

Potential site analysis for site 381, St Ishmaels - Land North of Burgage Green Close

Associated settlement	St Ishmael's
LDP settlement tier	Rural centres
Community Council area	St. Ishmael's
Site area (hectares)	0.39

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.

Within a Historic Landscape Area.

Within 500 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.

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 Not known

General overview This is a site with allocated in the JUDP for up to 5 units. Part of the site has already been developed. 2 of the 5 capacity built or UC.

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

Adjoining uses and access

Visible constraints to development

Impact on National Park's Special Qualities The Marloes Peninsula is characterised by open rolling farmland contrasting with more sheltered wooded valleys. The recorded historical and archaeological features are of national importance. The site breaches a low ridge at the western edge of the village which visually contains it from the west. Development here will adversely affect the special qualities of the National Park. Development of this site is however committed through planning permission and an allocation in the Joint Unitary Development Plan.

Landscape impact mitigation measures

Affordable housing capacity assessment

General notes

Development planning history

Allocated as Residential in Local Plan ----- Subject to objection 926D205 during UDP process ----- Wholly within area designated as Residential Allocation in JUDP

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

Application code	Application type	Proposal	Decision	Decision date
CS/007	CS	Enforcement Action Correspondence		
00/079	FULL	Garage	APP	25-May-2000
00/225	FULL	Dwelling, garage, stable & temporary caravans	APP	15-May-2001
02/330	OL	Bungalow	WD	08-Aug-2002
06/095	FULL	One Residential Dwelling	APP	16-Aug-2006
07/563	FULL	Conversion of garage to granny annexe & extension to form garage	APP	14-Dec-2007

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 school days only, summer only or less than weekly.

Distance from potential sites to selected services in kilometres

Nearest shop	0.1	Nearest doctor	6.38
Nearest pub	0.22	Nearest Dentist	7.14
Nearest primary school	0.43	Nearest secondary school	7.99
Nearest post office	2.86	Nearest petrol station	7.68
Nearest community hall	5.87	Nearest police station	7.6
Nearest letter box	0.6	Nearest library	6.52
Nearest place of worship	0.77	Nearest cash point	4.14
Nearest sports ground	0.85		

* 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		Overall concern about localised drainage problems - check with Pembrokeshire Engineers and Dwr Cymru. Existing planning permission.
PCC Highways		No response received
Pembrokeshire County Council Drainage	07/04/2008	The development of this site would appear not to affect ordinary watercourses. It would be preferable if surface water was disposed to soakaways/SUDS in order not to increase the risk of flooding in the downstream catchment. If ground conditions are not suitable for soakaways/SUDS, any discharges to watercourses in this catchment should be restricted to at least greenfield runoff rates.

Dyfed Archaeology 30/05/2008 A short distance away from a Scheduled medieval Motte (PE196). Potential for archaeology associated with extended medieval settlement. Sites including either known or probable remains, which should be preserved and incorporated into, appropriate development designs. Sites within this category are unlikely to prevent development, however any impact upon archaeological remains will require appropriate mitigation. This is likely to include the retention of features where possible, and the investigation, recording and analysis of all threatened remains.

Reasons site is suitable for development The site has been allocated for residential development in the Local Plan and Joint Unitary Development Plan for Pembrokeshire. There is planning permission for 5 units some of which have been completed. This assessment is for the remaining site. Development here will adversely affect the special qualities of the National Park. Development of this site is however committed through planning permission and an allocation in the Joint Unitary Development Plan.

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 small parcel of land which has partially been developed.
2	-	The site is within walking distance of the small range of services available in St Ishmaels. 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 create 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	+	This is a small, well screened site which has partially been developed.
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 in 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 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 small site, but combined with other sites identified in St Ishmaels contributes to the potential for a considerable number of dwellings in the village. Phasing will be necessary to protect the culture of this community. 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	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	+	There may be opportunity for habitat enhancement through the planning process.
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 St Ishmaels 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. See 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

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.

Development in St Ishmaels is concentrated on a single site of 46 dwellings and this has been phased – Table 8.

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