r cae chwarae, mewn termau absoliwt mae datblygiad o siop fwyd yn golygu colli darpariaeth cae chwarae. Er y gall hyn fod yn dderbyniol o ran polisi cynllunio, mae polisi LU22 yn ei gwneud yn ofynnol bod y ddarpariaeth amgen o 'ansawdd uwch' Fodd bynnag, ni chynigir unrhyw uwchraddiadau ffurfiol.

Mae paragraff 4.5.4 o Bolisi Cynllunio Cymru (y mae ei ofynion yn cael eu hailadrodd i raddau helaeth ym Mholisi Cynllun Datblygu Lleol LU22) yn nodi y dylid diogelu caeau chwarae rhag datblygu oni bai am y canlynol:

- Y ffordd orau o gadw a gwella cyfleusterau drwy ailddatblygu rhan fach o'r safle;
- Mae darpariaeth amgen o fudd cymunedol cyfatebol ar gael yn lleol, gan osgoi unrhyw golled dros dro o ddarpariaeth;
- Mae gormodedd o ddarpariaeth o'r fath yn yr ardal.

Mae safbwynt Aldi (a gafodd ei grynhoi yn adroddiad y swyddog) fel a ganlyn:

"Ar hyn o bryd dyw'r ddau gae ddim yn cael eu defnyddio'n ffurfiol gan unrhyw glybiau, ac nid ydyn nhw wedi bod ers sawl blwyddyn. Mae defnydd y gymuned leol ar gyfer gweithgareddau chwaraeon yn anaml iawn, ac nid yw'r ddau gae wedi bod yn cael eu defnyddio ar yr un pryd ers blynyddoedd lawer [...] Yr unig ddefnydd cyfredol o'r safle yw ar gyfer gweithgareddau anffurfiol fel cerdded cŵn, ac felly mae'n amlwg nad yw'r safle'n cael ei ddefnyddio i'w lawn botensial ac nad oes galw am y ddau gae chwaraeon presennol. O ran y ddarpariaeth ehangach yn yr ardal, mae'r PRS yn dweud bod caeau rygbi a phêl-droed o ansawdd uchel yn cael eu darparu ar Ffordd y Gogledd yn Llanbedr Pont Steffan ac yng nghanolfan Hamdden Llanbedr Pont Steffan sy'n cael eu defnyddio'n aml. [...] Bydd y cynnig yn helpu i annog defnydd o'r cae chwarae a fydd yn aros ar y safle drwy wella cyfleusterau, megis mynediad, manau parcio a chyfleusterau newid o fewn y pafiliwn."

Mae'n ymddangos bod y wybodaeth a dderbyniwyd gan Aldi wedi hynny yn gwrth-ddweud rhan o'r uchod gan ei fod yn nodi nad yw'r caeau chwarae yn cael eu defnyddio'n aml ar hyn o bryd ac ar sail ad hoc yn bennaf gan Glwb Pêl Droed Llanbedr Pont Steffan. Gall yr Awdurdod Cynllunio Lleol gadarnhau nad yw'n glir pa dystiolaeth sydd o ormodedd o ddarpariaeth chwaraeon yn Llanbedr Pont Steffan, heb unrhyw dystiolaeth Aldi i'r perwyl hwn ac nid oes dealltwriaeth fewnol o hyn.

Nid oes cynnig i ddarparu cae cyfatebol yn lleol mewn manau eraill, ac felly mae'n ymddangos i ni nad yw'r ail faen prawf yn cael ei fodloni ("sicrhau ei fod ar gael" a ddarllenir ar y cyd â'r meini prawf eraill yn nodi nad yw'n ddigon bod caeau eraill ar gael – y gofyniad yw bod y budd cymunedol cyfatebol o'r caeau a gollwyd yn cael ei ail-ddarparu).

O ran y maen prawf cyntaf a'r trydydd maen prawf, mater o farn gynllunio yw'r rhain yn y pen draw. Gallai adnewyddu'r Pafiliwn arwain at fwy o ddefnydd o weddill y llain gyda'r canlyniad mai'r Cynnig yw'r ffordd orau o gadw a gwella'r cyfleusterau. Wrth ystyried y mater hwn mae'n bwysig bod yn glir na fydd unrhyw welliannau i weddill y llain ei hun.

Rhoddyd cyfle i Aldi ymateb i hyn ac maent wedi darparu'r wybodaeth ychwanegol ganlynol:

### Dyfodol hirdymor y Pafiliwn a'r Defnydd o'r Caeau Chwarae

Y prif bwynt yr ydym yn gwahodd swyddogion ac aelodau i'w nodi yw bod y pafiliwn wedi dirywio o ganlyniad i'w danddefnydd sy'n gysylltiedig â'r defnydd cyfyngedig o'r caeau eu hunain. Wrth symud ymlaen, bydd gan y Brifysgol ddiddordeb mewn cynnal trafodaethau am gyfleoedd i wneud trefniadau ffurfiol gyda grwpiau cymunedol lleol i ddefnyddio'r cyfleusterau. Hyd yn hyn, ni fu trefniadau o'r fath erioed yn wir ac mae datganiadau o ddiddordeb eisoes wedi'u derbyn gan bartïon â diddordeb hyd nes y bydd canlyniad y broses gynllunio.

Mae hefyd yn bwysig tynnu allan, er y bydd buddsoddiad sylweddol mewn gwelliant, y bwriad fydd sicrhau cyllid grant gan (er enghraifft) Chwaraeon Cymru i wella'r cyfleusterau ymhellach. Bydd y gwelliannau a wnaed o ganlyniad i'r ceisiadau presennol yn helpu'n aruthrol y tebygolrwydd o sicrhau'r cymorth ariannol hwn. Felly, mae maint y buddsoddiad a wneir gan y Brifysgol yn sylweddol ar gyfer defnydd y pafiliwn a gweddill y cae yn y dyfodol - ni ddylid distyru hyn. Nid yw'n realistig i'r Brifysgol fuddsoddi ymhellach na'r ymrwymiad presennol ar hyn o bryd. Os bydd aelodau'n penderfynu rhoi caniatâd, daw'r elfen cyllid grant pellach i rym.

Mae'r meysydd chwarae yn adnodd Prifysgol nad yw'n cael ei ddefnyddio a'r bwriad y tu ôl i'r cynigion yw galluogi defnyddwyr i elwa o'r gwelliannau a ddaw yn sgil hynny. Mae cyflwr gwael presennol y pafiliwn hyd yma wedi cyfyngu ar eu gallu i ddefnyddio'r safle yn iawn. Ystyriwn felly fod pwynt bwled 1 Polisi Cynllunio Cymru paragraff Mae 4.5.4 yn amlwg yn cael ei fodloni yn yr achos hwn.

Er ein bod yn cydnabod bod y perchnogion yn bwriadu ceisio cyllid ar gyfer y llain os caniateir y cais. Ar hyn o bryd nid oes dim yn eu hatal rhag gwneud hynny nawr. Nid oes gennym unrhyw dystiolaeth o'n blaenau i awgrymu bod gorddarpariaeth o leiniau yn Llanbedr Pont Steffan nawr. Nid oes gennym unrhyw dystiolaeth y bydd gwelliannau i leiniau yn cael eu gwneud y tu hwnt i gynnal a chadw rheolaidd a chysoni cyfleusterau parcio ceir. Felly o ran a yw'r cynnig hwn yn gyfystyr ag uwchraddio rhan fechan o'r llain a fydd yn diogelu a gwella'r cae mae'r cwestiwn yn parhau ac mae'n anodd dadlau bod colli hanner y lleiniau yn gyfystyr â 'rhan fach'. Yn y bôn, a fydd colli llain yn sicrhau dyfodol hirdymor y pafiliwn a gweddill y llain, o ystyried y gall llai o leiniau gynnwys llai o ddefnyddwyr? Yn anffodus ni allwn ddadlau y bydd, gan nad oes sicrwydd y bydd gweddill y llain yn gallu ceisio cyllid ychwanegol ac felly nid yw'r profion polisi ym Mholisi Cynllunio Cymru 4.5.4 ac LU22 yn cael eu bodloni.

## Y prawf dilyniannol

Gan droi yn awr at y prawf dilyniannol, p'un a yw'r datblygiad yn ddatblygiad 'yn y canol' ai peidio, roedd adroddiad y pwyllgor yn glir ar safbwynt yr awdurdod, mai datblygiad y tu allan i'r canol yw hwn. Fodd bynnag

roedd yr aelodau o'r farn bod hyn yn wir 'yn y canol'. Dros y misoedd diwethaf, bu trafodaeth sylweddol yn Llanbedr Pont Steffan ynghylch yr hyn sydd yn rhan o ganol y dref a'r hyn nad yw'n rhan o ganol y dref gyda chynigion i symud y llyfrgell i'r ganolfan lles yn aml yn cael eu hystyried 'y tu allan o'r canol' mewn ymatebion i'r ymgynghoriad. Mae'r safle hwn ym marn yr Awdurdod Cynllunio Lleol yn unol â pholisi lleol a chenedlaethol 'y tu allan i'r canol' o ystyried natur fach y dref. Felly, er y gall aelodau gymryd safbwynt gwahanol, efallai y bydd gan y penderfyniad hwn oblygiadau ehangach i gynigion eraill lle mae natur dadleuon o'r fath yn ddilys. O ran y pwysau i'w roi gan wahanol safbwyntiau ar yr olygfa i mewn, ar ymyl neu y tu allan i'r canol, mae argymhelliad yr Awdurdod Cynllunio Lleol yn dal i sefyll ac mae'r cais wedi'i asesu fel un y tu allan i'r canol yn unol â'r CDLI mabwysiedig ffin canol tref Llanbedr Pont Steffan.

## Yr effaith manwerthu ar ganol y dref

Yn olaf, o ran y pwysau y gellir ei roi i ddadl economaidd y cynnig, mae'r Awdurdod Cynllunio Lleol yn cytuno y gellir croesawi'r elfen o greu swyddi'r cynnig. Fodd bynnag, dylid rhoi pwysau cyfyngedig i elfen ehangach Canolfan Tir Glas o ystyried ansicrwydd presennol y cynllun a'r Brifysgol yn gyffredinol. Dylid rhoi pwysau cyfyngedig pellach i gyfanswm y swyddi a gynigir oherwydd y ffaith bod y datblygiad yn debygol o gael effeithiol niweidiol ar ganol y dref a allai arwain at golli swyddi, ac felly yn nhermau absoliwt nid yw'n bosibl dweud yn sicr y bydd 40 o swyddi ychwanegol yn cael eu creu os bydd hynny'n arwain at golledion mewn manau eraill.

Fel y mae adroddiad y swyddog yn nodi:

Nid yw'r rhagolygon y bydd Sainsbury's yn colli 10.8% o fasnach yn debygol o fod yn ddigon i arwain at gau'r siop, ond gallai'r lefel hon o ddargyfeirio masnach arwain at ostyngiad amlwg yn nifer y siopwyr yn y canol. Byddai hyn yn niweidiol i fusnesau eraill yng nghanol y dref o ystyried mai Sainsbury's yw'r prif angor a meddiannydd yr uned fwyaf yn y ganolfan. Gallai'r rhagolygon y bydd siopau bwyd eraill yng nghanol y dref yn colli 10.1% o fasnach, ar sail nwyddau cyfleus Aldi yn unig, arwain at gau un neu fwy o'r siopau presennol. Mae'r tebygolrwydd y bydd hyn yn digwydd yn cynyddu os ystyrir hefyd effaith y podiau manwerthu. Yng nghyd-destun canolfan lle mae cyfraddau cynyddol y siopau gwag eisoes yn bryder, gallai hyn ynddo'i hun fod yn ddigon i nodi bod unrhyw effaith yn andwyol iawn. Mae'r casgliad hwn yn seiliedig ar y rhagolygon yn y PRS parthed dargyfeirio masnach, ond mae'r Ymgynghorydd Manwerthu o'r farn fod yr effaith ar Sainsbury's yn sylweddol uwch (40%) ac y gallai fygwth dyfodol y siop. Pe bai'r siop yn cau, byddai hyn yn cael effaith andwyol sylweddol ar ganol tref Llanbedr Pont Steffan. Mae'r Awdurdod Cynllunio Lleol yn cadarnhau bod y cyfraddau siopau gwag yn Llanbedr Pont Steffan ym mis Chwefror 2024 yn 10.7%.

Er y gellid gosod amodau ar y codennau i sicrhau eu bod yn cael eu defnyddio fel gofod arddangos yn unig, a allai leddfu rhai o'r pryderon, o ran y niwed cyffredinol posibl i ganol y dref, nid oes unrhyw fecanwaith cynllunio arall yn gadael ar gyfer y niwed y gallai atyniad masnach i Aldi ei gael. ar fywiogrwydd canol y dref.

I gloi, yn dilyn ystyriaethau mawr o'r rhesymau a gyflwynwyd i gefnogi'r cynllun, mae'r Awdurdod Cynllunio Lleol o'r farn y byddai'r cynnig yn cael effaith niweidiol ar iechyd canol trefn Llanbedr Pont Steffan ac aneddiadau cyfagos ac ystyried materion a ystyrir yn berthnasol iddynt. Nid yw barn yr aelodau wedi newid ar y safbwynt hwn, ac felly mae'r argymhelliad yn aros yr un fath.

