

Potential site analysis for site 892, Land adjoining St Peters Church, Marloes

Associated settlement	Marloes
LDP settlement tier	Rural centres
Community Council area	Marloes and St. Brides
Site area (hectares)	0.44

Site register reference(s) (if proposed as development site for LDP) 3449/SR200

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.

Within 50 metres of a Listed Building.

Not within 500 metres of a Historic Landscape Area.

Not within 100 metres of a Historic Garden.

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 Mr William James

General overview This site is within the eastern-most part of a large field immediately to the south of the village of Marloes.

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

Adjoining uses and access The eastern boundary of this site is marked by a bank with a post and wire fence running along inside. Beyond this boundary is an area which appears to be used for agricultural storage with some outbuildings. To the north the boundary is marked by a post and wire fence and the land drops vertically to the rear curtilages of the properties fronting the village road. Immediately outside the north-east corner of the site is a storage building, also at a lower level than that of the site. The western boundary of the site is not marked by a physical feature on the ground. The southern boundary abuts a minor road leading from the village to Marloes Sands car park. Access into the site is currently from this minor road.

Visible constraints to development The site is to the rear and on land raised above the properties along the main village road.

Impact on National Park's Special Qualities Marloes is a small linear settlement sheltering below a broad ridgeline within the wider open rolling landform on the broad Marloes peninsula. The exposed higher ground of the settlement has sparse vegetation cover, mostly along depleted hedgebanks. There are only limited opportunities for residential infill within the existing settlement boundary on individual sites without detriment to the linear form of the village and the very open character of the countryside which surrounds it. This site is not within the existing boundaries and therefore its development would have a harmful effect on the special qualities of the National Park.

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)

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	0.09	Nearest doctor	8.99
Nearest pub	0.3	Nearest Dentist	11.07
Nearest primary school	4.31	Nearest secondary school	11.88
Nearest post office	0.09	Nearest petrol station	11.61
Nearest community hall	9.79	Nearest police station	11.52
Nearest letter box	0.1	Nearest library	10.44
Nearest place of worship	0.06	Nearest cash point	0.3
Nearest sports ground	0.17		

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

Consultee responses

Consultee	Date of response	Response
Countryside Council for Wales	02/05/2008	No adverse comments received.
Dwr Cymru	21/07/2008	Sewerage - No problems are envisaged with the public sewerage system for foul discharge from this development.
Dwr Cymru	21/07/2008	Sewage Treatment - We have numerous Waste Water Treatment Works within the County which are designed to treat foul effluent from residential and commercial/industrial premises. The discharges from each of the Works are licensed by the Environment Agency to meet European Directives. Dependant on the scale of development identified within your proposed Local Development Plan the associated sewerage catchment, and may need to be upgraded as required to accommodate future growth.

Dwr Cymru	21/07/2008	Water Supply – Pembrokeshire Coast National Park is fed from strategic Water Treatment Works in the County. These water treatment works are important assets for Dwr Cymru/Welsh Water (DCWW) in delivering potable water to customers, Commercial, Health & Education premises. DCWW are developing a 25 year water resource plan to meet projected future demands for the County. Based on future demands already shared with us we do not foresee any problems at present in meeting the anticipated domestic demands during the life of the Local Development Plan. Water is a precious resource and in line with Government objectives on sustainable development we would look to promoters of developments to have considered and included where feasible, water efficient devices within buildings and sustainable drainage measures
Pembrokeshire Highway Authority	04/08/2008	Access would have to be taken from the lane to the south which would require widening from its junction with the village road. The land required for the road widening may not be in the same ownership. Pedestrian access only could possibly be achieved from the main village road.

Reasons site is suitable for development

Reasons site is not suitable for development

The site is elevated above the existing properties along the village road and development here would be visually intrusive within the open countryside around Marloes. Development of this site would be harmful to the linear character of the village and to the special qualities of the National Park.

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