

Potential site analysis for site 578, Rear of Rook Cottage, Herbrandston

Associated settlement **Herbrandston**
LDP settlement tier **Rural centres**
Community Council area **Herbrandston**
Site area (hectares) **0.1**

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	Not known		
General overview	This site lies to the rear of a cluster of dwellings and could be domestic curtilage. It is within the settlement boundary shown in the JUDP.		
Greenfield or Brownfield/PDL	Greenfield	Estimated number of dwellings	2
Adjoining uses and access	The site is a backward L-shape. The southern boundary of the site abuts undeveloped countryside which is being considered for development under site reference 732. The eastern boundary also abuts undeveloped land and is separated from it by a hedgerow and trees.		
Visible constraints to development	The site is within the settlement boundary for Herbrandston shown in the JUDP. Development here, however may be backland development as the surrounding properties face away from the site.		
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. This site is well screened and offers a very limited opportunity for residential development. It will not adversely impact on the special qualities of the National Park.		
Landscape impact mitigation measures			
Affordable housing capacity assessment	A scheme of two flats 1 one bed, 1 two bed, both for social rent gives a residual of £5000 with grant and -£93,000 without grant. Changing the 2 bed unit to a market unit gives £62,000 with grant and £17,000 without grant. A mix of 2 bed market and 1 bed LCHO gives £38,000 without grant.		

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	0.14	Nearest doctor	2.94
Nearest pub	0.39	Nearest Dentist	3.6
Nearest primary school	2.78	Nearest secondary school	4.25
Nearest post office	0.14	Nearest petrol station	4.08
Nearest community hall	2.37	Nearest police station	4.06
Nearest letter box	2.37	Nearest library	3.13
Nearest place of worship	0.09	Nearest cash point	2.38
Nearest sports ground	0.42		

* 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	No flooding problem. Sewer system potentially could overload/capacity levels - seek Dwr Cymru advice.
PCC Highways		Access from lane is too close to junction. If this was combined with the site to the south (ref 732) then this would achieve the necessary road widening and could serve both sites.
Dyfed Archaeology	30/05/2008	Within close proximity to the Medieval parish Church. Potential for archaeology relating to the extended settlement. 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	22/04/2009	Check with Dwr Cymru.
Reasons site is suitable for development		May be suitable for one or two plots if not considered to be backland development.

Reasons site is not suitable for development

Does the site pass stage two tests? Yes

Proposed use Housing

Stage three: Sustainability Appraisal

Sustainability Objective

Sustainability Objective	Summary	Commentary
1	++	This is the large rear garden of an existing property.
2	-	The site is within walking distance of the limited services and facilities in Herbrandston. The bus service to Herbrandston is very infrequent and so residents would be dependent on car travel to access services and facilities further afield. There are, however other sites being proposed for development in Herbrandston and the wider area and cumulatively they may provide sufficient demand for an improved bus service.
3	++	This site is within the curtilage of an existing property and is well screened.
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 development 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, including identified need for affordable housing that can be achieved. Development will also help to sustain services locally. Contributions should be sought from sites in Herbrandston for improving the local bus service.
9	+	The site can be used to accommodate identified need for affordable housing.
10	++	This is small site the development of which would not impact on the culture of 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 + There may be opportunity for habitat creation 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 Herbrandston 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 in the 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 has not been screened for Likely Significant Effect on Natura 2000 sites as it is not allocated in the Local Development Plan