

Potential site analysis for site 907, Part of former Cricket Ground, Marloes

Associated settlement **Marloes**
LDP settlement tier **Rural centres**
Community Council area **Marloes and St. Brides**
Site area (hectares) **0.32**

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.

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 Paul James

General overview This is flat site within a wider field at the eastern edge of Marloes which was formerly used as a cricket ground but is now used for grazing purposes. Some habitat regeneration has occurred along the western boundary edge of the field resulting in marshy grassland.

Greenfield or Brownfield/PDL Greenfield **Estimated number of dwellings** 8

Adjoining uses and access The site has been drawn to exclude the sensitive marshy grassland areas of the site which lie immediately to the west and north of the site with the mature field hedgebank beyond. To the south is a field hedgebank abutting the main village road in Marloes with existing housing to the south of the road. To the east the site has no physical boundary on the ground but has been marked to identify an appropriately-sized area of land which will not harm the landscape character of the locality. Access to the site is currently via an agricultural gated access directly from the road in the southern boundary.

Visible constraints to development The marshy grassland to the west and north needs to be protected from development. Views through the site from the east towards St Peter's Church are also important to maintain at least in part.

Impact on National Park's Special Qualities The land to the east of Marloes is characterised by poorly managed hedgebanks on land gently sloping away from the village, providing no visual definition or visual containment. The site is situated on low ground with the developed areas of Gay Lane and St Peter's Church providing a backdrop to the south on higher land. With additional landscaping and planting within the site and careful siting of development this will help to provide definition to this site of the village and not harm the special qualities of the National Park.

Landscape impact mitigation measures There will be a need to ensure that the buildings sit down in the landscape in a similar fashion to those in Church Close. This will allow views over to the existing buildings to the south. Protection of the strip of marshy grassland along the western boundary of the field will also allow continuation of the views from the east through to St Peter's Church. Additional planting and landscaping within and around the site will help to soften the edge of the development.

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	0.18	Nearest doctor	8.88
Nearest pub	0.42	Nearest Dentist	10.92
Nearest primary school	4.16	Nearest secondary school	11.73
Nearest post office	0.18	Nearest petrol station	11.46
Nearest community hall	9.64	Nearest police station	11.37
Nearest letter box	0.18	Nearest library	10.29
Nearest place of worship	0.1	Nearest cash point	0.42
Nearest sports ground	0.02		

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

Consultee responses

Consultee	Date of response	Response
Dwr Cymru	23/08/2006	<p>In relation to capacity to accept sewage flows from the proposed development we would confirm the following: Sewerage</p> <p>As you may observe from the attached public sewer record, the public sewerage system in the vicinity of the proposed development is generally of a separate type. Capacity exists within the public sewerage system to accommodate the foul flows that may arise from the proposed developments.</p> <p>In relation to the surface water flows from the proposed development, these will have to be disposed of separately by other means, such as using soakaways or discharging directly to a watercourse in liaison with the Land Drainage Authority and/or Environment Agency. Please also note that no highway or land drainage run-off will be permitted to discharge directly or indirectly into the public sewerage system.</p> <p>If any onsite or offsite sewers are to be offered for adoption they must be constructed to conform with the publication "Sewers for Adoption" - 6th Edition.</p> <p>If new connections are required to the public sewerage system you should apply to us.</p>

Sewage Treatment

No problems are envisaged with the Waste Water Treatment Works for the treatment of domestic discharges from this site.

Water Supply

a water supply can be made available to service this proposed development. However, this would require the installation of off-site mains from our 3" PVC diameter watermain in Church Close location. A budgetary cost for providing a watermain to the periphery of the development would be circa £10k. Under Section 40-41 Water Industry Act 1991 the above cost is requisitionable and subject to us receiving your detailed site layout plan and programme for construction we would be able to provide a more accurate assessment of the developer's contribution.

The proposed development is crossed by a trunk/distribution watermain, the approximate position being shown on the attached plan. Under the Water Act 1991 Dwr Cymru/Welsh Water has rights of access to its apparatus at all times. It may be possible for this watermain to be diverted under Section 185 of the Water Industry Act 1991, the cost of which will be re-charged to the developer.

No structure is to be sited within a minimum distance of 3m from the centre line of the pipe.

National Park Authority
Ecologist (Jane Hodges)

14/07/2006 1. Brief Description

Note: the field has not been surveyed: what follows is based on a quick look over the gate.

