

Potential site analysis for site 725, Land West of The Fold, Marloes

Associated settlement	Marloes
LDP settlement tier	Rural centres
Community Council area	Marloes and St. Brides
Site area (hectares)	1.94

Site register reference(s) (if proposed as development site for LDP) 3242/SR57

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.

No 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 David Rees

General overview This is flat land beyond the eastern extent of Marloes and is currently in agricultural use.

Greenfield or Brownfield/PDL Greenfield **Estimated number of dwellings** 0

Adjoining uses and access The southern and western boundaries of the site abut the rear curtilages of existing properties. The northern boundary is defined by a public right of way known as North Lane and separated from it by a hedgerow. The eastern boundary is the field boundary beyond which is undeveloped countryside. It is not clear how access to this site would be achieved.

Visible constraints to development This land is beyond the established and acceptable extent of the village and its development would constitute a significant incursion into the countryside. Development at the rear of the line of existing properties would constitute backland development.

Impact on National Park's Special Qualities This area of the Marloes Peninsula is characterised by open rolling farmland. The village of Marloes is contained by a broad ridgeline within the wider rolling landform. Development of this site would extend the village into the rolling farmland beyond and thus have an adverse impact on the special qualities of the National Park.

Landscape impact mitigation measures 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.

Affordable housing capacity assessment

General notes Part of this site is site 564.

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
03/186	FULL	Single storey extension and dormer windows	APP	26-Jun-2003

03/349	OL	Dwelling (ROC)	APP	20-Oct-2003
06/121	FULL	Replace corrugated roof on existing outbuilding with slate and install solar panel	APP	18-May-2006
06/267	FULL	Amendments to previous consent NP/03/186	REF	25-Jul-2006
06/367	OL	Dwelling (ROC)	APP	05-Sep-2006
06/502	FULL	Extension	APP	13-Dec-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 C; no soluble rocks; shrink swell class B

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	0.38	Nearest doctor	8.89
Nearest pub	0.16	Nearest Dentist	11.36
Nearest primary school	4.62	Nearest secondary school	12.12
Nearest post office	0.38	Nearest petrol station	11.89
Nearest community hall	10.08	Nearest police station	11.81
Nearest letter box	0.37	Nearest library	10.74
Nearest place of worship	0.1	Nearest cash point	0.16
Nearest sports ground	0.56		

* 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 land is beyond the established and acceptable extent of the village and its development would constitute a significant incursion into the countryside. The land at this side of the village is open farmland with no visual containment. Development at the rear of the line of existing properties would constitute backland development.

Does the site pass stage two tests? No

Proposed use