## Casgliad

Yn dilyn casgliad gwreiddiol adroddiad y pwyllgor, mae'r materion a godwyd yn dilyn trafodaeth y Grŵp Oeri, y drafodaeth ag Aldi a chynngor y Cwnsler wedi'u datrys yn eu tro. Nodir manteision cadarnhaol y cynnig, datblygiad economaidd posibl, teithiau cysylltiedig, uwchraddio'r pafiliwn, fodd bynnag, nid yw hyn yn gorbwyso gwrthdaro'r datblygiad arfaethedig gyda pholisiau manwerthu perthnasol, collir cae chwarae a'r niwed arwyddocaol y byddai'n ei wneud ar leoliad yr adeilad rhestredig Gradd II, wedi'u crynhoi isod:

- Nid oes angen meintiol nac ansoddol am y siop fwyd arfaethedig yn Llanbedr Pont Steffan. Mae'r wybodaeth bellach a ddarparwyd yn dangos rhywfaint o wahaniaeth mewn prisiau rhwng 'archfarchnadoedd disgownt' ac 'archfarchnadoedd rheolaidd' yn benodol rhwng 8 a 12%. Fodd bynnag, nid yw'n glir bod y lefel hon o wahaniaeth mewn pris yn cyfiawnhau'r 'angen' am archfarchnad ddisgownt yn Llanbedr Pont Steffan ac ni allwn gadarnhau y byddai'r amod arfaethedig gan Aldi yn wir yn sicrhau mai 'archfarchnad disgownt' oedd hon;
- Byddai disgwyl i'r siop fwyd arfaethedig hon gael effaith andwyol fawr ar y Sainsbury's presennol yng nghanol tref Llanbedr Pont Steffan, Hyd yn oed pe na bai'n arwain at gau'r siop, byddai nifer yn ymwelwyr yng nghanol y dref yn lleihau'n sylweddol, gyda'r sgil-effaith ar fusnesau eraill yng nghanol y dref. Byddai hyn yn cael effaith andwyol ar fywiogrwydd a hyfywedd canol y dref, a allai yn ei dro gynyddu swyddi gwag ymhellach yng nghanol y drefn ar adeg pa fo cynnydd yn nifer y swyddi gwag eisoes yn bryder. Nid yw'r sefyllfa o ran y pryder hwn yn newid;
- Disgwylir i'r siop fwyd arfaethedig gael effaith andwyol fawr ar ganol trefi Aberaeron a Llandysul, gyda cholledion o tua 10% o gyfanswm y fasnach gyfleustra yn cael ei rhagweld. Mae hyn yn bryder mawr o ystyried pwysigrwydd y cynnig cyfleustra i iechyd cyffredinol y ddwy ganolfan ac i'w rôl fel canolfannau gwasanaeth ar gyfer eu cymunedau lleol. Nid yw'r sefyllfa o ran y pryder hwn yn newid;
- Mae'r diffyg eglurder ynghylch y cynnig manwerthu a gynigir o fewn y 'podiau' yn ei gwneud hi'n anodd asesu'r angen amdanynt a'u heffaith debygol ar ganol tref Llanbedr Pont Steffan. Fodd bynnag, mae pryderon bod potensial i'r unedau hyn fod mewn cystadleuaeth uniongyrchol gyda'r manwerthwyr bach/annibynnol presennol sy'n gweithredu yng nghanol tref Llanbedr Pont Steffan ar hyn o bryd. Gellir rheoli'r wybodaeth ychwanegol a ddarperir ar y podiau ac yn amodol ar amod sy'n cyfyngu ar eu defnydd o ofod arddangos ac felly mae'r Awdurdod Cynllunio Lleol yn credu y gellir ystyried bod yr elfen hon yn dderbyniol o bosibl;
- Mae'r podiau arfaethedig yn methu'r prawf dilyniannol ac nid oes cyfiawnhad dros leoliad y tu allan i'r ganolfan. Yn dilyn cadarnhau fel eu defnydd fel godo arddangos yn unig, gellir rheoli'r elfen hon nawr.
- Ystyrir y byddai'r datblygiad arfaethedig yn cael effaith andwyol sylweddol ar nodweddion y dirwedd. Nid yw'r sefyllfa o ran y pryder hwn yn newid;
- Ystyrir y byddai'r datblygiad arfaethedig yn cael effaith andwyol sylweddol, o faint mawr, ar leoliad y Pafiliwn Rhestredig Gradd II. Nid yw'r sefyllfa o ran y pryder hwn yn newid;
- Ystyrir y byddai'r datblygiad arfaethedig yn cael effaith andwyol sylweddol ar gymeriad ac ymddangosiad yr Ardal Gadydd. Nid

- yw'r sefyllfa o ran y pryder hwn yn newid;
- Ystyrir y byddai'r datblygiad arfaethedig yn arwain at gollu gofod chwarae nad yw wedi'i ddigolledu mewn mannau eraill ac nid yw'r ddarpariaeth yn destun gwelliannau digonol i gyfiawnhau colli'r cae.

## Rhesymau

Argymhellir os yw'r aelodau'n bwriadu cefnogi'r cais, eu bod yn ystyried eu rhesymeg mewn cryn fanylder gan ystyried y cyngor uchod:

Os yw barn yr Aelodau yn wahanol i argymhelliad y swyddogion, byddai angen iddynt fod â sail ffeithiol gadarn ar gyfer y buddion y maent yn dibynnu arnynt, byddai angen ystyried yr holl fuddion cynllunio a'r niwed yn erbyn polisi cynllunio, a gallu sicrhau y bydd y cynllun yn gweithredu fel y rhagwelir. Mae angen i aelodau nodi unrhyw wyriad o'r rhesymeg yn yr adroddiad yn glir, Bydd angen gwneud hyn er mwyn gwneud penderfyniad cyfreithlon.

## Amodau

Ac os yw cymeradwyaeth yn debygol dylid cynnwys yr amodau canlynol (ar ben yr amodau arferol) mewn unrhyw gydsyniad o'r fath:

- A. Er gwaethaf darpariaethau Dosbarth A1 o Orchymyn Cynllunio Gwlad a Thref (Dosbarthiadau Defnydd) 1987 (neu mewn unrhyw ddarpariaeth sy'n cyfateb i'r dosbarth hwnnw mewn unrhyw offeryn statudol sy'n dirymu neu'n ailddeddfu'r gorchymyn hwnnw gyda neu heb ddiwygiad) ni fydd y datblygiad a ganiateir trwy hyn fod yn fwy na 1,315 metr sgwâr ardal gwerthiannau net. Ni chaniateir defnyddio mwy nag 20% o'r arwynebedd gwerthu net ar gyfer gwerthu neu arddangos nwyddau cymhariaeth (263 metr sgwâr net). Ni chaiff mwy na 1,800 o nwyddau cyfleus eu gwerthu na'u harddangos ar unrhyw un adeg. Ni fydd y datblygiad a ganiateir drwy hyn yn cael ei ddefnyddio ar gyfer manwerthu unrhyw un o'r nwyddau a'r gwasanaethau canlynol:

- Cynnyrch tybaco ac ysmegu
- Cig ffres a physgod ffres (ac eithrio cig a chysgod wedi'u pecynnu ymlaen llaw)
- Delicatessen
- Fferyllfa (dosbarthfa)
- Sychlanhau
- Siop ffoto
- Gwasanaethau Swyddfa Bost
- Caffi yn y siop

Rheswm: Galluogi'r Awdurdod Cynllunio Lleol i gadw rheolaeth dros faint y defnydd o fanwerthu, er budd bywiogrwydd a hyfywedd Canol Trefi Llanbedr Pont Steffan, Llandysul ac Aberaeron

- A. Ni fydd y siop fwyd Dosbarth A1 a ganiateir trwy hyn yn cael ei meddiannu na'i hagar i'r cyhoedd nes bod gwaith adnewyddu i'r hen bafiliwn criced rhestredig wedi'i gwblhau yn unol â chaniatâd a roddwyd dan gyfeirnod A211187 a'r pafiliwn i'w ddefnyddio. Bydd y gwaith yn cael ei gwblhau er boddhad yr Awdurdod Cynllunio Lleol.

Rheswm: sicrhau bod y gwaith i'r pafiliwn yn cael ei gwblhau a'i fod ar gael i'w ddefnyddio.

- A. Bydd y 'podiau arddangos' a ganiateir drwy hyn yn cael eu cyfyngu i ofod arddangos / gwybodaeth ac ni ddylid eu defnyddio i werthu mewn siopau.

Rheswm: Galluogi'r Awdurdod Cynllunio Lleol i gadw rheolaeth dros faint y defnydd o adwerthu, er budd bywiogrwydd a hyfywedd Llanbedr Pont Steffan.

<b>Rhif y Cais / Application Reference</b>	A211186
<b>Derbyniwyd / Received</b>	22-12-2021
<b>Y Bwriad / Proposal</b>	The erection of a Class A1 retail Aldi foodstore, the refurbishment of a Grade II listed sports pavilion, the installation of three pre-fabricated wooden exhibition pods, and a nature and biodiversity area with associated access, car parking and landscaping.
<b>Lleoliad Safle / Site Location</b>	Trinity St Davids Playing Fields Pontfaen Road, Lampeter, Ceredigion,
<b>Math o Gais / Application Type</b>	Full Planning
<b>Ymgeisydd / Applicant</b>	(Aldi Stores Ltd),
<b>Asiant / Agent</b>	Mr Lloyd Collins (Planning Potential Limited), Planning Potential Limited 13 - 14 Orchard Street, Bristol, BS1 5EH

## THE SITE AND RELEVANT PLANNING HISTORY

The application site refers to Trinity St Davids Playing Fields, located along Pontfaen Road, approximately 270 metres to the west of the town centre of Lampeter. The site lies outside of Lampeter Conservation Area with the boundary approximately 70 metres to the east of the north-eastern corner of the playing field. The site measures approximately 2.61ha and is currently used as sports facility. The site is bounded to the north by Pontfaen Road, with mainly residential properties on the other side, including the recently developed Canolfan Creuddyn Centre and a Petrol Station; to the east is Hafan Deg residential home, an external tennis court and bowling green with Lampeter Leisure Centre and Comprehensive School beyond; to the south is Lampeter Primary School; and the west consists mainly of agricultural fields and residential properties.

The boundary of the site is formed by mature trees and hedgerows along the north, west and south with the trees subject to a Tree Preservation Order. The eastern boundary is formed by a low stone wall, metal wire fence, with a few trees near to the entrance. A watercourse flows alongside the row of trees at the west border and a stone wall runs across the northern boundary of the site. The main access to the playing field is gained from an iron gated entrance at the far north-east corner, from Pontfaen Road.

The application site currently provides two grass rugby pitches which are used for rugby, cricket, football, hockey and other sporting activities by St David's College, and now the University of Wales Trinity Saint Davids. Within the southern part of the site is a Grade II listed pavilion. A more modern changing room building sits directly behind the listed structure, and this does not form part of the listed building.

The site is owned and managed by University of Wales Trinity Saint David (UWTSD).

The site lies within Teifi Valley Special Landscape Area.

The only planning history identified is the erection of a groundsmen stores. Approved subject to conditions 31-01-1990.

A pre-application enquiry was submitted prior to the submission of the application (Q200146).

An EIA screening opinion was also submitted prior to the submission of the application where it was advised that the proposal is not EIA development (Q200280).

A Pre-Application Consultation was undertaken between 15 November 2021 and 15 December 2021.

## DETAILS OF DEVELOPMENT

The application seeks full planning permission for the erection of a Class A1 retail foodstore, the refurbishment of the Grade II listed sports pavilion, the installation of three pre-fabricated wooden exhibition pods, and a nature and biodiversity area with associated access, car parking and landscaping.

An application for listed building consent has also been submitted alongside this application for the refurbishment of the pavilion, which is being considered under application reference A211187.

### Food Store

It is important to note that the use being applied for is a Class A1 foodstore. If the application is approved, it could be occupied by any food retailer and is not exclusive to Aldi only.

The foodstore (Class A1) is proposed within the eastern part of the application site and is a single storey contemporary building with a flat roof and parapet. The building measures approximately 60m long and 40 wide, and a total height of approximately 5.7 metres at its northern end, and approximately 6.5 metres at its southern end due to the gentle slope of the land. Internally the store will measure approximately 1,855 sq.m. (GIA) and will have a net sales area of 1,315 sq.m. Of this, around 80% of the floorspace would be devoted to the sale of convenience goods and 20% to comparison. The remainder of the building comprises the 'back of house' warehousing area, staff welfare space and other ancillary space.

The building has a 'smooth black' brickwork plinth and facades are finished with a mixture of white render, vertical timber cladding, and random coursed stonework. The front of the store faces to the west and includes a cantilevered canopy and an external lobby that defines the main entrance and trolley bay area. A series of ribbon windows divided by stonework piers breaks up the public facing elevation and allows natural light into the shop floor.

The application states that the proposed development would provide up to 40 new local jobs, in addition to short term construction jobs.

The proposed food village comprises of three pre-fabricated wooden exhibition pods, and will be used to help promote local produce and producers and for educational purposes, as part of the wider Canolfan Tir Glas initiative. The pods will predominantly be used for education and exhibiting various programmes/activities, but they will occasionally be used for small scale retailing.

