

Potential site analysis for site 782, Dolau Isaf, Mynachlogddu

Associated settlement	Countryside
LDP settlement tier	Smaller settlements
Community Council area	Mynachlog-Ddu
Site area (hectares)	0.18

Site register reference(s) (if proposed as development site for LDP) 3285/SR82

Relationship to designated areas

Within 500 metres of a SAC.

Not within 500 metres of a SPA.

Not within 500 metres of a National Nature Reserve.

Not within 100 metres of a Local Nature Reserve.

Not within 500 metres of a Marine Nature Reserve.

Not within 100 metres of a Woodland Trust Nature Reserve.

Not within 100 metres of a Wildlife Trust Nature Reserve.

Not within 100 metres of Access Land.

Not within 100 metres of a Scheduled Ancient Monument.

Not within 50 metres of a Listed Building.

Within a Historic Landscape Area.

Not within 100 metres of a Historic Garden.

Not within 50 metres of Contaminated Land.

Not within airfield safeguarding zones for buildings under 15m high.

Not within HSE safeguarding zones.

Not within MoD safeguarding zones for buildings under 15m high.

Not within 10 metres of a Tree Protection Order.

Not within 100 metres of ancient or semi-natural woodland.

Underlying Agricultural Land Classification: 4 (1 is Agriculturally most valuable, 5 is least valuable).

Not within a quarry buffer zone.

Not within safeguarded route for roads or cycleways.

No Public Right of Way.

Not a Village Green.

Stage one commentary

Site is not wholly within a Site of Special Scientific Interest; Natura 2000 site; National, Local, Marine, Woodland Trust or Wildlife Trust nature reserve; or Scheduled Ancient Monument.

Does the site pass stage one site criteria tests? **Yes**

Stage two evaluation

Ownership	Mr and Mrs DJ Lockton		
General overview	This is part of an agricultural field in the countryside, outside the village of Mynachlogddu. This site has also been considered under reference 497 as a separate submission.		
Greenfield or Brownfield/PDL	Greenfield	Estimated number of dwellings	0
Adjoining uses and access	This site is in the countryside with fields surrounding it. There is a farmhouse some 250m as the crow flies to the north east. Access would be achieved from the unclassified lane to the south of the site.		
Visible constraints to development			
Impact on National Park's Special Qualities	Mynachlogddu is located in the Preseli Hills which have a pervading sense of remoteness and wildness. The site is remotely located outside the village of Mynachlogddu and its development would erode the sense of remoteness and tranquillity in the undeveloped or sparsely developed areas of the National Park. Development of this site would have a considerable detrimental impact on the special qualities of the National Park.		
Landscape impact mitigation measures			
Affordable housing capacity assessment			
General notes			
Development planning history			
Planning application history (planning applications within, overlapping or adjacent to the potential site)			
Summary of geological risk (class A is lowest risk, class E is highest risk)	Running sand class B; compressible ground class A; landslide class B; no soluble rocks; shrink swell class A		
Summary of flood risk (from TAN 15)	Not within a TAN 15 zone		
Public transport service			

Distance from potential sites to selected services in kilometres

Nearest shop	4.55	Nearest doctor	4.88
Nearest pub	1.38	Nearest Dentist	12.52
Nearest primary school	4.6	Nearest secondary school	4.61
Nearest post office	7.22	Nearest petrol station	3.79
Nearest community hall	7.83	Nearest police station	4.62
Nearest letter box	1.38	Nearest library	16.07
Nearest place of worship	0.38	Nearest cash point	3.81
Nearest sports ground	4.73		

* Distances are in kilometres, 'as the crow flies'

Consultee responses

Consultee	Date of response	Response
Countryside Council for Wales	01/04/2008	Although not designated, this site lies adjacent to Gweunydd Blaen-Cleddau SAC/SSSI. Any development of these plots needs to ensure that this wetland is not compromised in any way, including in terms of water quality. Indeed, any opportunities to improve the condition of this internationally important site by changes in the management of these plots should be explored.

Reasons site is suitable for development

Reasons site is not suitable for development This site is located on rising land above Mynachlogddu and would introduce incongruous development in the countryside.

Does the site pass stage two tests? No **Proposed use**