

## Potential site analysis for site 504, Enclosure 7059 at Moylegrove

Associated settlement	<b>Countryside</b>
LDP settlement tier	<b>Smaller settlements</b>
Community Council area	<b>Nevern</b>
Site area (hectares)	<b>0.44</b>

**Site register reference(s) (if proposed as development site for LDP)** 123/SR29

### **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: 4 (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

Mr DE Morris

### General overview

This site, measuring approximately half-hectare, extends southwards from the village of Moylegrove. The village has two distinct areas with the main concentration of houses located towards the bottom of a steep valley and a second area ribboning upwards along the road to the south-west. There is a strong linear character to the village. The objection site is located to the south of the lower part of the village, extending from the village road, southwards beyond the built area. The land rises fairly steeply to the south west and is currently used for grazing.

**Greenfield or Brownfield/PDL** Greenfield **Estimated number of dwellings** 5

### Adjoining uses and access

The site is bounded to the north by the road and existing dwelling; to the west by the former village school; to the east by a track; and to the south by the field boundary, beyond which is undeveloped land. The owner has indicated on a plan access directly from the village road between existing properties. The present access, however is via an agricultural lane to the east of the site.

### Visible constraints to development

### Impact on National Park's Special Qualities

Moylegrove is a remotely-located village within a large tract of rolling farmland south of Caemaes Head. The village is hidden within a small wooded valley. The settlement pattern is strongly linear and development of this site would considerably alter this pattern and discord with the settlement pattern of the village. Development of the site would be harmful to the special qualities of the National Park.

### Landscape impact mitigation measures

### Affordable housing capacity assessment

### General notes

This site was the subject of an objection to the JUDP. The Inspector highlighted that development of this site would not be characteristic of the settlement and would cause noticeable environment harm to the generally rural surroundings.

### Development planning history

Subject to objection 149D1 during UDP process

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

Application code	Application type	Proposal	Decision	Decision date
500/00	01	T	APP	08.05.1000

98/357	FULL	Change of use and alterations of existing outbuilding to form classroom (nursery)	APP	22-Oct-1998
00/474	FULL	Construction of utility room & detached garage	APP	21-Dec-2000
02/267	OL	Dwelling	WD	16-Jun-2003
03/267	FULL	New house & garage	WD	16-Jul-2003
03/625	FULL	New house & garage	APP	03-Sep-2004

**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 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	4.84	Nearest doctor	6.42
Nearest pub	4.93	Nearest Dentist	6.44
Nearest primary school	4.88	Nearest secondary school	6.68
Nearest post office	8.1	Nearest petrol station	6.77
Nearest community hall	6.84	Nearest police station	6.32
Nearest letter box	0.73	Nearest library	6.25
Nearest place of worship	0.09	Nearest cash point	4.85
Nearest sports ground	4.97		

\* 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 in such depth is not a characteristic of Moylegrove and if allowed here this would cause noticeable environmental harm to these generally rural surroundings.

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