The pods will be located to the west of the Aldi store, on the other side of the parking area for Aldi, and near to Pontfaen Road and to the new access. The pods provide a total of 68 sq.m. gross internal floorspace (GIA). Each pod will have an internal floorspace of circa 23 sq.m. and will be single storey, measuring 3.5 metres in height.

### Pavilion

The existing listed Pavilion will be refurbished to provide new changing facilities for sports teams and community groups. The internal layout of the building will remain largely unchanged, except for the relocation of the WC and kitchen facilities which will be modernised along with the refurbishment of the internal fabric. More detail is provided within the accompanying listed building report.

### Associated Works

The proposal includes a new shared access point from Pontfaen Road, off-site highway improvements, parking, additional landscaping and SuDS.

## **RELEVANT PLANNING POLICIES AND GUIDANCE**

### **Relevant National Planning Policy**

- Future Wales: the national plan 2040
- Planning Policy Wales (edition 12, February 2024)
- Technical Advice Note (TAN) 4: retail and commercial development (2016)
- Technical Advice Note (TAN) 10: tree preservation orders (1997)
- Technical Advice Note (TAN) 11: noise (1997)
- Technical Advice Note (TAN) 12: design (2016)
- Technical Advice Note (TAN) 15: development and flood risk (2004)
- Technical Advice Note (TAN) 16: sport, recreation and open space (2009)
- Technical Advice Note (TAN) 18: transport
- Technical Advice Note (TAN) 23: economic development (2014)
- Technical Advice Note (TAN) 24: the historic environment (2017)
- Cadw best practice guidance: Setting of Historic Assets in Wales (2017)

### **Relevant Local Planning Policy**

These Local Development Plan policies are applicable in the determination of this application:

- S01 Sustainable Growth
- S02 Development in Urban Service Centres (USCs)
- LU12 Employment Proposals on Non-allocated Sites
- LU18 Retail Proposals Countywide
- LU19 Retail Proposals in Urban Service Centres
- LU22 Community Provision
- LU30 Safeguarding
- DM03 Sustainable Travel
- DM04 Sustainable Travel Infrastructure as a Material Consideration
- DM05 Sustainable Development and Planning Gain
- DM06 High Quality Design and Placemaking
- DM07 Conservation Areas
- DM09 Design and Movement
- DM10 Design and Landscaping
- DM11 Designing for Climate Change
- DM13 Sustainable Drainage Systems
- DM14 Nature Conservation and Ecological Connectivity
- DM15 Local Biodiversity Conservation
- DM17 General Landscape
- DM18 Special Landscape Areas (SLAs)
- DM19 Historic and Cultural Landscape
- DM20 Protection of Trees| Hedgerows and Woodlands
- DM22 General Environmental Protection and Enhancement

Relevant adopted Supplementary Planning Guidance:

- Open Space SPG April 2014
- Special Landscape Areas SPG April 2014
- CCC Parking Standards SPG 2015
- Transport Assessment SPG 2015
- Built Environment and Design SPG 2015
- Nature Conservation SPG 2015

## **OTHER MATERIAL CONSIDERATIONS**

### **CRIME AND DISORDER ACT 1998**



Section 17(1) of the Crime and Disorder Act 1998 imposes a duty on the Local Authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area. This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable increase in crime and disorder as a result of the proposed decision.

## **EQUALITY ACT 2010**

The Equality Act 2010 identifies a number of 'protected characteristics', namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership. Having due regard to advancing equality involves:

- removing or minimising disadvantages suffered by people due to their protected characteristics;
- taking steps to meet the needs of people from protected groups where these differ from the need of other people; and
- encouraging people from protected groups to participate in public life or in other activities where their participation is disproportionately low.

The above duty has been given due consideration in the determination of this application. It is considered that the proposed development does not have any significant implications for, or effect on, persons who share a protected characteristic, over and above any other person.

## **WELL-BEING OF FUTURE GENERATIONS (WALES) ACT 2015**

The Well-Being of Future Generations Act (Wales) 2015 places a duty on the Council to take reasonable steps in exercising its functions to meet the seven well-being goals within the Act. This report has been prepared in consideration of the Council's duty and the 'sustainable development principle', as set out in the 2015 Act. In reaching the recommendation, the Council has sought to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.

## **CONSULTATION RESPONSES**

### **Statutory Consultee Responses:**

- **Lampeter Town Council** - No response received
- **Highways** - Recommended conditions
- **Land Drainage** - Standard advice. SuDS approval required
- **Ecology** - Recommended Conditions. HRA concludes no adverse impact on the river Teifi SAC
- **Tree Officer** - Comments / recommended conditions
- **Public Protection** - Recommended conditions
- **Natural Resources Wales** - Recommended conditions
- **West Wales Fire and Rescue Service** - No objection/comments to make
- **Dwr Cymru Welsh Water** - Recommended conditions
- **Sports Wales** - No objection
- **Dwr Cymru** - Recommended condition, and confirmation that environmental permit for associated wastewater treatment works has been reviewed against revised conservation objectives for water quality

The Local Member has submitted representation supporting the application for the following reasons:

- Many residents in Lampeter travel to Aldi and Lidl in Carmarthen as the supermarkets in Lampeter are expensive.
- Aldi is bilingual and would employ local staff.
- Benefit residents.
- The University has already committed to re-develop the Pavilion which is in a poor state with the pods available for use by the community.
- The field can still be used for sports as the development does not take up the whole site.
- The car park will be convenient and free and opposite Creuddyn which is far from the town.
- Will not result in increase in cars coming into Lampeter but will save the number of cars going out of Lampeter and will increase footfall within the town.

### **Third Party Consultee Responses:**

#### Support -

- needed for the local community
- encourage more local shopping by providing more choice and an affordable superstore
- accessible for scooter/wheelchair users
- local residents won't have to travel to Carmarthen/Cardigan/Aberystwyth for groceries
- environmental and Air Quality benefits due to residents not having to travel further afield
- generate local employment
- increase footfall to town centre which will bring more trade to other businesses
- supports the community and local area
- provides more food choices
- bring in regeneration/investment for other businesses
- benefit other businesses
- enhance/regenerate/revitalise the town
- new incentive to bring people into town for shopping, tourism and education
- much need upgrade of courses at University
- boost local economy
- support community enterprise
- ~~help make the town attractive to tourists and locals~~
- better sports facilities

- nature and biodiversity areas
- decrease air pollution by reducing vehicular trips to other Aldi stores
- new sense of community
- developed sympathetically to the surrounding area
- within easy walking distance to the main town centre
- bonus to see the listed, but decaying, sports pavilion being rescued for community use
- still have a playing field
- attract more students which will save the university

A petition, supporting the development, was also submitted which was signed by 122 people.

#### Comments / Concerns / Objections -

- Impact of additional road traffic on Pontfaen Road
- Impact on on-road parking, need to take into account the on-road parking as a result of the business unit on the other side of the road
- consider a skate/bmx park for youngsters, to get them off the streets
- no consultation on the impact of development with the residents of Hafan y Deg Residential Care Home - loading bay positioned 25m away from the window and will impact on views, noise, lighting and other disturbance. Proposed fence would have an impact
- No independent retail assessment. Assessment should also consider impact on Tregaron Spar and Llanfair Bridge Stores
- Damaging for the town
- Goes against UWTDS sustainability policy. Town centre already suffering, with empty shop premises, should focus on local food systems
- Existing food stores in Lampeter sufficient to meet the needs of the town and surrounding area
- Unfair competition to local food community

#### **CONCLUSION**

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states that: "If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be in accordance with the plan unless material consideration indicate otherwise".

The relevant development plans for Ceredigion consist of Future Wales: The National Plan 2040 (Future Wales) and the Ceredigion Local Development Plan 2007-2022 (LDP).

In accordance with the Planning and Compulsory Purchase Act 2004, should a policy in Future Wales conflict with a policy within the Ceredigion LDP, then the conflict should be resolved in favour of the policy contained within Future Wales. This is due to Future Wales being the latest development plan to be adopted. Although the current LDP has reached its plan end date, it remains the statutory local development plan until its replacement is adopted.

#### **Principle of Development**

Future Wales is the national development plan and sets out the direction for development in Wales up to 2040. In accordance with the Spatial Strategy, growth in Mid Wales should be focused in the Regional Growth Areas, where development should meet the regional housing, employment and social needs of Mid Wales. Lampeter lies within the Teifi Valley Regional Growth Area.

For the purpose of local planning policy, the application site lies within the settlement boundary of Lampeter Urban Service Centre (USC). The site lies outside of the Conservation Area, the Town Centre boundary and is not allocated for any specific type of development.

LDP Policy S01 directs the majority of development to the USCs as these are the most sustainable locations in the County. Policy S02 states that development will be permitted in Lampeter USC where it contributes to its overall sub-regional role as set out in the Settlement Group Statements; and contributes to their regeneration strategies, where these exist.

There are three main factors which need to be considered as part of assessing the acceptability of the principle of the proposed development. These are identified as:

1. Retail Development
2. Economic Development
3. Recreational / Community Spaces

The LPA has appointed an external consultant that specialises in retail policies / assessment to review the Planning and Retail Statement (PRS) submitted. This was undertaken by Reeves Retail Planning Consultancy (RRPC).

These are discussed in turn below.

#### **1. Retail Development**

PPW states that when determining planning applications for retail development, LPAs should first consider whether there is a need for additional retail provision (para 4.3.14), with the emphasis on establishing quantitative need (para 4.3.15). It also operates a 'town centre first' policy in relation to the location of new retail and commercial development. In implementing this policy, a sequential approach should be adopted, where the first preference is to locate new development within a retail and commercial centre, defined in the development plan hierarchy of centres (para 4.3.18). If a suitable site or building to meet identified need is not available within a retail and commercial centre or centres, then consideration should be given to edge of centre sites, and if no such sites are suitable or available, only then should out-of-centre sites in locations that are accessible by a choice of travel modes, including active travel and public transport, be considered (para.4.3.19).

PPW also states that edge-of-centre or out-of-centre sites should not be of a scale, type or location likely to undermine the vibrancy,

attractiveness and viability of retail centres, and should not be allowed if they would be likely to put development plan retail strategies at risk (para 4.3.20).

Further guidance is provided within TAN4 Retail and Commercial Development which is directly relevant to this proposal. The most relevant paragraphs include:

- Objective 2, which seeks to sustain and enhance the vibrancy, viability and attractiveness of retail and commercial centres;
- para 6.3, which, whilst not prescribing any particular methodology (PRS, para 4.39) sets out how quantitative retail needs assessments are usually undertaken;
- para 6.7, which makes it clear that it is unlikely that any of the specified aspects of qualitative need could justify new retail development on their own. Examples of proposals that may justify such development are then provided;
- para 7.1, which sets out the order by which sites should be considered for development and notes that for out of centre sites, preference should be given to brownfield sites, which are, or will be well served by a choice of means of transport and are close to an established retail and commercial centre; and
- para 8.3, which sets out the range of impact criteria against which edge or out of centre proposals should be assessed.

In terms of local planning policies, the most relevant policies that refer to retail are included within policies LU18 and LU19. The main criteria relevant to this proposed development are, that -

- it accords with LDP Policies S01 and S02
- it would not cause a material oversupply of convenience, comparison, or bulky goods in the relevant Service Centre
- A3 uses would not cause unacceptable disturbance to the occupiers of nearby properties or adversely affect amenity
- unless located within a town centre boundary, proposals for units of more than 800 sq.m. gross floorspace are accompanied by a Retail Impact Assessment.
- it does not have a significant negative individual or cumulative impact on the vitality and viability of the existing town centre

The South West Wales Regional Retail Study (SWWRRS) prepared by CCC, Pembrokeshire CC and Pembrokeshire Coast National Park, published in 2017, is also a material consideration.

The PRS submitted as part of the application considers that the site is 'edge-of-centre' for the purpose of retail policies, as it lies approx.270 metres from the town centre boundary. TAN 4 gives a distance figure of around 200-300metres for edge-of-centre sites, however, it also notes that it may be appropriate to use a shorter distance if the centre is small (para 7.4). It is considered that it would be more appropriate to view the site as 'out-of-centre' given the small scale of the town centre of Lampeter, being only some 300m east-west, and its status as a second tier centre within Ceredigion. However, in practical terms, this difference in opinion does not affect the approach to, or conclusions reached, with respect to the sequential test.

As the application site is considered to be located outside of Lampeter town centre, in order to comply with policy, it is necessary to:

1. demonstrate that there is a need for the floorspace proposed, with the emphasis on quantitative need;
2. demonstrate that the development of the site would be in accordance with the sequential test; and
3. consider the impact of the development, giving consideration to a range of criteria set out in TAN 4, including the effect on the vitality and viability of existing town centres and investment in them.

The proposed development includes two separate retail developments, namely the main foodstore and the three exhibition pods/food village. The exact retail content of the latter is unknown but for the purposes of this assessment it has been assumed that they will provide retail sales floorspace and have therefore been assessed against the relevant policy requirements.

The PRS submitted relies on the household survey undertaken to inform the retail need and the impact of the foodstore. However, this is considered unhelpful and unreliable as it does not provide a sufficiently fine grain of analysis. As a result, the sample size within the Lampeter area is small and it is not possible to use the survey to obtain reliable information on trading patterns and needs in Lampeter. It is considered more appropriate to use the same study area set out within the 2017 SWWRRS.

