

Potential site analysis for site 497, Part of SN1430 9637, Mynachlogddu

Associated settlement **Countryside**
LDP settlement tier **Smaller settlements**
Community Council area **Mynachlog-Ddu**
Site area (hectares) **0.32**

Site register reference(s) (if proposed as development site for LDP) 2428/SR11

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 D J Lockton

General overview This is part of an agricultural field in the countryside, outside the village of Mynachlogddu.

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	4.54	Nearest doctor	4.87
Nearest pub	1.38	Nearest Dentist	12.52
Nearest primary school	4.6	Nearest secondary school	4.6
Nearest post office	7.23	Nearest petrol station	3.8
Nearest community hall	7.83	Nearest police station	4.61
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.
Environment Agency Wales		This site is at the edge of an SSSI and SAC. No Mains sewer and not sure of the soil. Ground porosity test required.
PCC Highways	03/04/2008	It would be inappropriate to develop this site due to the limited nature of the road leading from the village.
Dwr Cymru	21/07/2008	Sewerage – There is no public sewerage system in this area. Any new development will require the provision of satisfactory alternative facilities for sewage disposal.
Dwr Cymru	21/07/2008	Sewage Treatment - We have numerous Waste Water Treatment Works within the County which are designed to treat foul effluent from residential and commercial/industrial premises. The discharges from each of the Works are licensed by the Environment Agency to meet European Directives. Dependant on the scale of development identified within your proposed Local Development Plan the associated sewerage catchment, and may need to be upgraded as required to accommodate future growth.

Dwr Cymru

21/07/2008 Water Supply – Pembrokeshire Coast National Park is fed from strategic Water Treatment Works in the County. These water treatment works are important assets for Dwr Cymru/Welsh Water (DCWW) in delivering potable water to customers, Commercial, Health & Education premises. DCWW are developing a 25 year water resource plan to meet projected future demands for the County. Based on future demands already shared with us we do not foresee any problems at present in meeting the anticipated domestic demands during the life of the Local Development Plan. Water is a precious resource and in line with Government objectives on sustainable development we would look to promoters of developments to have considered and included where feasible, water efficient devices within buildings and sustainable drainage measures.

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