

Potential site analysis for site 577, Courtyard to the fore of Courtyard Cottages, Herbrandston

Associated settlement **Herbrandston**
LDP settlement tier **Rural centres**
Community Council area **Herbrandston**
Site area (hectares) **0.03**

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

Ownership

General overview This is an open, rough-top courtyard area to the fore of Fold Cottages. It appears to be used as a communal parking and storage area for the surrounding properties. It is separated from the road by a stone wall with a wide access.

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

Adjoining uses and access Fold cottages define the southern and western boundaries of the site set in an L-shape. There is housing to the north and the narrow lane leading from the village to Sandy Haven forms the eastern boundary. Access would be directly from the lane.

Visible constraints to development Development of the site would be considerably to the east of the existing building line and have the appearance of jutting into the road. It would be highly intrusive and discordant to the existing settlement pattern in this locality.

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 a former yard to the fore of converted outbuildings and forms part of the character of the farm buildings in this part of the village. Its development would therefore have an adverse effect 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)

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	0.16	Nearest doctor	2.95
Nearest pub	0.43	Nearest Dentist	3.62
Nearest primary school	2.78	Nearest secondary school	4.29
Nearest post office	0.16	Nearest petrol station	4.11
Nearest community hall	2.38	Nearest police station	4.08
Nearest letter box	2.37	Nearest library	3.14
Nearest place of worship	0.16	Nearest cash point	2.4
Nearest sports ground	0.38		

* 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	Development of the site would be considerably to the east of the existing building line and have the appearance of jutting into the road. It would be highly intrusive and discordant to the existing settlement pattern in this locality.
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Does the site pass stage two tests? No **Proposed use**