## ***Retail Need***

### Quantitative Need

The need for additional retail floorspace in Lampeter was considered to be too small when the LDP was adopted and it was not considered necessary to allocate any sites to accommodate the limited identified need with opportunities available on the existing high street. The 2017 SWWRRS also identifies very little capacity in the area with just 27-55 sqm net of additional floorspace required by 2036. The figures prepared within the PRS show only limited convenience capacity of just £5.79m by 2026, which is the capacity excluding allowance being made for the proposed Aldi store in Aberystwyth or for any other consented convenience store proposed within the whole study area - which includes a geographic large area. If allowance is made for the Aldi store in Aberystwyth, thus assuming it will be built, the PRS analysis confirms that there is insufficient capacity to support the proposed development once this commitment is included in the need assessment. Further, there remains insufficient capacity even if the overall market retention in the study area is assumed to increase by a relatively large 5%.

It is therefore concluded that there is no quantitative need for the proposed store and there is no evidence of significant over-trading in the Lampeter foodstores.

### Qualitative Need

The application suggests that the proposed development will improve competition and choice and expenditure retention in Lampeter and reduce unnecessary car journeys. However, this cannot be supported by the household survey provided, as the size of the study zone means that the survey is unable to provide the relevant information on trade leakage from Lampeter. It is considered that there is no qualitative need for the proposed development for the following reasons:

- Does not support the objectives or retail strategy in the LDP;

- It will not be highly accessible by walking, cycling or public transport;
- No evidence that the proposal will contribute to a substantial reduction in car journeys. Indeed it may do the contrary if it attracts trade from outside of the immediate Lampeter area;
- It will not contribute to the co-location of facilities in existing retail and commercial centres, as it is not in a centre;
- It will not significantly contribute to the vibrancy, attractiveness and viability of the town centre, as it is located outside of the centre and will draw trade away from existing stores in the centre;
- There is no evidence presented to suggest that the proposal will alleviate any over-trading or traffic congestions in existing local comparable stores;
- It does not address any locally defined deficiencies in terms of the quality or quantity and there are no new residential areas that require new convenience provision; and
- Lampeter is not identified as a disadvantaged area and there is no identified lack of convenience goods provision.

Therefore, to conclude, there is no policy based qualitative need for the proposed foodstore.

#### Pods / Food Village:

The lack of clarity as to the retail offer proposed within the 'pods' makes it difficult to assess both the need for them and their likely impact on Lampeter town centre. Concerns are raised that there is potential for these units to be in direct competition with the existing small / independent retailers currently operating in Lampeter town centre. There is also a theoretical risk that existing retailers could relocate to this out-of-centre location, reducing the turnover and attractiveness of the town centre and further increasing vacancies.

#### **Sequential test**

In terms of the sites considered within Lampeter, it is agreed that the nature of the centre means that it would be very difficult to develop a new foodstore similar to that being proposed, within the town centre. It is also agreed that the vacant edge of centre units identified are too small for the proposed foodstore and the LPA is not aware of any other development sites, whether on the edge of Lampeter town centre or out of centre, that could accommodate the proposed store. As a result, the foodstore is shown to be in compliance with the sequential test, as there are no more central sites that could accommodate the proposed development.

In terms of the pods, the PRS states that the intention is to locate the proposed Canolfan Tir Glas Centre in three specific places in the town. The Centre's headquarters will be established on the University campus, while it will also have a prominent presence in the town centre in the form of an innovative training centre with a food village to celebrate and showcase local produce at the application site (i.e. the Food Village). These will all be interconnected providing a unique opportunity for the town and the University to work together strategically for the benefit and prosperity of the local economy for years to come.

It goes on to state that it would not be viable to construct the Food Village as a separate standalone element and that it has to be on the same site as the foodstore who are providing the investment to enable the concept to be developed. It also suggest that the leases on units in the town centre would not be flexible enough or viable for the Food Village occupiers, nor could the Food Village be created if the units were separated within the centre. It is agreed that for the proposed use to be successful it would not be appropriate to separate the three units, but it is not convinced that the units have to be developed on the foodstore site. Both the other sites being brought forward by UWTSO as part of the Canolfan Tir Glas initiative are within or closer to the town centre than the application site.

#### **Retail Impact**

There are two main factors that affect the scale and severity of any impact of new retail development outside of a defined centre on that centre, namely the expected trade draw of the proposal and the current health of the centre affected by the loss of trade.

#### Health of Lampeter Town Centre

It is considered that Lampeter town centre is still heavily reliant on its convenience offer provided by both national multiples and independents, but that the centre has seen a decline in both the number and range of outlets provided since 2016. The centre has also lost a key independent retailer, an edge-of-centre Jewsons, and a bank. Rising vacancy rates are a concern.

It is considered that more information is required on how vacancies have changed since 2016. The data for 2022 suggests overall vacancies may have increased by 4 units but the amount of floorspace and impact on the offer provided and draw of the centre also needs consideration.

#### Health of other Ceredigion Centres

The health check information provided in the PRS is incomplete as it solely considers the health of Lampeter town centre. This is despite the PRS indicating that a number of other centres are expected to see large impacts on their convenience offer. The PRS sets out the following impacts -

- a 9.6% impact on Costcutter and a 9.4% impact on other convenience stores in Aberaeron;
- a 9.3% impact on Costcutter in New Quay;
- a 10.5% impact on Llandysul town centre;
- a 3.7% impact on convenience stores in Aberystwyth town centre; and
- a 3.4% impact on Co-op and 5.3% impact on other town centre businesses in Newcastle Emlyn.

In view of the above, it is considered that the health of these centres should also have been considered as part of the impact assessment. In the absence of such information, it is considered that any impact on a convenience outlet of around 9% could have a major impact on the trading future of the outlet concerned, particularly at a time when cost of living are increasing significantly and available convenience expenditure is relatively static or potentially falling. If the trading future of an outlet is threatened and the outlet were to close as a result, it is considered that this could amount to a significant adverse impact in any centre where alternative convenience provision is limited. Thus, health checks for Aberaeron and Llandysul are required.

The agent were advised of the concerns on the health of Aberaeron and Llandysul and that further information was required, and a

meeting was also held to discuss, however this information was not included within the Retail Addendum 1 (RA1) submitted on 13-06-2023.

### Trade Draw

The assumed trade draw is the key assumption that will inform the levels of impact forecast and it is therefore important that the approach adopted is realistic and robust. Based on the 2017 SWWRRS survey results, the existing stores in Lampeter are very reliant on trade coming from the immediate area, with nearly 60% of their trade coming from Zone 12 (Lampeter) residents. The rest comes from tourists (estimated at 16.2%) and the rural areas around. There is no reason to expect that the proposed foodstore would have a different trade draw, given that the main towns in Ceredigion and the rest of West Wales are already provided with discounter outlets (Lidl in Aberystwyth (and proposed Aldi), Aldi in Cardigan and Aldi and Lidl in Carmarthen). Thus, the proposed foodstore would be expected to draw most of its trade from Zone 12 (Lampeter), with some inflows from Zones 13 (Aberaeron & New Quay) and 14 (Aberystwyth Rural South & Tregaron) and tourists.

Based on current trading patterns in Zone 12 (Lampeter), the main trade diversion to the proposed foodstore would come from the existing Sainsbury's and Co-op stores. There would also be some trade diversion from the local shops, although it is accepted that this would be more limited given these outlets provide a different type of offer and already trade against two national multiple supermarkets. This element of trade would however be vulnerable to impacts from the retail pods.

The potential to clawback trade currently leaking from Zone 12 (Lampeter) will be limited, but some clawback from Aldi in Carmarthen would be expected given the 2017 survey indicates this is the main Aldi store used by residents in Lampeter (11.5%).

In terms of inflows, it is considered that there is little potential for Aldi to increase inflows from Zone 11 (Llandysul & Aberporth) given the proximity of Cardigan and much of Zone 14 (Aberystwyth Rural South & Tregaron) to Aberystwyth, with the survey results suggesting that the main draw in Lampeter is the smaller / independent town centre shops (attracting 7.2% of the 11.6% trade). Residents in Zone 13 (Aberaeron & New Quay) do not currently use the Lampeter stores very much, with the smaller / independents again attracting most of the limited trade draw. However, it is acknowledged that the application site is centrally located between Aberystwyth and Cardigan and thus new provision in Lampeter could attract trade from this area. This would most likely come from the discounters in Aberystwyth and Cardigan and the town centre outlets in Aberaeron.

In terms of tourists, it is expected that the trade draw would be from the same outlets, as the addition of a foodstore in Lampeter would not be expected to alter the number of tourists visiting the town. Instead, they would be expected to divert their current spend at the existing foodstores to the new foodstore.

Therefore, to conclude, it is considered that the proposed development would draw significant trade from both the Sainsbury's and Co-op in Lampeter, with likely high levels of trade draw in percentage terms from Aberaeron and Llandysul.

### Pods / Food Village and Comparison Sales

It is also considered necessary to consider the potential impact of both the retail pods and the comparison offer at the foodstore, even though both may be small compared to the convenience turnover of Aldi. In terms of the comparison offer, the temporary/changing nature of the retail offer at Aldi, is likely to mean that at least part of the comparison trade draw would come from Lampeter town centre. It is not possible to predict a quantitative trade draw figure for the retail pods, as the exact offer is unclear, however, it would seem that any small food shop provided, would be in direct competition with the small / independent retailers in the town centre, and indeed the provision of these units could encourage existing businesses to relocate. As a result, the pods could have a noticeable adverse impact on the town centre, despite their limited size.

### Impact on existing, committed and planned public and private investment in a centre or centres in the catchment area

There are no known existing, committed or planned public and private investment within Lampeter town centre or other within the Centres identified above; however as convenience is very important to the overall health of town centres, it is possible that investment decisions would be adversely impacted if this level of trade diversion and footfall were to be seen ( i.e. the PRS forecasts a convenience impact of around 10% on Aberaeron and over 10% on Llandysul). The PRS suggests that the development could be a catalyst for new development within Lampeter, however this is considered a very unlikely scenario given much of the trade to the foodstore would come from the existing supermarkets in the town. Notwithstanding this, if there are any potential benefits, then it is expected that this would be realised at the application site, rather than in the town centre, further harming the town centre.

### Impact on centre vitality and viability

The forecast of 10.8% trade loss at the Sainsbury's is not likely to be sufficient to lead to the closure of the store, but this level of trade diversion could see a noticeable decrease in footfall within the centre. This would be to the detriment of other town centre businesses, given Sainsbury's is the key anchor and occupier of the largest unit in the centre. The forecast of 10.1% trade loss on other town centre food stores, solely based on the Aldi convenience offer, could lead to the closure of one or more of the existing outlets. If allowance is also made for the impact of the retail pods, the likelihood of this happening increases and, in the context of a centre where increasing vacancy rates are already a concern, this in itself could be sufficient to classify any impact as significantly adverse. This conclusion is based on the trade diversion forecast within the PRS, whereas the Retail Consultant considers the impact on Sainsbury's to be considerably higher and could threaten the future trading of the store. Should the store close, this would represent a significant adverse impact on Lampeter town centre. The LPA confirms that the vacancy rates for Lampeter as of February 2024 is 10.7%.

The impact of the proposal is not limited to Lampeter town centre, with the forecasts suggesting relatively high levels of impacts on both Aberaeron and Llandysul town centres. It is considered that the proposed development represents a significant risk to both these centres. In Aberaeron, the health of the convenience offer is important in ensuring the centre continues to meet the day-to-day needs of local residents, as well as tourists, whilst in Llandysul where the convenience offer is already limited, the continued trading of the Spar is essential.

### Summary of Conclusion

A summary of the conclusion reached by Reeves Retail Planning Consultancy is set out below:

- There is no quantitative or qualitative need for the proposed foodstore in Lampeter;
- The proposed foodstore is shown to be in compliance with the sequential test, as there are no more central sites that could accommodate the proposed development. However the same cannot be said about the pods, where it is considered that these can and should be provided within the town centre, and thus fails to comply with the sequential test;
- The proposed foodstore would be expected to have a major detrimental impact on the existing Sainsbury's in Lampeter town centre. Even if it were not to lead to the closure of the store, footfall in the centre would be reduced considerably, with the knock on impact on other town centre businesses. This would adversely affect the vitality and viability of the town centre, which in turn could further increase vacancies in the centre, at a time when rising vacancies are already a concern;
- The proposed foodstore is expected to have a major adverse impact on both Aberaeron and Llandysul town centres, with losses of around 10% of total convenience trade predicted. This is a major concern given the importance of the convenience offer to the overall health of both centres and to their role as service centres for their local communities;
- The lack of clarity on the retail offer proposed within the 'pods' makes it difficult to assess both the need for them and their likely impact on Lampeter town centre. However, there are concerns that there is potential for these units to be in direct competition with the existing small/independent retailers currently operating in Lampeter town centre.
- It is unclear why the pods could not be more centrally located by linking it to the Canolfan Tir Glas training centre in the town centre or the headquarters on the University campus;
- Should planning permission be granted for the proposed development, it is recommended that the permission should be subject to conditions that ensure the development is built and operated in accordance with the retail assessment provided and that the use is not allowed to change over time.
- Therefore, to conclude, the proposed development is not in accordance with retail planning policy and should be refused.

The LPA fully agrees with the assessment, conclusion and the recommendation of Reeves Retail Planning Consultancy.