The former cricket field is a large field which lies on the eastern edge of Marloes village. The field is relatively flat over much of its area, but slopes downwards towards the eastern and northern boundaries where there are springs. The lower lying areas are characterised by stands of yellow flag iris, with rushes, and species such as marsh orchids and marsh marigold. Much of the flat area (where cricket used to be played) is improved/semi-improved grassland which currently has relatively little intrinsic biodiversity interest. Drainage across this field is very variable. The corner opposite the church is essentially a rushy meadow with stands of yellow flag iris and bears similarity to the other poorly drained parts of this large field.

2. Biodiversity Interest

The field appears to be grazed from time to time as part of a low input management regime. The field already has local biodiversity interest/value, especially the poorly drained parts where rush pasture/fen has developed/is developing. The field is likely to be of interest to invertebrates and to breeding birds such as skylark and sedge warbler. Under the current management regime, the field will continue to acquire local biodiversity value.

3. Possible Impacts of Development

Development of part of this field would be likely to have an impact not just on the area that might be allocated for development but on the remainder of the field, as a consequence of changes in drainage regime as well as physical disturbance.

Jane Hodges National Park Authority Ecologist 16/10/2009

The total footprint of the site, including all disturbance during development must be contained within the boundary of the site. Spoil to be disposed of on site but must not be placed along the western boundary of the site. The area of marshy grassland to be used for sustainable drainage which will contribute positively to biodiversity whilst allowing development of the site.

Pembrokeshire County Council Highways Authority

12/10/2009 You have shown me a site in Marloes opposite the Council Houses on Gay Lane right on the eastern entry into the village. I understand that this site, if developed, will have a buffer of land (at least 35 metres wide) between it and Glebe Lane due to the biodiversity issues. The sketch plan that I saw showed an estate road access with a 2.4 metre by 90 metre visibility splay serving a small Local needs estate of 6 houses.

Due to the location of the access on the bend I do recommend that this is the minimum visibility 'y' distance (with the distance measured around the kerb line rather than the tangent). The location is not really within the realms of the tables in Manual For Streets, and it is right on the edge of the 30MPH zone. Even though it is will be within a 30MPH area, where 70 metre splays are usually acceptable within TAN 18 tables, the 90 metre distance is recommended to give the extra advance visibility for motorists entering the village.

A further requirement would be for a stagger on the junctions, so that it will not be right opposite the road to the beach. 15 metres is the minimum, centreline to centreline, for a right-left stagger, so the sketch plan is correct with this regard. A 1.8 metre wide footway link back towards the Glebe Lane junction will be a requirement, as well as engineering for a safe crossing point for pedestrians wishing to cross to the Council Houses opposite.

Reasons site is suitable for development

There is scope to provide a site for development within the field without harm to the special qualities of the National Park and the biodiversity interests within the wider field.

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	+	The land is not top grade agricultural land.
2	-	The site is within walking distance of the small range of services available in Marloes. The only bus service to the village is irregular and does not offer a realistic alternative to the car. The proposals at this site are unlikely to generate sufficient demand to improve the bus service to the village, although combined with other proposals for this village, Marloes, Herbrandston and Dale there may be scope for developer contributions or increased demand to improve the service available.
3	+	The village of Marloes is set down below a low ridge to the west, and

is surrounded by very open countryside with sparse vegetation cover on higher ground. There are only limited opportunities for further development without detriment to the linear character of the village and the very open character of the countryside. A limited and sensitive development of this site could be achieved without detriment to these characteristics.

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 development 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 identified need for affordable housing. Development will also help to sustainabl services locally.
9	+	The site can be used to accommodate identified need for affordable housing.
10	+	This is a relatively small site which would not impact on the cultural distinctiveness of Marloes. A positive outcome is dependent on a large proportion of the housing being available at an affordable rate to people from within the community.
11	0	Dvelopment of an individual site is irrelevant to this Sustainability Objective, as its goal is to avoid negative effects of mineral acquisition wherever and whatever the use of those mineral products.
12	0	Development here is likely to marginally increase waste, though this is 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	+	The site is situated to avoid the sensitive areas of marshy grassland within the wider field and use areas of little biodiversity value. Using this area for sustainable drainage will benefit biodiversity.
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

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? The needs of Tier 4 Centres are considered together in the previous response.

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

Overall stage 4 assessment

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.