

Potential site analysis for site 498, Land adjoining Skerryback Cottage near Sandy Haven

Associated settlement **Countryside**
LDP settlement tier **Smaller settlements**
Community Council area **St. Ishmael's**
Site area (hectares) **0.65**

Site register reference(s) (if proposed as development site for LDP) 2971/SR13

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: 2 (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 William Ross		
General overview	This is an area of overgrown land along the road leading to Sandy Haven.		
Greenfield or Brownfield/PDL	Greenfield	Estimated number of dwellings	0
Adjoining uses and access	The site is in the countryside, although the curtilage of an existing property abuts its the western edge. The southern boundary is the unclassified road leading to Sandy Haven. Access would be directly from the lane.		
Visible constraints to development	This site is in the countryside and is a considerable distance from any settlement.		
Impact on National Park's Special Qualities	The Marloes peninsula is characterised by rolling farm land contrasting with sheltered valleys such as the one at Sandy Haven Pill. The site is remotely located in the countryside 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)

Application code	Application type	Proposal	Decision	Decision date
04/214	OL	Build holiday accommodation	REF	26-May-2004

Summary of geological risk (class A is lowest risk, class E is highest risk)

Running sand class A; compressible ground class A; landslide class C; no soluble rocks; shrink swell class B

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	1.62	Nearest doctor	4.72
Nearest pub	1.53	Nearest Dentist	5.47
Nearest primary school	1.34	Nearest secondary school	6.31
Nearest post office	2.03	Nearest petrol station	6.01
Nearest community hall	4.2	Nearest police station	5.93
Nearest letter box	1.23	Nearest library	4.87
Nearest place of worship	1.66	Nearest cash point	4.18
Nearest sports ground	0.95		

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

Consultee responses

Consultee	Date of response	Response
Countryside Council for Wales		Not consulted
Environment Agency Wales		Not consulted
PCC Highways		Not consulted
Dwr Cymru		Not consulted

Reasons site is suitable for development

Reasons site is not suitable for development Development at this location introduce incongruous development in the countryside.

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