### **Retail Addendum and Further Review**

In response to the initial review from Reeves Retail Planning Consultancy (RRPC), the agent submitted a Retail Addendum 1 (RA1) on 13-06-2023. This was considered further by RRPC, and a summary is provided below:

The RA1 has not provided any significant new information to address the points raised regarding the shortcomings of the PRS. The need and impact assessments have not been updated in any way, and no additional information has been provided on shopping habits in the Lampeter area, with the agent continuing to rely on data for Zone 1 which covers a significantly larger area which extends beyond the natural boundary of Lampeter, and includes a number of other towns.

As a result, there is nothing in RA1 that causes the advice within RRPC initial advice to alter, and the original advice remains the same.

In terms of the retail use of the pods, RA1 states that the proposed food village would not be a Class A1 retail use, as the pods would primarily be used for education and exhibition programmes. However, some retail sales are expected. Therefore, whilst the clarification is welcomed, it remains the case that some form of condition will be required. The preference would be for the condition to prohibit any retail sale, however strictly restricting any retail sale to be ancillary to the main use as education and exhibition space could be acceptable.

## **2. Economic Development**

In terms of economic development, PPW states that the social, environmental and economic benefits associated with any development should be fully factored in, and given weight in the decision making process (para.5.9.25). The application form states that the proposal would result in the total full time equivalent of 30 jobs, with the Planning Statement noting that it is Aldi's preference to recruit staff locally. The proposed development would also generate employment opportunities during the construction phase.

However, the proposed development would also have a negative impact on economic development as the retail assessment undertaken by RRPC concludes that the development would have a detrimental impact on the existing Sainsbury's, Lampeter town centre, as well as Aberaeron and Llandysul town centre.

## **3. Recreation / Community Spaces**

PPW recognises the importance that recreational spaces, including sport fields, have on our health, well-being, and amenity, and for the social, environmental, cultural and economic life of Wales. PPW also states that community facilities contribute to a sense of place which is important to the health, well-being and amenity of local communities and their existence is often a key element in creating viable and sustainable places.

PPW at Para 4.5.4 states that:

*All playing fields whether owned by public, private or voluntary organisations, should be protected from development except where:*

- *Facilities can best be retained and enhanced through redevelopment of a small part of the site;*
- *Alternative provision of equivalent community benefit is made available locally, avoiding any temporary loss of provision; or*
- *there is an excess of such provision in the area.*

LDP Policy LU22 'Community Provision' supports the development of new sustainable community provision and seeks to resist the loss of change of use of an existing community provision unless -

- alternative provision of at least equivalent local community value can be provided either within or adjoining the settlement. In relation to open space specifically, the alternative should be an enhanced provision which is preferably located within close proximity to the existing provision;
- the existing level of community provision is inappropriate or surplus to the community needs of that settlement; or
- the current use has ceased to be viable, and no other community use can be viably established.

The supporting text clarifies that community provision includes sports pitches.

The PRS states that the proposal will lead to the loss of one of the two pitches at the application site. It goes on to state that currently the two pitches are not formally used by any clubs, nor have they been for several years. Use by the local community for sports activities is very infrequent, and the two pitches have not been in use simultaneously for many years. It states that the only current use of the site is for informal activities such as dog walking, and therefore it is clear that the site is not used to its full potential and there is no demand for the current two sports pitches. In relation to the wider provision in the area, the PRS states that higher quality rugby and football pitches are provided on North Road in Lampeter and at Lampeter Leisure centre which are used frequently. The PRS also states that the proposal will help to encourage use of the playing pitch that will remain at the site by improving facilities, such as access, parking spaces and changing facilities within the pavilion. The PRS concludes that -

- the existing pitches are very infrequently used and are of low quality
- there is very good supply of alternative recreation facilities elsewhere in Lampeter, which are of better quality than the facilities at the application site;
- the proposal will lead to improvements in the listed pavilion which will help encourage use of the pitch that will remain on the site.

The PRS therefore considers that the development complies with PPW and LDP Policy LU22.

Sports Wales initially objected to the proposal noting that the proposal will mean the loss of over one third of the playing fields - 1.15ha out of 3ha and they do not consider this to be a small part of the site. They note that they would offer to remove the objection if satisfactory evidence can be provided regarding points 2 or 3 of PPW, para 4.5.4. The LPA subsequently contacted Sports Wales to advise that the justification for the loss of the playing field is included within the submitted 'Planning and Retail Statement'. In response, Sports Wales withdraw its objection.

The LPA considers that the loss of the playing field would have an impact on community provision within Lampeter, however, in view of the justification within the PRS, and the withdrawal of the objection from Sports Wales, the LPA does not consider that the loss would have a significant impact and thus does not form a reason for refusal.

### **Scale, Design and Visual Impact**

LDP Policy DM06 requires development to be of a high quality design that contributes positively to the context of its location. Policy DM09 states that development should be designed to secure a welcoming environment which encourages appropriate through movement. Policy DM17 seeks to protect the general landscape from significant adverse effect from new development. The application site lies within the Teifi Valley Special Landscape Area (SLA) therefore Policy DM18 also applies which seeks to protect the special qualities of the SLA. LDP Policy DM19 is also relevant, which seeks to protect landscapes of historical and cultural importance.

The proposed foodstore is located along the side boundary of the application site with parking and access provided to its front. The foodstore is of a large scale and its design comprises a single storey contemporary unit with a flat roof and parapet, which is relatively standard for such foodstores. The design includes vertical timber, local natural stone and render, to reflect the local vernacular of Lampeter, with particular reference to the Canolfan Creuddyn Centre opposite.

In terms of movement, the proposal includes pedestrian crossings and footpaths to provide safe access to and from the foodstore.

In terms of the pods, these are of a modest scale, with a height of 3.5m, and are clad in timber and standing seam, which will allow them to compliment the foodstore and the Canolfan Creuddyn Centre opposite. The proposed pods are considered to introduce an unusual form development next to a foodstore in an out-of-centre location with such development more appropriate within town centres within existing shops / built form, with timber pods more commonly used for temporary purposes i.e. food festival, Christmas etc...

The application is accompanied by a Landscape and Visual Appraisal which states in summary that:

- Views of the site are relatively restricted to the immediate vicinity and heavily filtered by the surrounding topography, settlement and intervening layers of vegetation
- Would not be out of context and would not introduce any incongruous elements
- Additional tree and hedgerow planting at the boundaries and within the internal landscape framework will soften and visually mitigated the proposal which reduce impact on the locality

The LPA raises no specific objections to the design of the proposal. It also agrees with the LVA in that the visual effects will be localised and relatively limited to those views close to the site. The playing fields, Pavilion, and boundary wall have characterised this part of the landscape since around 1909, with the fields being earlier. It is considered therefore that the existing site forms a significant and important part of the visual, historic and characteristics of the landscape and forms one of the main routes into Lampeter. The proposed development would significantly alter the characteristics of the landscape through the loss of the playing fields, part of the stone boundary wall, and the introduction of a large scale development. The proposal is therefore considered to have a significant adverse impact on the visual, historic and characteristics of the landscape, and thus fails to accord with policies DM06, DM17, DM18 and DM19.

### **Impact on setting of Heritage Assets**

An application for listed building consent has been submitted alongside this application for the refurbishment works to the Grade II listed Pavilion and the removal of part of the north boundary stone wall which forms part of its curtilage listing.

The Planning (Listed Buildings and Conservation Areas) Act 1990, at Section 66, states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the

desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 72 of the 1990 Act requires decision makers on applications for planning consents to pay special attention to the desirability of preserving or enhancing the character or appearance of the area. As a matter of policy, planning decision makers must take into account the potential effects of development on the setting of Conservation Areas.

Planning Policy Wales identifies how local planning authorities must treat World Heritage Sites, scheduled monuments, unscheduled nationally important archaeological remains, listed buildings, conservation areas and registered historic parks and gardens in Wales in their consideration of planning applications. This includes the impact of proposed developments within the settings of these historic assets.

TAN 24, para 1.25 states that *"the setting of an historic asset includes the surroundings in which it is understood, experienced, and appreciated embracing present and past relationships to the surrounding landscape. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral. Setting is not a historic asset in its own right but has value derived from how different elements may contribute to the significance of a historic asset"*

Further guidance is provided within Cadw's Best Practice Guidance - Setting of Historic Assets in Wales. It identifies that a range of factors contributes to the significance of a historic assets and set out examples of these factors, which can include physical elements of its surroundings, relationships with other historic features, natural or topographic features and its wider relationship and visibility within its landscape. It also set out how to assess the impact of development on the setting of historic assets, which the LPA has used in its assessment of this proposal, as set out further below.

LDP Policy DM19 states that: *"Development affecting landscapes or buildings which are of historical or cultural importance and make an important contribution to the character and interest of the local area, will be permitted where the distinctive appearance, architectural integrity or their settings will not be significantly adversely affected. Where possible development should enhance these qualities and special character"*.

### **Conclusion of the Heritage Impact Assessment (HIA)**

The application is accompanied by a HIA which considers the impact of the development on the setting of historic assets. In summary, the HIA concludes that a number of listed buildings / other heritage assets that are located outside of the application site will not be affected to any significant degree and any potential effect will be reduced over time with intervening vegetation. The LPA agrees that the proposed development is unlikely to have any significant effects on listed buildings, including the other heritage assets set out within the HIA, that are located outside of the application site.

The HIA concludes that the Grade II Listed Sports Pavilion and its associated curtilage, which lies within the application site, will have its setting effected by the proposed development. The HIA predicts that the effects of the proposed development will be of major magnitude and therefore of major significance. The HIA states that the proposed works to restore and improve the sports pavilion and the playing field will provide mitigation to reduce these predicted effected, as the proposal would offer significant positive benefits to the building and its setting.

The HIA concludes that the proposed development will not have a significant effect on the Lampeter Conservation Area.

The assessment also concluded that there are a number of potentially buried archaeological sites and features relevant to the history of the playing field and possibly earlier when it was a field alone, that could be disturbed by any groundwork as part of the proposed development. As such it is advised that any penetrative groundwork is undertaken under archaeological supervision in the form of a watching brief.

### **LPA's assessment of the impact of the proposed development on the setting of heritage assets**

#### **1. Stage 1: Identify the historic assets that might be affected**

The LPA agrees with the HIA in that the historic asset that would be affected by the proposed development is the Grade II listed Pavilion and its associated curtilage, which includes the stone boundary wall along the northern boundary and the iron gated entrance at the north-east corner of the application site. No other heritage assets would be significantly affected, as considered within the HIA, which the LPA's agrees with its conclusions.

#### **2. Stage 2: Define and analyse the setting**

The Pavilion is a Grade II listed building, included for its special architectural interest as an ambitious and especially well-preserved early C20 sports pavilion, important for its special historic interest as an unusual example of this type of building. The Pavilion is in a poor state of repair and in need of renovation and restoration.

Associated within the Pavilion, are also the northern boundary wall and the iron access gates at the far northeast corner of the playing field, which the HIA states were most likely installed as part of the playing field improvements at around the same time as the construction of the Pavilion in 1909. A small part of the northern boundary wall will be removed to create a new vehicular access, and the iron access gate will be retained as existing.

The HIA identifies that the playing fields themselves are also of importance and can be said to have had a rich history in holding significant sporting events, given the sporting history of the earlier Saint David's College and its significance in the foundation of Welsh rugby as a whole.

The boundary of the site and the playing fields therefore form a significant part of the setting of the Pavilion.

#### **3. Stage 3: Evaluate the potential impact**

The proposal includes the loss of the playing field on the eastern half of the site, and the construction of a large foodstore along the eastern boundary, a food village comprising of three pre-fabricated wooden exhibition pods to the north of the Pavilion, near to the



boundary with Pontfaen Road, new access which includes removal of part of the stone boundary wall, car park, paths, nature and biodiversity area, and tree planting.

The proposed development would result in the loss of a playing field which forms a significant part of the setting of the Pavilion, both visually and historically, and significant built form would be created in its place. The LPA considers that the large scale and nature of the development would dominate the Pavilion and would undermine its prominence, where historically and currently the Pavilion stands proudly as the principle building within the site, overlooking the openness and benefitting from views that the playing fields affords it.

The proposed development would also detract from the functional, historical and physical relationship of the Pavilion with the playing field, thus significantly changing the way the Pavilion is understood, experienced and appreciated. Views of the Pavilion would also be detracted and obscured, due to the significant built form of the proposed development. The loss of part of the north stone boundary is also considered to have an adverse impact, as it would interrupt the continuation of the stone boundary wall along this boundary.

The LPA agrees with the conclusion of the HIA in that the effects of the proposed development on the setting of the Pavilion will be of major magnitude and therefore of major significance.

#### 4. Stage 4: Consider the options to mitigate the impact

Cadw's best practice guidance (Setting of Historic Assets in Wales) explains that mitigation is the action taken to avoid or minimise any harm to the significance of a historic asset and its setting. Mitigation could include, for example, modifications to the design, the relocation of a development or certain elements, or the introduction of screening. It goes on to say that some mitigation measures could have a negative impact within the setting of the historic asset. For example, a screen of trees could be an alien form in an otherwise treeless landscape.

As noted above, the HIA considers that the major effect of the proposed development on the setting of the Pavilion is mitigated by the proposed works to refurbish the Pavilion. The LPA notes that the application is not submitted as 'enabling development' and does not secure the future conservation of the Pavilion.

