

Potential site analysis for site 875, Cysgod y Garn, Mynachlogddu

Associated settlement	Countryside
LDP settlement tier	Smaller settlements
Community Council area	Mynachlog-Ddu
Site area (hectares)	0.1

Site register reference(s) (if proposed as development site for LDP) 3347/SR174

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.

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: 5 (1 is Agriculturally most valuable, 5 is least valuable).

Not within a quarry buffer zone.

Not within safeguarded route for roads or cycleways.

Site includes 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	Mrs RN Field		
General overview	This is a parcel of land within a wider area of flat land fronting the road. The land is unimproved grassland which sweeps from the road up onto the mountains forming the backdrop beyond.		
Greenfield or Brownfield/PDL	Greenfield	Estimated number of dwellings	0
Adjoining uses and access	The site fronts the village road along its eastern boundary and is separated from it by a sound hedgebank topped by a scrubby hedge. The northern, southern and western boundaries of the site do not have a physical feature marking them on the ground. Access into the site would currently be via the existing access to a nearby property.		
Visible constraints to development	The site is considered to be an important element of the open character of Mynachlogddu. Open areas such as this contribute to the overall character of Mynachlogddu allowing views out to the moorland and mountains beyond. The moorland around Mynachlogddu is a Site of Special Scientific Interest and the fingers of countryside that extend between dwellings are important ecologically and visually to the area.		
Impact on National Park's Special Qualities	Mynachlogddu sits within the Mynydd Preseli range of hills which have a unique sense of remoteness and wildness. The village itself is scattered and characterised by wide, undeveloped gaps between houses which allows the village to sit comfortably within the remote landscape without dominating it. Closure of these gaps with development would alter the character of the village by creating a block of development, thus negatively impacting 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	5.09	Nearest doctor	5.07
Nearest pub	1.67	Nearest Dentist	12.01
Nearest primary school	4.82	Nearest secondary school	4.82
Nearest post office	6.88	Nearest petrol station	3.99
Nearest community hall	8.13	Nearest police station	4.81
Nearest letter box	1.58	Nearest library	15.95
Nearest place of worship	0.26	Nearest cash point	4.01
Nearest sports ground	4.91		

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

Consultee responses

Reasons site is suitable for development

Reasons site is not suitable for development

Mynachlogddu is scattered and characterised by wide, undeveloped gaps between houses which allows the village to sit comfortably within the remote landscape without dominating it. Closure of these gaps with development would alter the character of the village by creating a block of development, thus negatively impacting on the special qualities of the National Park.

Does the site pass stage two tests? No

Proposed use