

## Potential site analysis for site 501, Land to the east of Marloes

Associated settlement	<b>Marloes</b>
LDP settlement tier	<b>Rural centres</b>
Community Council area	<b>Marloes and St. Brides</b>
Site area (hectares)	<b>3.99</b>

**Site register reference(s) (if proposed as development site for LDP)** 2374/SR22

### **Relationship to designated areas**

Not 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.

Not within 500 metres of 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

<b>Ownership</b>	Mr and Mrs Evans		
<b>General overview</b>	This site is comprised of large fields extending eastwards from the eastern edge of Marloes. They are flat and currently use for agricultural purposes. Two area of road frontage land within this wider site were considered by the Inspector at the Local Plan Inquiry.		
<b>Greenfield or Brownfield/PDL</b>	Greenfield	<b>Estimated number of dwellings</b>	0
<b>Adjoining uses and access</b>	The western boundary of the site runs along the rear of existing properties and the roadside of Glebe Lane. To the south is a farm house and camp site. To the north and east the land opens to undeveloped countryside. The land rises gently to the east to a ridge well beyond the site allowing extensive views out from the village. Access to the land would have to be taken from Glebe Lane. There is currently an agricultural, gated access opposite Green Meadow Close.		
<b>Visible constraints to development</b>	The Local Plan Inspector concluded that Glebe Lane forms a well-defined boundary for development and even to develop the areas along the road frontage would consolidate the existing sporadic development along the eastern side leading to ribboning. He described the land beyond these road frontage areas as the 'open countryside beyond'. There has been no change in circumstances to alter these opinions and development of this site would constitute a significant incursion into the countryside.		
<b>Impact on National Park's Special Qualities</b>	This area of the Marloes Peninsula is characterised by open rolling farmland. To the east of Marloes there are large, open fields with poorly managed hedgebanks on gently sloping land away from the village providing no visual definition nor visual containment. This site is to the east of the village and its development would be visually intrusive therefore impacting on the special qualities of the National Park.		
<b>Landscape impact mitigation measures</b>	This area of the Marloes Peninsula is characterised by open rolling farmland. To the east of Marloes there are large, open fields with poorly managed hedgebanks on gently sloping land away from the village providing no visual definition nor visual containment. This site is to the east of the village and its development would be visually intrusive therefore impacting on the special qualities of the National Park.		
<b>Affordable housing capacity assessment</b>			
<b>General notes</b>			
<b>Development planning history</b>			

Subject to an objection during the Local Plan process

**Planning application history (planning applications within, overlapping or adjacent to the potential site)**

Application code	Application type	Proposal	Decision	Decision date
99/530	FULL	Extension	APP	02-Feb-2000
01/075	FULL	Demolition of lean-to store & erection of extension & new garage	APP	27-Mar-2001
01/309	FULL	Self-contained annexe (renewal of consent)	APP	30-Aug-2001
05/046	FULL	Extension (Renewal of consent)	APP	27-Apr-2005
05/217	OL	Dwelling	WD	14-Jun-2005
05/543	FULL	Demolish existing garage & replace with garage with art studio over	APP	24-Mar-2006
07/079	FULL	Garden shed to replace existing greenhouse & garden shed	APP	03-May-2007

**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** Services on one to four days a week.

**Distance from potential sites to selected services in kilometres**

Nearest shop	0.23	Nearest doctor	8.71
Nearest pub	0.29	Nearest Dentist	11
Nearest primary school	4.26	Nearest secondary school	11.78
Nearest post office	0.23	Nearest petrol station	11.54
Nearest community hall	9.73	Nearest police station	11.46
Nearest letter box	0.22	Nearest library	10.39
Nearest place of worship	0.28	Nearest cash point	0.29
Nearest sports ground	0.3		

\* 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 of this site would constitute a significant incursion into the countryside. The land on this side of the village is open farmland with no visual containment. Development of this site would create visual intrusion and therefore harm the special qualities of the National Park.

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

**Proposed use**