However, it is worth noting that guidance contained within Historic England, which can also be applied to Wales, states that

*"When considering the impact of proposals on the significance of a designated heritage asset, great weight should be given to the asset's conservation, and any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification. Proposals involving substantial harm to a designated heritage asset should be refused, unless it can be demonstrated that the harm is necessary to achieve substantial public benefits that outweigh that harm, or a range of tests apply, including consideration of issues such as use and funding".*

The guidance states that a range of possible options would need to be fully explored for the conservation of the heritage asset, which may include public or charitable ownership, grant funding, alternative uses etc. As the proposal is not submitted as 'enabling development' the LPA has not sought to consider the development against the guidance within PPW and other best practice guidance relating to enabling development, other than highlighting the fact that harm to a heritage assets and its setting, should be given great weight and is not always justifiable, despite the development securing its future conservation.

The LPA acknowledges the works to conserve the Pavilion as being a positive gain. However, the proposed works to the Pavilion would not provide mitigation for the major effect that the proposed development would have on its setting, as this effect would remain, regardless of the refurbishment works. Furthermore, the application does not demonstrate that this is the only option / means of securing the future conservation of the Pavilion. In any case, the major effect of the proposed development on the setting of the Pavilion does not outweigh the benefits of the refurbishment works to the Pavilion. The impact on its setting is so great, that the refurbishment works to the Pavilion, would be self-defeating.

#### Impact on setting of Lampeter Conservation Area

The application site lies outside Lampeter Conservation Area, with the western boundary of the Conservation Area lying approx. 70 metres to the east of the north-eastern corner of the site. The HIA states that the western end of the Conservation Area looking towards the proposed development are interrupted by some urban elements including the Hafan Deg residential care home and mature trees in the garden area of the same property. The HIA considers that the western part of the Conservation Area will have its setting adversely affected by the proposals by only a negligible magnitude of effect and as such the significance of effect is considered to be Minor.

Whilst the application site lies outside of the Conservation Area, it nevertheless forms an important part of the landscape, forming one of the main routes into Lampeter and the Conservation Area. The playing fields, Pavilion, and boundary wall have characterised this part of the landscape since around 1909, with the fields being earlier. The proposed development would significantly alter the landscape character by introducing large scale development that will have as significant effect on the setting of the Pavilion as well as the visual, historic and cultural characteristics of the landscape.

The Lampeter Conservation Area Appraisal has not yet been formally adopted, however it is worth noting that the final draft of the Lampeter Conservation Area Appraisal states the following in relation to the application site:

*St Peter's churchyard, the grounds of the Catholic Church and the small park to the south of these provide another concentrated area of green open space with tree cover on the west side of the town. This is the gateway into the town from the west, although the spread of development along the north side of Pontfaen Road somewhat softens the sharp transition from countryside to town. The southern side retains its open arable fields (the site of the agricultural show), the College cricket ground / playing fields and a popular river walk along the Teifi tributary, Nant Creuddyn. The cricket pavilion, Grade II Listed, was built in 1909 by Lt. Bankes-Price, architect, in consultation with Professor Tyrrel Green of St David's College. These green areas help to define the edge of development although this is being encroached upon on the north side of the road. The cricket ground, although outside the conservation area boundary, is significant as the setting of the listed pavilion and for its historical connection with the University as well as its contribution to the setting / gateway of the conservation area.*

## **Archaeology**

As noted above, the assessment concludes that there are a number of potentially buried archaeological sites and features relevant to the history of the playing field and possibly earlier when it was a field alone, that could be disturbed by any groundwork as part of the proposed development. As such it is advised that any penetrative groundwork is undertaken under archaeological supervision in the form of a watching brief. This can be secured via a planning condition.

## **Residential Amenity**

LDP Policy DM06, criterion 7, protects the amenity of nearby occupiers from significant adverse harm in relation to privacy, noise and outlook.

The properties to the north of the application site, on the other side of the road, will not be significantly effected by the proposed development in terms of their privacy. They may experience slight increase in noise as a result of increased use of the site, however given the urban context of the location and the nature of the development, this will not cause a significant impact on their amenity. Their outlook would be considerably different compared to the existing situation, where they overlook fields. The main retail store building would be located within the eastern corner, opposite the Canolfan Creuddyn Centre, and will be separated from this building by a car parking area, the retained existing boundary and the road, meaning that there will be sufficient gap between the foodstore and the built form opposite. The proposal would maintain an open feel in part, with the car parking area and the retention of part of the playing fields, and the proposed landscaping scheme would also help soften the development. As a result, whilst their outlook would change, this is not considered to be the extent that would have a significant adverse impact on their amenity.

The Hafan y Deg residential care unit adjoins the eastern boundary of the site. The existing boundary treatment will be retained, which includes a stone wall approximately halfway down with metal wire fencing along the other half. There is also a few trees. The proposal includes additional boundary treatment to include close boarded timber fence, at 1.8m high, to start where the stone wall ends, and continued to the end of the rear boundary of Hafan Y Deg, with post and rail fencing at 1.2m high along the shared boundary with the tennis courts, and close boarded timber fence, at 1.8m along the shared boundary with the bowling green. There will be some adverse impact on the amenity of the occupiers of the Care Home due to its proximity to the rear of the foodstore, however subject to conditions restricting delivery, it is not considered that the impact would be to the extent that would have a significant adverse impact on their amenity.

There would be no adverse impact on the amenity of users of the tennis court and bowling green due to the nature of their use.

The southern boundary of the application site adjoins the Lampeter primary school. The existing boundary treatment includes metal wiring fencing and trees and there are no changes proposed to the existing boundary nor additional boundary treatment. The land that adjoins, and near to this boundary, will provide a car parking area to serve the existing Pavilion, a nature and biodiversity area, with the land to the other side of the Pavilion being retained as a playing field. As a result, the proposed development will have no adverse impact on the primary school.

The Council's Public Protection has recommended a number of conditions in the interest of protecting the amenity of occupiers.

The proposed development accords with LDP Policy DM06 as is not considered to cause a significant harmful impact on the amenity of nearby occupiers.

## **Highways and Access**

The proposal includes the creation of a new combined access point for vehicles, cyclists and pedestrians from Pontfaen Road. The existing access from the iron gates will be retained but converted to a shared pedestrian footpath and cycle way.

It is proposed that that the development will include additional improvements to transport infrastructure, to include:

- A new controlled pedestrian crossing on Pontfaen Road to improve foot access to the development
- Internal footpath connections, including to the existing access in the south-east corner of the site to the leisure centre

The foodstore will include 118 parking spaces, which includes five disabled spaces, and seven parent and child spaces, and two 'Click and Collect' spaces. The car parking will include provision for 24 electric vehicle charging points. Initially, four 'live' charging points will be installed, with the remaining 20 spaces having 'passive' provision - this means that they will have the below ground infrastructure already installed so can be upgraded easily when demand requires it.

Four cycle hoops will be located outside the shopfront for secure bicycle parking for eight cycles.

The loading bay will be on the south eastern side of the building to the rear of the site and will contain the loading bay where delivery vehicles are unloaded.

The three pods will have 25 parking spaces. The Pavilion will be served by 22 parking spaces - 12 on the existing area of hardstanding adjacent to the Pavilion with an additional ten proposed off the access leading to the pavilion, directly to the north east of the pavilion.

The local highway authority has raised no objection to the proposed development, subject to conditions.

## **Landscaping and Trees**

TAN 10 refers to Tree Preservation Orders and states that the effect of planning proposals on protected trees is a material planning consideration. It states that TPO's should be used to protect trees whose removal would have a significant impact on the environment and its enjoyment by the public.

LDP Policy DM20 sets a presumption in favour of the retention of existing trees, hedgerows and woodlands. It states that development will be permitted providing, in summary:

1. it would not remove damage or destroy trees and hedgerows of visual, ecological, historic, cultural or amenity value unless the need of the proposed outweighs these values;
2. it is able to mitigate or if necessary compensate for any negative impacts of the loss or damage;
3. it would achieve appropriate biodiversity gain; and
4. compensation and enhancement measures are mainly native species of local provenance and are not non-native invasive species

LDP Policy DM10 requires the submission of a landscape scheme for proposals that would have an impact on the landscape.

There are Tree Preservation Orders on a number of the trees located on the boundaries of the site. The application is accompanied by a soft landscaping proposals plan, landscape management plan and arboricultural impact assessment (AIA).

A tree survey was carried out by Tyler Grange in October 2021, the survey identified one tree and two groups of trees of high value, 21 trees and one hedgerow of moderate value and five trees of low value. The loss of two northern boundary trees (T4 and T5) and two sections of hedgerow (H1) totalling 35 metres is required to facilitate the new pedestrian and vehicular accesses into the site. The survey considered the two trees proposed to be removed (horse chestnut) to have moderate value features. The AIA states that the two trees being lost in addition to the loss of 35m of hedgerow can be compensated by the extensive planting scheme proposed within the application. This includes the planting of 26 new trees, a native hedge along the eastern boundary and a grass meadow mixture in the rain garden areas and grass areas to the rear of the store.

The Council's Tree Officer advised that the proposed scheme has a good choice of trees for new planting such as hazel, hawthorn, wild service tree, downy birch, holly and bird cherry. This would seem to suit the scale and ground conditions of the site and many of these species are already present in the hedgerows there. The Officer recommends conditions securing a tree planting plan and that an Arborist or Landscape Architect maintain a watching brief to ensure that root protection areas are maintained during the construction phase as recommended in the Tyler Grange Tree Report.

The loss of two trees and the loss of 35 metres of hedgerow is unfortunate. However, it is acknowledged that the two trees to be removed are not of high value, being identified to have moderate value, and in the context of the overall scheme, the loss is relatively minor. It is also considered that the proposed planting scheme provides sufficient mitigation / compensation and the proposal would also achieve appropriate biodiversity gain. As a result, the proposal in relation to trees, hedges and landscaping is acceptable.

### **Protected Species**

The application is accompanied by an Ecological Assessment undertaken in October 2021.

The majority of the site is amenity grassland currently used as sports pitches with a small patch of bramble dominated scrub in the northern western corner of the site. Trees on site comprise of a row of young to semi mature horse chestnuts on the northern boundary, seven large black poplars on the western boundary, three mature ash on the southern boundary and three mature aspen on the eastern boundary, no trees with high potential to support bat roosts are to be felled. Invasive non-native species have been identified within the western boundary, including Himalayan Balsam, Himalayan cotoneaster and yellow archangel.

No evidence of badgers was identified during the survey, however to ensure no impacts on this species from development prior to the commencement of construction it is recommended that an updated survey is undertaken. Protection measures during construction will include briefing all construction workers on the site and providing means of escape such as ramps to any deep trench or pit to be left open overnight.

The retention of the woodland corridor on the western boundary will minimise any impacts on nesting birds. Removal of nesting habitat should be undertaken outside of the bird nesting season (1st March-31st August) should this not be possible, a search of vegetation to be removed should be undertaken by a suitably qualified ecologist immediately prior to the commencement of works.

An external lighting scheme has been submitted which details the design measures to prevent an increase in light levels on the western boundary wildlife corridor. The lighting design follows the guidance detailed in the Guidance Note 08/18 Bats and artificial lighting in the UK (Bat Conservation Trust and Institute of Lighting Professionals, 2018) and can be secured via a planning condition.

Recommendations for biodiversity enhancements are detailed within the ecology appraisal and on the opportunities and constraints plan which can be secured via a planning condition.

### **Protected Sites**

The site is located within the Afon Teifi Special Area of Conservation (SAC) which is currently failing in its targets for phosphates. In accordance with the Conservation of Habitats and Species Regulations 2017 (As Amended), all development proposals within the Afon Teifi Special Area of Conservation catchment with the potential to increase phosphates, shall undergo a Habitats Regulation Assessment (HRA) to determine the impact of additional phosphate on the designated sites and their features. Additionally, there is the potential for adverse impacts on the Afon Teifi SAC from the pollution from the construction phase of the development. The site is hydrologically connected to the Afon Teifi SAC via the Nant Creuddyn which runs along the western boundary. There is also the potential for pollution from the construction phase to enter surface water runoff and onto the designated site.

A Habitats Regulations Assessment has therefore been carried out under Regulation 63 of the Conservation of Habitats and Species Regulations 2017. The Test for Likely Significant Effect considers the following potential impact:

#### **Phosphates:**

NRW guidance states it is likely that a conclusion of no likely significant effect can be drawn in cases where the following apply:

- the environmental permit for the associated wastewater treatment works has been reviewed against revised conservation objectives for water quality
- there is capacity in place to accommodate the additional wastewater in compliance with revised permit limits

- the sewer network and associated WwTW has the hydraulic capacity for new connections without leading to an increase in the environmental impact of storm overflows

Dwr Cymru has confirmed that the environmental permit has been assessed against revised conservation objectives and there is capacity in place to accommodate the additional wastewater. The WwTW will remain within revised permit limits and the sewer and associated WwTWs has the hydraulic capacity to accommodate the additional wastewater without leading to an increase in frequency or duration of storm overflows.

As a result, the TLSE concludes that there will be no likely significant effect on the designated features of the SAC from increased phosphates from this development. As a result it has been screened out from requiring a full Appropriate Assessment.

