

## Potential site analysis for site 713, Foxdale, Glebe Lane, 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>0.35</b>

**Site register reference(s) (if proposed as development site for LDP)** 3238/SR42

### **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.

No 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>	William and Heather Morse		
<b>General overview</b>	This land is a flat area of land located to the east of two properties known as Glebe House and Foxdale and which is currently used as a camping site. There is a static caravan situated at in the north western corner of the site, a static caravan in the south western corner and The landowners have advised that they are seeking a single dwelling within the site. The site is screened from views to the east along the village road by a line of trees.		
<b>Greenfield or Brownfield/PDL</b>	Greenfield	<b>Estimated number of dwellings</b>	0
<b>Adjoining uses and access</b>	To the west are two existing properties. To the north and south are undeveloped countryside. To the east is the remaining area of the campsite. Access would be from Glebe Lane via the existing entrance to the campsite.		
<b>Visible constraints to development</b>	This land is beyond the acceptable and established boundaries of the village. Development would constitute sporadic development in 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>			
<b>Affordable housing capacity assessment</b>			
<b>General notes</b>	The landowner has indicated that they wish to build a single dwelling for themselves to replace the static caravan currently on the site and being used as a residence for an elderly relative. They run a guest house and the campsite and wish to split to the business and just run the camp site.		

## Development planning history

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

Application code	Application type	Proposal	Decision	Decision date
01/309	FULL	Self-contained annexe (renewal of	APP	30-Aug-2001

consent)

**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)**

Partly within TAN 15 Zone B

**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	8.72
Nearest pub	0.41	Nearest Dentist	10.87
Nearest primary school	4.12	Nearest secondary school	11.66
Nearest post office	0.23	Nearest petrol station	11.41
Nearest community hall	9.59	Nearest police station	11.32
Nearest letter box	0.23	Nearest library	10.25
Nearest place of worship	0.22	Nearest cash point	0.41
Nearest sports ground	0.17		

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

**Consultee responses**

<b>Consultee</b>	<b>Date of response</b>	<b>Response</b>
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 land is beyond the acceptable and established boundaries of the village. Development would constitute sporadic development in the countryside.

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