

Potential site analysis for site 588, Land off Summerhill Park, Summerhill

Associated settlement **Summerhill**
LDP settlement tier **Rural centres**
Community Council area **Amroth**
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.

Not within 500 metres of a Historic Landscape Area.

Within 500 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.

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	Unknown		
General overview	Forms maintained grassed area. Public right of way runs along western boundary		
Greenfield or Brownfield/PDL	Greenfield	Estimated number of dwellings	2
Adjoining uses and access	Large individual residential properties on two sides, with hedge boundary and road to the south, and road to the north, which separates the site from further residential development. Access may be possible from each of the roads running adjacent to the north and southern boundary of the site.		
Visible constraints to development	Telegraph pole at north western corner to site. Character of area is defined by existing large residential units as single plots. Public right of way runs along western boundary from north to south, exiting through a gap in the hedge.		
Impact on National Park's Special Qualities	This area contains some attractive farmland and woodland patches which intersperse the smaller settlements and farmsteads. Summerhill lies on the top of a small hill, with limited easterly views to the coast towards Amroth, which reduces the coastal sense of place here. Development at this site will be within the built up area of the village, and will not impact upon the special qualities of the agricultural mosaic or coastal areas.		
Landscape impact mitigation measures	Retain hedged boundary to the rear as much as possible.		
Affordable housing capacity assessment	A scheme consisting of a pair of 2 bed semis, one for social rent and the other for LCHO, returns a residual of £12,000 with grant based on ACG, and -£57,000 without grant. If the scheme is adjusted to 2 social rented units the residual increases to £47,000 (with grant). A scheme of 1 social rented and 1 market unit gives a residual of £89,000 with grant and £20,000 without grant. 1 market and 1 LCHO gives a residual of £53,000 without grant.		
General notes	Accommodate public right of way through site.		
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 B; no soluble rocks; shrink swell class B

Summary of flood risk (from TAN 15)

Not within a TAN 15 zone

Public transport service Services at least hourly, six days a week, including journeys suitable for travel to and from work, schools, morning and afternoon shopping.

Distance from potential sites to selected services in kilometres

Nearest shop	0.96	Nearest doctor	3.05
Nearest pub	0.89	Nearest Dentist	7.3
Nearest primary school	2.54	Nearest secondary school	7.39
Nearest post office	3.29	Nearest petrol station	3.43
Nearest community hall	0.16	Nearest police station	2.93
Nearest letter box	0.08	Nearest library	3.29
Nearest place of worship	1.03	Nearest cash point	1.38
Nearest sports ground	2.87		

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

Consultee responses

Consultee	Date of response	Response
Dwr cymru	29/11/2007	No objections.
PCC Highways		Minor improvement needed to southern frontage to create access.
Countryside Council for Wales		No response received
Environment Agency Wales	08/01/2008	Dwr cymru advice needed - localised problems possible. Infill.

Reasons site is suitable for development Site is well related to existing development, lying within the built up area of Summerhill and effectively presenting an infill opportunity. Whilst the majority of properties at this location are large and detached, the site could successfully accommodate 2 units, provided each could be served by separate access, which is likely to require minor improvement.

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 site is within an existing housing estate. It is well screened and occupies maintained grassed area
2	+	Whilst there are a limited range of services within Summerhill, there is a frequent bus service to Tenby and Saundersfoot where a full range of services are available.
3	+	The site is within the settlement and surrounded by existing residential properties, and well related to existing development
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 an area liable to flooding. 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	+	The scale of development at this site, will not affect the local cultural distinctiveness. 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	+	The site is maintained grassed area. There may be opportunities for habitat creation within the 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

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 Summerhill 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 under 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