

Potential site analysis for site 564, Rear of Red Rails, Marloes

Associated settlement	Marloes
LDP settlement tier	Rural centres
Community Council area	Marloes and St. Brides
Site area (hectares)	0.11

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.

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: 3 (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 Private

General overview This site is a gravelled area of land, accommodating a large tin barn structure along part of the western boundary which appears to be in use for storage. Visibility into the site from publicly accessible areas is limited, although there appears to be a second building currently in use as an artist studio. The site lies to the north and rear of the main building line running along the main village road, although there is a large property to the east in a similar position.

Greenfield or Brownfield/PDL Brownfield/PDL **Estimated number of dwellings** 3

Adjoining uses and access The site lies between the rear curtilage of a chapel building to the west, a large detached property to the east, the road to the south and agricultural land to the north.

Visible constraints to development Existing use of site as store and artist studio.

Impact on National Park's Special Qualities This site is at the edge of Marloes village incorporating some buildings. The site is well screened from publicly accessible places outside the village and there are no views through the site from public viewpoints within the village. It is an opportunity for a small scale redevelopment without impacting on the wider rolling farmland which is characteristic of this part of the peninsula.

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
00/306	OL	Dwelling (ROC)	APP	01-Sep-2000
03/349	OL	Dwelling (ROC)	APP	20-Oct-2003
06/367	OL	Dwelling (ROC)	APP	05-Sep-2006

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; no soluble rocks; shrink

swell class A

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	0.31	Nearest doctor	8.9
Nearest pub	0.09	Nearest Dentist	11.3
Nearest primary school	4.56	Nearest secondary school	12.08
Nearest post office	0.31	Nearest petrol station	11.84
Nearest community hall	10.02	Nearest police station	11.76
Nearest letter box	0.3	Nearest library	10.68
Nearest place of worship	0.04	Nearest cash point	0.09
Nearest sports ground	0.49		

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

Consultee responses

Consultee	Date of response	Response
Dwr Cymru	29/11/2007	No objections.
Countryside Council for Wales		No response received
Environment Agency Wales	08/01/2008	No flooding problems. Concerns about sewer system and the flow/capacity - need Dwr Cymru advice.
PCC Highways		There may be third party issues relating to access to this site. No objections.
Environment Agency	22/04/2009	Dwr Cymru should confirm that there is enough capacity within the existing system to accommodate any new flows. We are happy with the Green Wedge allocation.

Reasons site is suitable for development This site would be suitable for redevelopment. It is within the built up area of Marloes and is contained within the built area of the village.

Reasons site is not suitable for development

Does the site pass stage two tests? Yes **Proposed use** Housing

Stage three: Sustainability Appraisal

Sustainability Objective	Summary	Commentary
1	++	This is a redevelopment site on brownfield land.

2	-	The site is within walking distance of only limited facilities within Marloes. The only bus service is infrequent and does not provide a realistic alternative to the car. The limited number of dwellings proposed on this site is unlikely to create sufficient demand to improve the bus service to the village, although combined with proposals for Dale, Herbrandston and St Ishmaels there may be scope for developer contributions to improve the service available.
3	++	This is a brownfield site with opportunity for development should the present use cease or it can be incorporated into the development.
4	0	Though the development will increase the population and therefore the pool of residents that could be taking part in physical recreation, the Sustainability Objective seeks a change in behaviour such that a greater proportion of residents and non-residents are taking part in physical recreation in the Park, and therefore enjoying the health benefits.
5	0	The development will not achieve this aim.
6	+	The site is not within an area liable to flooding. Development should incorporate energy efficiency and sustainable design principles.
7	+	Housing will be built according to the sustainable design policies of the Plan requiring the highest standards for energy efficiency.
8	++	The site can be used to accommodate a range of housing, including, identified need for affordable housing. Development will also help to sustain services locally.
9	+	The site can be used to accommodate identified need for affordable housing.
10	++	This is a small development which would not threaten the culture of this community.
11	0	Development of an individual site is irrelevant to this Sustainability Objective, as its goal is to avoid negative effects of minerals acquisition wherever and whatever the use of those mineral products.
12	0	Development here is likely to marginally increase waste, though this inevitable and the only way to avoid this would be to have no development and no increase in population (in or outside the Park, as displacement of the waste generation would not eliminate its harmful effects).
13	+	The Authority does not have SPG in place on developer contributions which would help inform this element of the appraisal. No needs other than those identified by statutory consultees are currently apparent apart from affordable housing.
14	+	This is a brownfield site, currently in use. Redevelopment of the site may need to cater for species such as bats and barn owls which may be present on the site.
15		Policy 17, Sustainable Design aims to make efficient use of water resources. Issues relating to water quality are addressed at Stage 2 and through the Habitats Regulation Screening and Assessment at Stage 5.

Overall Sustainability Appraisal

With the potential for the development of a significant number of units in Herbrandston, St Ishmaels, Dale and Marloes improvement of the bus service to these villages will be required to allow non-car access to a wider range of services and facilities. Plan policy to secure as much affordable housing as can be achieved and is needed as opposed to general needs housing will help ensure development aims to meet the needs of local communities. The housing built will meet

the highest standards for energy efficiency due to the sustainable design policies of the Plan.

Is the site acceptable for development after Sustainability Appraisal Yes

Stage four: compatibility with the Preferred Strategy

Is site within or adjacent to named centre? Yes

Is the proposed use listed as appropriate for the centre? Yes

Is the provision consistent with the scale of development proposed for Marloes is a Tier 4 Rural Centre. For Tier 4 Rural Centres & Tier 5 Countryside a figure of 67% of what would be anticipated if projection figures were achieved is identified (1,141 versus 763). The focus of development has been placed on the Rural Centres which are more sustainable locations for development.

Is the provision meeting an identified need in the centre? Tier 4 Centres needs are considered together. Please see previous response.

If greenfield, are there sufficient brownfield sites to avoid choosing this one? The site proposed is a brownfield site.

Overall stage 4 assessment

The site is within or adjacent to named centre in the Strategy. A use is proposed which is considered appropriate as per the Strategy. The level of provision is higher than might be expected to be achieved using Welsh Assembly Government population projections. A greater focus has been placed on Rural Centres which are more sustainable locations for development than the wider countryside.

Is the site compatible with the preferred strategy? Yes

Stage Five: Habitat Regulations Assessment

For more information see the Habitats Regulations Screening and Appropriate Assessment reports

The site has not been screened for Likely Significant Effect on Natura 2000 sites as it is not allocated in the Local Development Plan