

Potential site analysis for site 547, Rear of 39 West Court, Angle

Associated settlement **Angle**
LDP settlement tier **Rural centres**
Community Council area **Angle**
Site area (hectares) **0.13**

Site register reference(s) (if proposed as development site for LDP) No LDP site registration

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.

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: 3 (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	Owner of 39 West Court		
General overview	Domestic garden bounded by hedgerows and small trees. Aerial photograph confirms this. The land rises gently away from the road.		
Greenfield or Brownfield/PDL	Brownfield/PDL	Estimated number of dwellings	0
Adjoining uses and access	Farmland to west and north, adjoining garden to the east with property and road to the south.		
Visible constraints to development	The potential for access relies on cutting through into garden from main road, adjacent to the property and within the built area of Angle. This would need to be confirmed as acceptable in highway terms.		
Impact on National Park's Special Qualities	Angle is a linear settlement, with many traditional cottages, and with a magnate core at one end (including the dovecote, the church, the 'nunnery' and the tower house). Angle is an example of an Anglo – Norman planned village and sits within the Milford Haven Waterway registered Landscape of Outstanding Historic Interest in Wales. There is a distinctive local linear field pattern noticeable on the rising ground to the north and south of the main east west orientated street, which are important extant features of the characteristic medieval burgage plots. These features combine to provide a very strong sense of place and local distinctiveness, and make a significant contribution to the special qualities of the area. Development of this site would project outwards from the main village axis, would be out of place, and is likely to be harmful to the special qualities of this area.		
Landscape impact mitigation measures	Retain strong boundary to the west where meets agricultural land. Development should not stand above the existing roofline.		
Affordable housing capacity assessment			
General notes	Site cannot be seen from public access points due to existing boundary treatment. Serious consideration of this site would require discussion with the land owner to gain entry.		

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 A; compressible ground class A; landslide class B; soluble rock class E; shrink swell class A

Summary of flood risk (from TAN 15)

Not within a TAN 15 zone

Public transport service Services on school days only, summer only or less than weekly.

Distance from potential sites to selected services in kilometres

Nearest shop	0.64	Nearest doctor	4.61
Nearest pub	0.43	Nearest Dentist	5.25
Nearest primary school	0.67	Nearest secondary school	6.76
Nearest post office	0.66	Nearest petrol station	5.81
Nearest community hall	4.53	Nearest police station	5.57
Nearest letter box	0.2	Nearest library	4.57
Nearest place of worship	0.73	Nearest cash point	4.43
Nearest sports ground	0.81		

* 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**

This site lies at the western extremity of Angle. Development here is likely to replicate the effect of the development to the southern side of the road through Angle, and could introduce a hardened edge to the Centre, and is inconsistent with the existing development in this part of Angle which has a strong physical relationship with the road and reflects the historic character.

Does the site pass stage two tests? No

Proposed use