#### **Pollution:**

The site is hydrologically connected to the Afon Teifi SAC via the Nant Creuddyn which lies on the western boundary of the proposed development site. There is the potential for pollution to enter the watercourse via surface water runoff and travel onto the designated site. Without mitigation and control measures a likely significant effect from this identified hazard cannot be ruled out. Since mitigation cannot be considered at this stage of the assessment (in light of the CJEU ruling (People Over Wind and Sweetman v Coillte Teoranta (C-323/17)) a full Appropriate Assessment is required.

A Construction & Environmental Management Plan has been submitted which outlines the precautions and techniques that will be implemented to prevent pollution from impacting the SAC. This will be secure via a planning condition which will ensure no adverse effect on the SAC.

#### **Combined Effects:**

The combined impact of the proposed development has been considered together with the proposed development submitted under application A230860 for B1, B2 and B8 unit, within Lampeter. The CEMP will ensure no adverse effect on the SAC from this proposed development. A Drainage Strategy Plan and Pollution Prevention Plan has been submitted as part of application A230860 which will also ensure no adverse effect on the SAC from the proposed development.

The HRA concludes that the proposal, when considered alone or in combination, will not adversely effect the integrity of any the river Teifi SAC.

#### **Flooding**

The site is located predominantly within Flood Zone A, with the most western part of the site lying within Flood Zones B and C2, as shown on the Development Advice Maps that accompany TAN15. The most recent Flood Map for Wales shows the most western part of the site lying within Flood Zone 2 and 3.

The most western part of the site is not being developed as part of this application. This means that the proposed development is considered to be at little or no risk of flooding.

#### **Surface Water Drainage**

Surface water will be dealt with via SuDS which will be developed and approved as part of the SuDS Approval by the Council's Sustainable Drainage Approval Body. The LPA is satisfied that the surface water can be adequately dealt with via the SuDS approval process.

#### **Contamination**

The application is accompanied by a Geo-Environmental Appraisal of the application site. This reviews previous uses of the site and advises on the likelihood of contamination. This concludes that the site has generally remained undeveloped and has more recently been used as a sports field. A small building was present in the north-west corner of the site. The site is not affected by a legacy of coal mining.

The Appraisal states that further work is necessary to progress the site to construction phase, which includes:

- completion of gas monitoring programme and issue gas assessment
- site-specific radon search to determine the level of radon measures to be included within the proposed development
- detailed foundation design
- confirmation of the recommendations made within the report with the Local Authority

This can be secured via a condition.

#### **Conclusion**

The positive benefits of the proposal are noted, however, these do not outweigh the conflict of the proposed development with relevant retail policies and the significant harm that it would have on the setting of the Grade II listed building, as summarised below:

- There is no quantitative or qualitative need for the proposed foodstore in Lampeter;
- The proposed foodstore would be expected to have a major detrimental impact on the existing Sainsbury's in Lampeter town centre. Even if it were not to lead to the closure of the store, footfall in the centre would be reduced considerably, with the knock on impact on other town centre businesses. This would adversely affect the vitality and viability of the town centre, which in turn could further increase vacancies in the centre, at a time when rising vacancies are already a concern;
- The proposed foodstore is expected to have a major adverse impact on both Aberaeron and Llandysul town centres, with losses of around 10% of total convenience trade predicted. This is a major concern given the importance of the convenience offer to the overall health of both centres and to their role as service centres for their local communities;

- The lack of clarity on the retail offer proposed within the 'pods' makes it difficult to assess both the need for them and their likely impact on Lampeter town centre. However, there are concerns that there is potential for these units to be in direct competition with the existing small/independent retailers currently operating in Lampeter town centre;
- The proposed pods fails the sequential test and an out of centre location is not justified;
- The proposed development is considered to have a significant adverse effect on the characteristics of the landscape;
- The proposed development is considered to have a significant adverse effect, of major magnitude, on the setting of the Grade II Listed Pavilion;
- The proposed development is considered to have a significant adverse effect on the character and appearance of the Conservation Area.

### **Reason for reporting to the Development Management Committee**

The application is reported to the Development Management Committee for determination as it represents major development.

### **RECOMMENDATION:**

The LPA recommends that planning permission is refused for the reasons set out above.

### **Report of the Site Inspection Panel**

It was agreed by the Corporate Lead Officer for Economy and Regeneration, and the Chair and Vice Chair of the Development Management (DM) Committee, that it would be beneficial to hold a site inspection prior to the application being discussed at the DM Committee. All members of the DM Committee were invited to attend the Site Inspection.

The Site Inspection took place on Friday, 24 of May 2024, and was attended by:

- Cllr Ifan Davies (Chair)
- Cllr Carl Worrall (Vice Chair)
- Cllr Marc Davies
- Cllr Rhodri Evans
- Cllr Raymond Evans
- Cllr Hugh Hughes
- Cllr Ceris Jones
- Cllr Maldwyn Lewis
- Cllr Meirion Davies
- Cllr Chris James
- Cllr Gareth Lloyd

Apologies were received from Cllr. Gethin Davies.

In attendance from the LPA, was:

- Dr Sarah Groves-Phillips, Corporate Manager – Planning Services
- Mrs Catrin Newbold, Service Manager – Development Management
- Mrs Sian Holder, Development Management Team Leader (South)

Members were handed a copy of the proposed site plan and Mrs Holder described the proposed development, pointing out on site the location of the retail store, parking, access, pods, biodiversity pond, boundary treatments and gave a brief description of the proposed works to the Grade II Listed Pavilion.

Members inspected the site from the current pedestrian access and noted the existing pedestrian gates, the roadside boundary and the location of the proposed access, which would result in the loss of the existing boundary stone wall, hedgebank and trees.

Members walked along the eastern boundary of the site, taking into account the neighbouring development and the existing and proposed boundary treatments. Members also viewed the site from the southern boundary and the location of the primary school to the rear of the site.

Members viewed the site from the Pavilion and observed the current condition of the Pavilion. Members discussed the extent of playing fields that would be lost to the development and sought clarification on whether the remaining playing field on the western side would be retained in full or whether this would be reduced. Mrs Holder advised that clarification would be sought from the agent.

Members observed the existing boundaries of the site and the surrounding built form. Following the inspection of the site itself, members walked into Lampeter town centre to understand the distance of the site from the town centre and were also advised to note the vacant units within the town centre.

### **REASON FOR DEFERRAL:**

The Cooling Off Group met on Tuesday the 30<sup>th</sup> of July. It was attended by Cllr Ceris Jones, Cllr Gareth Lloyd, Cllr Rhodri Evans and Cllr Ifan Davies. Officers in attendance were Mr Russell Hughes-Pickering, Dr Sarah Groves-Phillips, Mr Sam Pugh and Mrs Sian Holder.

Local Members were made aware that Welsh Government had issued an Article 18 holding direction over the application whilst they consider whether to 'call it in'.

The Cooling off Group (CoG) was reconvened on Wednesday 22<sup>nd</sup> of January 2025 and was attended by Cllr Gareth Lloyd, Cllr Raymond Evans, Cllr Meirion Davies, Cllr Gethin Davies and Cllr Ifan Davies. Officers in attendance were Mr Russell Hughes-Pickering, Dr Sarah Groves-Phillips and Mrs Catrin Newbold.

Local members were made aware as requested by the original CoG, legal advice had been sought from a specialist planning barrister.

## CoG Discussion

Site History

Types of Shopping

Store Turnover

Discussion at DMC – Public support, Canolfan Tir Glas

Heritage concerns

At the second meeting of the CoG – the additional information provided by Aldi was discussed alongside the barrister advice to the Local Planning Authority (LPA).

## Risks

Risks of approving the application were considered from both a town centre health perspective alongside the risks of the decisions making, Judicial Review, Call in by Welsh Government, Appeal etc

## Material Planning Considerations

The CoG considered the material planning considerations that would support the proposal and were minded to think that the following were pertinent:

1. Quantitative need
2. Qualitative need – the support of the community demonstrates there is a qualitative need for the Aldi and the discounted food it represents.
  - a. The sustainability of encouraging more residents to shop locally and avoid trade loss to other centres
  - b. The impact that people doing linked trips to Aldi and the high street would have on the economy of Lampeter – potentially revitalising the high street
3. Any other justifications
  - a. The 'doing up' of the Listed Building will be a net gain of the scheme
  - b. The upgrading of the existing playing field in terms of pitch quality would be a net benefit to the community
4. The sequential test - Members feel this constitutes 'in centre' development
5. Retail Impact on the town centre -Economic impact – job creation of the development

## Discussion

### Quantitative need

The need for additional retail floorspace in Lampeter was considered to be too small when the LDP was adopted and it was not considered necessary to allocate any sites to accommodate the limited identified need with opportunities available on the existing high street. The 2017 SWWRRS also identifies very little capacity in the area with just 27-55 sqm net of additional floorspace required by 2036. The figures prepared within the PRS show only limited convenience capacity of just £5.79m by 2026, which is the capacity excluding allowance being made for the proposed Aldi store in Aberystwyth or for any other consented convenience store proposed within the whole study area - which includes a geographic large area. If allowance is made for the Aldi store in Aberystwyth, thus assuming it will be built, the PRS analysis confirms that there is insufficient capacity to support the proposed development once this commitment is included in the need assessment. Further, there remains insufficient capacity even if the overall market retention in the study area is assumed to increase by a relatively large 5%. It is therefore concluded that there is no quantitative need for the proposed store and there is no evidence of significant over-trading in the Lampeter foodstores.

### Qualitative need

In regards to the 'qualitative need' the amount of public support for a proposal is immaterial to the decision making. Though in this context it is felt that it does demonstrate support for discounted food in Lampeter. It is the authority's view that limited weight should be afforded to the qualitative need argument given the significant evidence base available on this site demonstrating a lack of retail capacity.

Turning to the sustainability of the proposal and the ability of the proposal to 'claw back' trade leaked to other centres, the LPA are of the view this has some merit. We accept that some users of the store will undertake shorter journeys to access this food store (subject to the type of occupier) than travel to other centres. The LPA are of the view that this can be given some weight in decision making.

Considering the 'linked trip' argument, that users of the food store may then also use the high street helping to support the high street shops. This is harder to quantify, whilst it is agreed that some users may indeed undertake such behaviour patterns the existing supermarket provision could also be said to have the same benefits with the 'in centre' Sainsburys being particularly well placed to facilitate linked trips. Therefore it is not clear if the addition of a 3<sup>rd</sup> supermarket would aid this position or if trade draw from the 'in centre' supermarket to an out of centre would harm it. The discussion by the agent at committee pledging 3 hours free parking for a period is welcome. On balance the LPA are of the view that the potential benefit to the high street through linked trips carries little weight given the existing opportunities for such activity and based on the evidence that harm is likely to the high street as a result of the development.

If a qualitative argument is to be progressed, it is important to understand how 'discount supermarkets' are different to ordinary supermarkets and ensure this can be secured in the consent.

Aldi have provided further evidence to this effect. The key features of the model are:

Aldi sells a restricted range of goods (1,800 products) in comparison with a traditional supermarket with a floor area of 1,000-1,500 sqm which is said to sell approximately 2,500-4,000 products.

Aldi applies its own label to “c.90%” of the products it sells.

Discounters typically allocate 20% of their floorspace to comparison goods, compared to 30-40% of floorspace at larger traditional supermarkets.

Aldi does not sell cigarettes/tobacco products, stationary or pharmaceuticals. Further, Aldi stores do not include a specialist butcher, fishmonger, delicatessen or hot food counter like many larger supermarkets.

The information provided is almost entirely Aldi’s own evidence which is uncorroborated by third party material. The only third party evidence is the following extract from a report over 16 years old (30/04/08) from the Competition Commission:

*“[Limited Assortment Discounters (LAD)] carry a limited range of grocery products and base their retail offer on selling those products at very competitive prices. The three major LADs in the UK are Aldi, Lidl and Netto. Each ...carries in the region of 1,000 to 1,400 product lines in stores ranging from 500m<sup>2</sup> to 1,400m<sup>2</sup> (stores of a similar size operated by a large grocery retailer generally carry about 5,000 products). Aldi, in large part, carried only own label goods while both Lidl and Netto carry larger volumes of branded products.”*

Aldi provided additional information demonstrating; This issue has been considered both by Aldi Stores Limited themselves (who obviously price-match their products against their competitors) and third parties, notably Which? The most recent independently verified information is provided by Which? The attached article (published as recently as 1 January) demonstrates that Aldi (and to a lesser extent Lidl) are clearly cheaper than the more traditional food supermarkets based on a Which? assessment of 55-branded and own-branded products, even when loyalty schemes (such as Tesco Clubcard or Sainsbury’s Nectar Card) are taken into account. This was consistently the case throughout 2024, as the data provided shows.

<https://www.which.co.uk/reviews/supermarkets/article/supermarket-price-comparison-aPpYp9j1MFin>

For example, based on Which? data for November 2024, and with specific reference to Lampeter, a 55-product shop at Aldi would cost £97.89 compared with £106.71 at Sainsbury’s (with a Nectar card) or £112.06 (without Nectar). This represents savings of 8.3% and 12.6% respectively.

An even more recent article (6 January) provides further endorsement of this position and confirms that Aldi was cheaper than its competitors throughout 2024.

