Datganiad Anheddle
Betws Bledrws
Inset Rhif 7

Disgrifiad
Pentref bychan yw Betws Bledrws o ryw 30 o dai a saif ar yr A485 o Lanbedr Pont Steffan i Dregaron, 4.8 km (3 milltir) i'r gogledd i Lanbedr Pont Steffan. Saif y pentref mewn lle amlwg yn edrych i lawr ar Ddyffryn Dulais ac fe'i sefydlwyd yn wreiddiol i wasanaethu Plas Deri Ormond. Mae tair rhan wahanol i'r pentref sydd wedi eu canolbwyntio ar Eglwys Sant Bledrws i'r gogledd, tai cyngor Bro Deri i'r de orllewin a hen dŷ'r ysgol i'r de.

Mae'r rhan hynaf o'r pentref wedi ei chanolbwyntio ar Eglwys Sant Bledrws gan gynnwys grŵp bach o fythynnod o'r bedwaredd ganrif ar bymtheg, porthdy a Fferm Betws. Mae byngalos modern yn y fan hon hefyd. Mae'r rhan fwyaf o'r tai newydd o amgylch yr hen felinau coed i'r de orllewin i'r Eglwys, a'r 10 tŷ cyngor ar Stad bro Deri yw'r rhan fwyaf ohonynt. Ar wahân i'r eglwys nid oes cyfleusterau eraill yn y pentref, ac mae'n dibynnu ar Langybi a Llanbedr Pont Steffan am y rhan fwyaf o wasanaethau. Mae gwasanaeth bysys dyddiol i Fetws Bledrws ac mae gwasanaethau bysys ychwanegol ar rai diwrnodau o'r wythnos.

Ymateb i'r Ymgynghori
Yn gyffredinol cafwyd ymateb cadarnhaol i'r ymgynghori a chafwyd un cais i gynnwys rhagor o dir.

Gweledigaeth ar gyfer y Gymuned
Disgwylir y bydd Betws Bledrws yn cyflawni'r galw achlysurol o'r gymuned wledig. Er agosed yw at Lanbedr Pont Steffan, nid oes modd ei ystyried yn bentref dibynnol gan fod ei faint a'i gymeriad yn golygu ei fod yn amhriodol i ddarparu ar gyfer anghenion ehangach yr ardal. Efallai fod cyfyngiadau ar rai o'r safleoedd sydd o fewn y terfynau ac felly mae dewis o safleoedd wedi eu cynnwys er rmwyn sicrhau y gall peth datblygu ddigwydd os bydd angen. Dylai pob datblygiad barchu natur agored y parcdir hanesyddol.

Cyfyngiadau ar Ddatblygu
Ni ragwelir y caiff yr holl dir sydd ar gael ei ddatblygu yn ystod oes y cynllun. Bydd angen monitro effaith gronnus datblygiadau unigol er mwyn sicrhau y bydd datblygu'n digwydd ar gyfradd a fydd yn briodol i'r gymuned.

Cyn datblygu i'r gorllewin i Fro Deri mae'n debyg y bydd angen gwella'r gyffordd rhwng y ffordd sy'n mynd at dŵr Deri Ormond a'r A485 (a nodir gan symbol T ar y map). O wella'r gyffordd yn y fan hon dylid parchu pwysigrwydd hanesyddol y pwynt mynediad hwn i barc Deri Ormond gymaint ag sy'n bosib.

Dylai datblygiadau fod yn gydnaws â'u cyd-destun yn y parc a dylid eu tirweddu'n ddigonol fel na fyddant yn amharu ar natur agored y parcdir traddodiadol.

Oherwydd bod problemau llifogydd o ganlyniad i lifeiriant o'r cyrsiau dŵr, ni ddylai datblygiadau ychwanegu at y perygl o lifogydd.

Isadeiledd
Gwaredir carthion aflan mewn tanciau septig a'u draenio o'r safle drwy ffosydd cerrig wedi eu lleoli fel na fyddant yn peri llygredd i ffynonellau dŵr.

Settlement Statement
Betws Bledrws
Inset Number 7

Description
Betws Bledrws is a small settlement of some 30 dwellings situated on the A485 Lampeter to Tregaron Road, 4.8 km (3 miles) north east of Lampeter. The village occupies a prominent position overlooking the Dulais Valley and originally developed to serve Derry Ormond Mansion. There are three distinct parts to the village centred around St Bledrws Church in the north, Bro Deri Council houses to the south west and the former school house to the south.

The oldest part of the village is centred on St Bledrws Church which consists of a small group of nineteenth century cottages, a lodge house and Betws Farm. There are also some modern bungalows at this location. Most of the newer dwellings are located around the old sawmills to the south west of the Church, and mainly consist of the 10 Council Houses on Bro Deri Estate. Apart from the church there are no other facilities within the village, and it depends on Llangybi and Lampeter for most of its services. Betws Bledrws is served by a daily bus service and also has additional bus services on certain days of the week.

Consultation Response
Responses to consultation were generally supportive with one request for additional land to be included.

Vision for the Community
Betws Bledrws is expected to meet occasional housing demand from within the rural community. Despite its relative proximity to Lampeter, it cannot be classed as a satellite village as its size and character render it inappropriate to cater for the wider needs of the area. Some of the sites within the boundary may have potential constraints and therefore a choice of sites have been included to ensure that some development can occur if needed. Any development should respect the open character of the historic parkland.

Constraints on Development
It is not envisaged that all available land will be developed in the plan period. The cumulative effect of individual development will need to be monitored to ensure that development occurs at a rate appropriate to the community.

Development to the west of Bro Deri is likely to require improvement to the junction between the road leading to Derry Ormond Tower and the A485 (marked by a T symbol on the map). Any junction improvement at this location should, as far as possible, respect the historical importance of this access point as one of the gateways into Derry Ormond park.

Development should respect its setting within the park and be sufficiently landscaped as not to detract from the open aspect of the traditional parkland setting.

Due to the presence of flooding problems resulting from inundation from watercourses, proposed development should not add to this flood risk.

Infrastructure
Foul drainage is dependent upon use of septic tank and site drainage via soakaway which should be located so as not to cause pollution of water sources.