

Potential site analysis for site 382, Castle Way, Dale

Associated settlement	Dale
LDP settlement tier	Rural centres
Community Council area	Dale
Site area (hectares)	0.55

Site register reference(s) (if proposed as development site for LDP) No LDP site registration

Relationship to designated areas

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.

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.

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	Dale Castle Estate		
General overview	This site has been allocated in the Local Plan and JUDP for 5 units, although in more recent discussions it has been accepted that the site could accommodate up to 10 units. The site runs along the road frontage, albeit raised and separated by a stone wall from the road. It would accommodate a single row of houses. It has been in agricultural use, although more recently it has become overgrown.		
Greenfield or Brownfield/PDL	Greenfield	Estimated number of dwellings	12
Adjoining uses and access	Housing either side, road to the front of the site and steeply sloping wooded land at the rear. There is an agricultural gated access from the road at the eastern end of the site.		
Visible constraints to development	None.		
Impact on National Park's Special Qualities	Dale is located in a open valley with distinctive wooded areas on the upper valley sides which provide strong visual containment and adds to the sense of place. This contrasts with the openness of the foreshore. The coastal views also contribute greatly to the sense of place and the often outstanding visual and sensory landscape value of the area. The site is contained within the northern arm of development below the tree line, harmonising with the existing development and topography of the area.		
Landscape impact mitigation measures			
Affordable housing capacity assessment	A mix of 3 one bed flats (2 social rent, 1 LCHO), 5 two bed terrace (2 social rent, 3 LCHO) and 2 four bed semi (1 social rent, 1 LCHO) gives a residual of £21,000 with grant and -£290,000 without grant. A mix of 3 one bed flats (2 social rent, 1 LCHO), 5 two bed terrace (1 social rent, 2 LCHO, 2 market) and 2 four bed semi (1 social rent, 1 market) gives £278,000 with grant and £33,000 without. A mix of 3 one bed flats (2 social rent, 1 LCHO), 5 two bed terrace (1 social rent, 1 LCHO, 3 market) and 2 four bed semi (1 social rent, 1 market) gives £370,000 with grant and £125,000 without.		
General notes	The site would require development of an estate road to serve the development. In normal circumstances it would be reasonable to develop up to 10 properties on this site. However the demand for affordable housing units in this area is greatest for 1 and 2 bedroom accommodation. Taking this into consideration the density of development on this site can be increased to up to 12 to include a greater number of smaller units.		

Development planning history

Allocated as Residential in Local Plan ----- Subject to objection 459D1 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
05/362	OL	Residential development	REF	26-Sep-2005

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	0.35	Nearest doctor	8.54
Nearest pub	0.32	Nearest Dentist	9.32
Nearest primary school	2.95	Nearest secondary school	10.39
Nearest post office	0.28	Nearest petrol station	9.9
Nearest community hall	8.1	Nearest police station	9.76
Nearest letter box	0.2	Nearest library	8.63
Nearest place of worship	0.17	Nearest cash point	3.05
Nearest sports ground	2.64		

* 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	08/01/2008	Flooding not an issue. Suggest you contact Dwr Cymru to seek guidance on system capacity.
PCC Highways		No objections.

Dyfed Archaeology	30/05/2008	Within close proximity to the Medieval Castle. 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.
Environment Agency	13/07/2009	No constraints.
Pembrokeshire County Council Drainage	26/01/2009	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 or exacerbate existing flooding in downstream catchments. If, however, ground conditions are not suitable for the use of soakaways/SUDS or positive drainage systems are required for adoption purposes, then any conventional drainage system discharging to watercourse either directly or indirectly, should include measures to improve the status quo. It should be noted that ordinary watercourses must not be filled in, culverted, or the flow impeded in any manner, without the prior written consent of the Environment Agency under Section 23 Land drainage Act 1991. Approval of Pembrokeshire County Council is also required to culvert a watercourse under Section 265(1) Public Health Act 1936.

Reasons site is suitable for development Land within Dale which has been considered suitable for residential development for some 15 years.

Reasons site is not suitable for development

Does the site pass stage two tests? Yes **Proposed use** Housing

Stage three: Sustainability Appraisal

Sustainability Objective		
Objective	Summary	Commentary
1	+	This is a single field of modest size within the settlement of Dale.
2	-	The site is within walking distance of only limited facilities within Dale. The only bus service is infrequent and does not provide a realistic alternative to the car. The limited number of dwellings proposed at this site is unlikely to create sufficient demand to improve the bus service to the village, although combined with proposals for this village, Marloes, Herbrandston and St Ishmaels there may be scope for developer contributions to improve the service available.
3	++	The site is within a row of existing housing. Development along the

		site would be in keeping with the linear pattern of development within the village.
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 design principles.
7	-	Housing will be built according to the sustainable design policies of the Plan requiring the highest standards for energy efficiency. There are currently no alternatives to the private car to access all but limited services and facilities.
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	+	Some phasing may be required 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	+	Habitat creation within the site may be possible 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 Dale 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 household projection needs for Tier 4 Centres are considered together. Please 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.

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 is less than 500m from Pembrokeshire Marine SAC, however, given the size of the allocation it is unlikely that there will be any significant effects arising as a result of this allocation.