[Cheapest supermarket of the year revealed by Which? - Which? News](#)

What the additional information above clarifies is that when supermarket loyalty schemes are employed the price differential between a deep discounter and Sainsburys is 8.3%. Is this level of discount sufficient to outweigh all other normal planning considerations and permit a deep discount food store in Lampeter, if we could ensure that is what is permitted? It is the view of the planning department that it does not represent so great a difference as to offer sufficient ‘other material consideration’.

If members are minded to use qualitative need as a material consideration in approving the application, its important to ensure that a deep discount supermarket is what is provided. Conditions that meet the tests set out in Circular 11/95 can be used to secure this. Whilst a condition would not limit the operator to Aldi, nor secure ‘discounted food’ by restricting the amount of comparison floor space, restricting the number of product lines sold and limiting ‘add on’ services a condition could serve to make this more likely.

Aldi have provided wording for a condition they believe would ensure that the proposed supermarket is a deep discounter. This is provided in the conditions section below. This condition would restrict the number of product lines and floor space used for comparison goods. It would also prohibit ‘add on’ features such as pharmacies etc. Whilst this proposed condition offers some comfort that it is specific to the trading needs of a deep discounter, the size of the store restricts many ‘add on’ activities anyway. So in effect can this condition ensure it is a ‘deep discounter? The answer is not entirely, but seemingly may make it more likely and is therefore proposed as being included should members be minded to support the application.

### **Other justifications**

The upgrading of the Listed Pavilion as a by product of the development has been considered, and its renovation is welcome by the LPA. However this application is not formally ‘enabling development’ as the building of the food store is not contingent on the renovation of the pavilion. The owners/ developers can choose to undertake this work or not and it is important to note the current owners have been under a statutory obligation to repair and restore the pavilion for some time and have not done so. Therefore giving weight to this element without securing it by condition in the decision making should be avoided.

In order to secure this element Aldi were approached and are content with a condition relating to the upgrading of the pavilion could be attached meaning this would be completed prior to occupation/use of the store. (see condition section) The LPA are satisfied this addresses their concerns.

In regards to the upgrading of facilities of the playing field, in absolute terms the development of the food store is a loss of playing field provision. Whilst this can be acceptable in planning terms, policy LU22 requires that the alternative provision is of an ‘enhanced quality’, however no formal pitch upgrades are proposed rather pitch maintenance is proposed.

Para 4.5.4 of PPW (the requirements of which are largely replicated in LDP Policy LU22) states that playing fields should be protected from development unless:

- Facilities can best be retained and enhanced through redevelopment of a small part of the site;
- Alternative provision of equivalent community benefit is made available locally, avoiding any temporary loss of provision; or

- There is an excess of such provision in the area.

Aldi's position, as summarised in the officer's original report is as follows:

*"currently the two pitches are not formally used by any clubs, nor have they been for several years. Use by the local community for sports activities is very infrequent, and the two pitches have not been in use simultaneously for many years [...] [T]he only current use of the site is for informal activities such as dog walking, and therefore it is clear that the site is not used to its full potential and there is no demand for the current two sports pitches. In relation to the wider provision in the area, the PRS states that high quality rugby and football pitches are provided on North Road in Lampeter and at Lampeter Leisure centre which are used frequently. [...] [T]he proposal will help to encourage use of the playing pitch that will remain at the site by improving facilities, such as access, parking spaces and changing facilities within the pavilion."*

The information received from Aldi subsequently seems to contradict part of the above in that it states the playing fields are currently used infrequently and on an *ad hoc* basis predominantly by Lampeter Junior Football Club. The LPA can confirm that it is unclear what evidence there is of an excess of sports provision in Lampeter, with no evidence presented by Aldi to this effect and no internal understanding this is the case.

There is no proposal to provide an equivalent pitch locally elsewhere, and so it seems, the second criterion is not met ("*made available*" read in conjunction with the other criteria indicates that it is not sufficient that other pitches are already available – the requirement is for the equivalent community benefit from the lost pitches to be re-provided).

As for the first and third criteria, these are ultimately matters of planning judgment. The refurbishment of the Pavilion could lead to increased use of the remaining pitch with the result that the Proposal is the best means of retaining and enhancing the facilities. In considering this issue it is important that members are clear that no improvements will take place to the remaining pitch itself.

Aldi were provided the opportunity to respond to this and have provided the following additional information:

#### Long-Term Future of the Pavilion and Use of the Playing Pitches

The main point that we invite officers and members to note is that the pavilion has fallen into disrepair as a result of its under-use associated with the limited use of the pitches themselves. Moving forward, the University will be interested in discussing opportunities to enter into formal arrangements with local community groups to use the facilities. To this point, such arrangements have never been the case and expressions of interest have already been received from interested parties pending the outcome of the planning process.

It is also important to draw out that whilst a significant investment in betterment will be made, the intent will be to attain grant funding from (for example) Sports Wales to improve the facilities further. The improvements made as a result of the current applications will help massively the likelihood of achieving this funding support. Thus, the scale of the investment being made by the University is substantial for the future use of both the pavilion and the remaining pitch - this should not be underestimated. It is not realistic for the University to invest further than the existing commitment at this stage. If members do resolve to grant permission, the further grant funding element comes into play.

The playing fields are an unused University resource and the intention behind the proposals is to enable users to benefit from the improvements that will result. The existing poor condition of the pavilion has to date limited their ability to utilise the site properly. We therefore consider that bullet 1 of PPW para. 4.5.4 is clearly met in this case.

Whilst we acknowledge that the owners intend to seek funding for the pitch if the application is approved. There is currently nothing stopping them from doing that now. We have no evidence in front of us to suggest there is an over provision of pitches in Lampeter now. We have no evidence that pitch improvements will be made beyond the regular maintenance and regularisation of car parking facilities. Thus in terms of whether this proposal constitutes the upgrade of a small part of the pitch which will safeguard and enhance the pitch the question remains and it is hard to argue that a loss of half of the pitches constitutes a 'small part'. Fundamentally will the loss of a pitch ensure the long term future of the pavilion and the remaining pitch, given less pitches can accommodate fewer users? Unfortunately we can not contend it will, as there is no surety that the remaining pitch will be able to seek additional funding and thus the policy tests in PPW 4.5.4 and LU22 are not met.

#### **The sequential test**

Turning now to the sequential test, whether the development constitutes 'in centre' development or not, the committee report was clear on the authorities position, that this constitutes out of centre development. However members were of the view that this was indeed 'in centre'. There has over recent months been significant discourse in Lampeter as to what is or isn't part of the town centre with proposals to move the library to the well being centre often being considered 'out of centre' in consultation responses. This site is in the view of the LPA in accordance with local and national policy 'out of centre' given the small nature of the town. Therefore whilst members may take a different view, this decision may have wider implications for other proposals where the nature of such arguments is valid. In terms of weight to be afforded by differing views on the in, edge or out of centre view, the recommendation of the LPA still stands and the application has been assessed as out of centre in accordance with the adopted LDP Lampeter town centre boundary.

#### **Retail Impact on the Town centre**

Finally in regards to the weight that can be afforded to the economic argument of the proposal, the LPA are in agreement that the job creation of the proposal is welcome. However limited weight should be afforded to the wider Canolfan Tir Glas element given the current uncertainty of the scheme and the University in general. Further limited weight should be afforded to the jobs total proposed due to the fact that the development is likely to have detrimental impacts to the town centre which could result in job losses thus in terms of absolute numbers we can't say for certain 40 additional jobs will be created if that results in losses elsewhere.

As the officer's report notes:



The forecast of 10.8% trade loss at the Sainsbury's is not likely to be sufficient to lead to the closure of the store, but this level of trade diversion could see a noticeable decrease in footfall within the centre. This would be to the detriment of other town centre businesses, given Sainsbury's is the key anchor and occupier of the largest unit in the centre. The forecast of 10.1% trade loss on other town centre food stores, solely based on the Aldi convenience offer, could lead to the closure of one or more of the existing outlets. If allowance is also made for the impact of the retail pods, the likelihood of this happening increases and, in the context of a centre where increasing vacancy rates are already a concern, this in itself could be sufficient to classify any impact as significantly adverse. This conclusion is based on the trade diversion forecast within the PRS, whereas the Retail Consultant considers the impact on Sainsbury's to be considerably higher (40%) and could threaten the future trading of the store. Should the store close, this would represent a significant adverse impact on Lampeter town centre. The LPA confirms that the vacancy rates for Lampeter as of February 2024 is 10.7%.

Whilst the pods could be conditioned to ensure their use as exhibition space only, which may ameliorate some of the concerns, in terms of the overall potential harm to the town centre, no other planning mechanism exists for the harm that trade draw to Aldi could have on the vibrancy of the town centre.

In conclusion following detailed considerations of the reasons put forth in support of the scheme the LPA are of the view that the proposal would have a damaging effect on the health of the town centre of Lampeter and nearby settlements and consideration of matters viewed as pertinent to their view by members has not altered this stance, therefore the recommendation remains the same.

## Conclusion

Following on from the original conclusion of the committee report the issues following discussion at CoG, discussion with Aldi and legal advice have been addressed in turn. The positive benefits of the proposal are noted, potential economic development, linked trips, upgrading of the pavilion, however, this does not outweigh the conflict of the proposed development with relevant retail policies, loss of the playing field and the significant harm that it would have on the setting of the Grade II listed building, are summarised below:

- There is no quantitative or qualitative need for the proposed foodstore in Lampeter. The further information provided demonstrates some price differential between 'discount supermarkets' and 'regular supermarkets' specifically between 8 and 12%. However, it is not clear that this level of price differential warrants the 'need' for a discount supermarket in Lampeter and we are unable to confirm that the proposed condition from Aldi would indeed ensure that this were a 'discount supermarket';
- The proposed foodstore would be expected to have a major detrimental impact on the existing Sainsbury's in Lampeter town centre. Even if it were not to lead to the closure of the store, footfall in the centre would be reduced considerably, with the knock on impact on other town centre businesses. This would adversely affect the vitality and viability of the town centre, which in turn could further increase vacancies in the centre, at a time when rising vacancies are already a concern. The position in regards to this concern remains unchanged;
- The proposed foodstore is expected to have a major adverse impact on both Aberaeron and Llandysul town centres, with losses of around 10% of total convenience trade predicted. This is a major concern given the importance of the convenience offer to the overall health of both centres and to their role as service centres for their local communities. The position in regards to this concern remains unchanged;
- The lack of clarity on the retail offer proposed within the 'pods' makes it difficult to assess both the need for them and their likely impact on Lampeter town centre. However, there are concerns that there is potential for these units to be in direct competition with the existing small/independent retailers currently operating in Lampeter town centre. The additional information provided on the pods and subject to a condition restricting their use to exhibition space can be managed and thus the LPA believe this element can be considered potentially acceptable;
- The proposed pods fails the sequential test and an out of centre location is not justified. Following confirmation as their use as exhibition space only, this element can now be managed.
- The proposed development is considered to have a significant adverse effect on the characteristics of the landscape. The position in regards to this concern remains unchanged;
- The proposed development is considered to have a significant adverse effect, of major magnitude, on the setting of the Grade II Listed Pavilion. The position in regards to this concern remains unchanged;
- The proposed development is considered to have a significant adverse effect on the character and appearance of the Conservation Area. The position regarding this element remains unchanged;
- The proposed development is considered to result in the loss of playing space which has not been compensated for elsewhere and the provision is not subject to sufficient enhancements to justify the loss of the pitch.

## Reasons

It is recommended that if members are minded to support the application they consider their reason in some detail taking account of the advice above:

If members view differs from the officer recommendation, they need to have a sound factual basis for the benefits which they rely on, need to consider all the planning benefits and harms against planning policy, and be able to secure that the scheme will operate as envisaged. Any departure from the reasoning in the report needs to be clearly set out by members. This will be needed for a lawful decision to be reached.

## Conditions

And if approval is likely the following conditions (in addition to the usual conditions) should be included in any such consent:

- A. Notwithstanding the provisions of Class A1 of the Town and Country Planning (Use Classes) order 1987 (or in any provision equivalent to that class in any statutory Instrument revoking or reenacting that order with or without modification) the development hereby permitted shall not exceed 1,315 square metres net sales area. No more than 20% of the net sales area shall be used for the

sale or display of comparison goods products (263 square metres net). No more than 1,800 convenience goods products shall be on sale or display at any one time. The development hereby permitted shall not be used for the retail sale of any of the following goods and services:

- Tobacco and smoking products
- Fresh meat and fresh fish (excluding pre-packed meat and fish)
- Delicatessen
- Pharmacy (dispensary)
- Dry Cleaning
- Photo-shop
- Post Officer Services
- In store café

Reason: To enable the Local Planning Authority to retain control over the extent of retail use, in the interests of the vitality and viability of Lampeter, Llandysul and Aberaeron Town Centres

- B. The Class A1 foodstore hereby permitted shall not be occupied or open for trade to the general public until refurbishment works to the listed former cricket pavilion have been completed in accordance with consent granted under reference A211187 and the pavilion to be made available for use. The works shall be completed to the satisfaction of the Local Planning Authority.

Reason: to ensure that the works to the pavilion are completed and that it is made available to use.

- C. The 'exhibition pod's' hereby permitted shall be restricted to exhibition/ information space and shall not be used for retail sales.

Reason: To enable the Local Planning Authority to retain control over the extent of retail use, in the interests of the vitality and viability of Lampeter