

Potential site analysis for site 561, land rear of Fairwinds Property, Lawrenny

Associated settlement **Lawrenny**
LDP settlement tier **Rural centres**
Community Council area **Martletwy**
Site area (hectares) **0.05**

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

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.

Within 500 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	Fairwinds property		
General overview	Site forms garden space to the rear of Fairwinds property		
Greenfield or Brownfield/PDL	Brownfield/PDL	Estimated number of dwellings	0
Adjoining uses and access	Residential development to front and sides of site. Agricultural land to the rear		
Visible constraints to development	Site would need to access off existing field access to farmland to the rear and which also serves the Fairways property at the front of the site.		
Impact on National Park's Special Qualities	Lawrenny is located within the Daugleddau LCA, the enclosed large water body provides a great sense of tranquillity here. A strong sense of enclosure and shelter is provided by the surrounding landform, dense strands of woodland and belts of trees. There is a prevailing sense of a sheltered, well cared for wooded farmland and parkland landscape of long established private estates and secluded houses contrasting with the more open shoreline villages and hamlets with views along the branches of the estuary. Lawrenny itself has a strong defensible boundary, concave landform and containing vegetation. The church and high boundary walls are locally distinctive features, adding to the sense of place. Development of this site, in a way which respects the outstanding historical significance of the area is not likely to adversely affect the special qualities of the area.		

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
98/462	FULL	Utility room and Conservatory	APP	15-Jan-1999

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 No service at all.

Distance from potential sites to selected services in kilometres

Nearest shop	0.06	Nearest doctor	3.83
Nearest pub	1.04	Nearest Dentist	6.2
Nearest primary school	3.57	Nearest secondary school	6.1
Nearest post office	0.07	Nearest petrol station	4.19
Nearest community hall	0.2	Nearest police station	5.88
Nearest letter box	1.03	Nearest library	5.71
Nearest place of worship	0.24	Nearest cash point	3.96
Nearest sports ground	0.2		

* 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 here would considerably reduce the garden space available to the Fairwinds property, and is out of character with this part of Lawrenny. The site has the potential to form tandem development, contrary to the guidance of Planning Policy Wales at paragraph 9.2.12.

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