

## Potential site analysis for site 436, North of Landway Farm, Jameston

Associated settlement **Jameston**  
LDP settlement tier **Rural centres**  
Community Council area **Manorbier**  
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.

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

<b>Ownership</b>	S Thomas		
<b>General overview</b>	Agricultural land between existing built area and Landway farm to the south.		
<b>Greenfield or Brownfield/PDL</b>	Greenfield	<b>Estimated number of dwellings</b>	7
<b>Adjoining uses and access</b>	Residential development to north and west. Garden space to the east with farm buildings along the boundary to the south. Access best suited from the west		
<b>Visible constraints to development</b>	The access potential will need to be enhanced to allow a suitable number of dwellings here.		
<b>Impact on National Park's Special Qualities</b>	Jameston is a linear village sited along the floor of a broad valley. It lies within the Manorbier Registered Landscape of Special Historic Importance, with the old core of the village along the main road, centred on the crossroads. At the north of the village, fields are characteristic of the distinctive relict medieval landscape pattern rising up to the Ridgeway and provide an important special quality which generate a strong historical and cultural sense of place. Development at this site would help to preserve the agricultural and woodland mosaic character of the landscape character area.		
<b>Landscape impact mitigation measures</b>	Should seek to retain mature trees at boundary		
<b>Affordable housing capacity assessment</b>			
<b>General notes</b>	Planning applications submitted August 2007 - 07/402 - residential development 5 plots & 1 affordable (consented 21st Aug 2008) and 07/403 - residential plot plus access together encompass the whole site. (ie 7 units on 0.34 Ha). This site can therefore be considered within the supply of land for this plan. Number of units at this site has been reduced to 7 to reflect the Section 106 Agreement.		

### Development planning history

Subject to objection 881D26 during UDP process

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

Application code	Application type	Proposal	Decision	Decision date
06/587	FULL	Erection of garden sheds and hobby workshops	APP	17-Jan-2007

07/403	OL	Residential plot plus access	APP	03-Mar-2008
07/402	OL	Residential plots plus access (5 units & 1 affordable)	APP	21-Aug-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; soluble rock class D; shrink swell class A

### Summary of flood risk (from TAN 15)

Not within a TAN 15 zone

**Public transport service** Services on at least 5 days a week, but lacking one or more of the features necessary to be strategic.

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

Nearest shop	0.14	Nearest doctor	7.72
Nearest pub	0.11	Nearest Dentist	7.33
Nearest primary school	1.19	Nearest secondary school	7.07
Nearest post office	1.52	Nearest petrol station	4.3
Nearest community hall	4.27	Nearest police station	7.7
Nearest letter box	0.14	Nearest library	7.56
Nearest place of worship	0.08	Nearest cash point	0.25
Nearest sports ground	1.88		

\* 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	08/12/2007	Caution needed. Water source/ FCA. Potable water source - explicit concerns and possible objections for sites. See JUDP comments. Additional comment 8/10/08 - SUDs needed for this site.
PCC Highways		A footway link will need to be created along the lane to the west of the site. The ideal solution would be to demolish the bungalow to the west and bring the access through this land. This would also preserve the hedgebank along the lane. No objection to increasing the number of units on the land up to 12 units.
PCC Highways	23/04/2008	Revised proposals are now approved that show the dwelling staying, with a footway and a replacement hedgebank on the narrow lane. Planning should be granted by now.

Dyfed Archaeology	30/05/2008	Within confines of the Medieval settlement of Jameston. Sites located in areas of known historic settlement believed to contain archaeological remains. 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	14/07/2009	We are aware that there are long term sewer issues within Jameston, there is a private un-adopted pumping station which is causing some concern and which could potentially lead to pollution of the limestone. In this respect we would object to any new development until the pumping station is upgraded and adopted. Lies on a Major Aquifer and source protection zone 3.
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**

Site is well enclosed by existing development, and is not visually prominent within the wider landscape. The number of units anticipated that this site has been reduced to 7 to be consistent with planning applications at this site. Archaeology at this site may be a consideration and any impact upon archaeological remains will require appropriate mitigation.

**Reasons site is not suitable for development**

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

**Stage three: Sustainability Appraisal**

**Sustainability**

<b>Objective</b>	<b>Summary</b>	<b>Commentary</b>
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1	+	The site forms part of an agricultural holding, but is separated from the main agricultural land by farm buildings to the south
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2	+	The site is within walking distance of the limited facilities and serves in Jameston. The village is on a bus route with daily services to Pembroke and Tenby where is a good range of facilities.
3	++	Site is well enclosed by existing development, and is not visually prominent within the wider landscape.
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 flood. Development should incorporate energy efficiency and sustainable design principles.
7	+	Housing will be build 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, when needed, as much affordable housing that can be achieved. Development will also help to sustain services locally.
9	+	The site can be used to accommodate identified need for affordable housing.
10	+	This is not a large site. Another site is identified within Jameston, and overall phasing may be required to protect the cultural identity 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. No needs other than those identified by statutory consultees are currently apparent.
14	+	There may be the opportunity to create habitat as part of 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

This site may help to improve public transport services, and will help to support local facilities. Plan policy to secure as much affordable housing as can be achieved and is needed will help ensure development meets the needs of local communities and offers the opportunity to live in the National Park to as wide a section of the population as possible. 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	Jameston 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. New provision is concentrated on a single site in Jameston for 35 units. A phasing constraint has been introduced to aid absorption and to ensure continuity of supply – see Table 8 Deposit Plan.

**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 approximately 1km away from Pembrokeshire Marine SAC. Given the level of proposed development and location of the site it is unlikely that there will be any significant effects arising as a result of this allocation.