

Potential site analysis for site 388, Rosebush - Near Belle Vue

| | |
|------------------------|----------------------------|
| Associated settlement | Countryside |
| LDP settlement tier | Smaller settlements |
| Community Council area | Maenclochog |
| Site area (hectares) | 0.33 |

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.

Partly 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: 4 (1 is Agriculturally most valuable, 5 is least valuable).

Not within a quarry buffer zone.

Not within 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 | Not known | | |
| General overview | This is site centrally located to the rear of surrounding properties with a narrow access to the village road. The site has benefitted from planning permission, but the number of units will be limited by the poor access. | | |
| Greenfield or Brownfield/PDL | Greenfield | Estimated number of dwellings | 2 |
| Adjoining uses and access | Residential. Access through gap between existing properties from village road. | | |
| Visible constraints to development | Poor access with no scope for improvement. | | |
| Impact on National Park's Special Qualities | Rosebush is located on the southern slopes of the Preseli Hills which have a pervading sense of remoteness and wildness and a strong sense of exposure. This is a landscape of recognised national historical and cultural significance. The village of Rosebush developed in the late 19th century fuelled by growth in the nearby quarry, the arrival of the railway to transport the quarried slate and the promotion of the village as a spa to attract tourists on the railway. The row of Quarrymen's' cottages, the Pleasure gardens with ornamental ponds constructed in the 1870s and a hotel are still present today and are central themes to the character of the village. The site is contained by existing development within the village and its development would not impact on the special qualities of the National Park. | | |

Landscape impact mitigation measures

Affordable housing capacity assessment

General notes

Development planning history

Allocated as Residential in Local Plan ----- 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 |
|------------------|------------------|----------------------------|----------|---------------|
| 04/246 | OL | Erection of 5 No Dwellings | CAN | 20-Jul-2004 |
| 07/601 | FULL | Alterations & Extension | APP | 22-Jan-2008 |

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**Distance from potential sites to selected services in kilometres**

| | | | |
|--------------------------|-------|--------------------------|-------|
| Nearest shop | 1.98 | Nearest doctor | 10.09 |
| Nearest pub | 0.31 | Nearest Dentist | 10.08 |
| Nearest primary school | 1.95 | Nearest secondary school | 11.67 |
| Nearest post office | 1.98 | Nearest petrol station | 2 |
| Nearest community hall | 6.54 | Nearest police station | 11.63 |
| Nearest letter box | 0.06 | Nearest library | 13.97 |
| Nearest place of worship | 1.06 | Nearest cash point | 1.99 |
| Nearest sports ground | 10.32 | | |

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

Consultee responses

| Consultee | Date of response | Response |
|-------------------------------|-------------------------|--|
| Dwr Cymru | | No objections. |
| Countryside Council for Wales | | No response received |
| Environment Agency Wales | 08/01/2008 | Infill. No flooding/sewer problems. Need buffer zone along stream and no culverts. |
| PCC Highways | 15/11/2007 | Previous comments remain applicable. |
| Dyfed Archaeology | 30/05/2008 | Within close proximity to the line of a dismantled railway. Sites with known visible features, which need to be either excluded or retained within any development proposal. Further assessment or evaluation is required to define areas of surviving associated archaeological remains prior to allocation. Any further remains would potentially also need to be retained but may not extend across the whole site. Parts of these areas may therefore need to be excluded from any allocation. |

Reasons site is suitable for development This site has been allocated for residential development in the Joint Unitary Development Plan for Pembrokeshire and has had planning permission for 2 units.

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 is a small site contained within existing housing. |
| 2 | -- | Rosebush has only extremely limited services and a very irregular bus service which does not provide a realistic alternative to the car. |
| 3 | ++ | The site is wholly contained within existing housing. |
| 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. |
| 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 a small site which would not threaten the culture of this 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 creation within this site 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

The site is within a village with extremely limited services. Currently the very irregular bus links do not provide a realistic alternative to the car. Improved public transport to other centres would allow further consideration of this site for development.

Is the site acceptable for development after Sustainability Appraisal **No**