

## Potential site analysis for site 574, Rear of Sea Crest, Herbrandston

Associated settlement     **Herbrandston**  
LDP settlement tier       **Rural centres**  
Community Council area **Herbrandston**  
Site area (hectares)      **0.12**

**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: 2 (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** Private

**General overview** This is a domestic garden with no existing pedestrian nor vehicular access. The land is flat and lawned and clearly used as a domestic garden. There are no clear views of the site from publicly accessible places, although glimpses are possible over the fence running along the boundary with the public footpath to the south.

**Greenfield or Brownfield/PDL** Greenfield **Estimated number of dwellings** 0

**Adjoining uses and access** There is housing surrounding this site which is located in the centre of a housing estate in Herbrandston.

**Visible constraints to development** There is no vehicular nor pedestrian access to this site at present. Development would require access via the existing property of Sea Crest to the west.

**Impact on National Park's Special Qualities** The peaceful and pleasant farmland in this area is dominated the overwhelming presence of the oil and gas industry infrastructure which completely dominates the scene. Only in views to the west does this cease to have influence over the sense of place. The low visual and sensory values of this landscape, however belie the outstanding historical and cultural value of much of the area. The site is well contained by existing development within the village and will not affect the special qualities of the National Park. It is well contained and will not impact on the special qualities of the National Park.

**Landscape impact mitigation measures**

**Affordable housing capacity assessment**

**General notes**

**Development planning history**

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

Application code	Application type	Proposal	Decision	Decision date
00/414	FULL	Conservatory	APP	08-Nov-2000

**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	0.14	Nearest doctor	3.16
Nearest pub	0.29	Nearest Dentist	3.83
Nearest primary school	2.99	Nearest secondary school	4.48
Nearest post office	0.14	Nearest petrol station	4.32
Nearest community hall	2.59	Nearest police station	4.29
Nearest letter box	2.57	Nearest library	3.35
Nearest place of worship	0.24	Nearest cash point	2.61
Nearest sports ground	0.18		

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

### Consultee responses

Consultee	Date of response	Response
Countryside Council for Wales		Not consulted
Environment Agency Wales		Not consulted
PCC Highways		Not consulted
Dwr Cymru		Not consulted

### Reasons site is suitable for development

**Reasons site is not suitable for development** This is an inaccessible domestic garden.

**Does the site pass stage two tests?** No **Proposed use**