

Potential site analysis for site 594, Land adjacent 45 Lower Quay Road, Hook

Associated settlement	Hook
LDP settlement tier	Rural centres
Community Council area	Hook
Site area (hectares)	0.04

Site register reference(s) (if proposed as development site for LDP) No LDP site registration

Relationship to designated areas

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.

Within 500 metres of a Historic Garden.

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.

Within 100 metres of ancient or semi-natural woodland.

Underlying Agricultural Land Classification: (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	47 Lower Quay Road Hook		
General overview	Site appears to form garden space between 47 Lower Quay Road and adjacent property. No part of the site reaches the road frontage, and there appears to be some planting within the site boundary. The site also appears to slope away to the north.		
Greenfield or Brownfield/PDL	Brownfield/PDL	Estimated number of dwellings	0
Adjoining uses and access	Residential development fronts the road. Site not visible from public access points. Aerial photo confirms site is most likely to form garden space to adjacent properties.		
Visible constraints to development	Land boundaries here do not appear to allow sufficient space for suitable access (3m between curtilage boundary and residential elevation). There is limited space to allow a property near the road, slope to the rear of the site could preclude development here.		
Impact on National Park's Special Qualities	Hook is located within the Daugleddau LCA, the enclosed large water body provides a great sense of tranquillity here. A strong sense of enclosure and shelter is provided by the surrounding landform, dense strands of woodland and belts of trees. There is a prevailing sense of a sheltered, well cared for wooded farmland and parkland landscape of long established private estates and secluded houses contrasting with the more open shoreline villages and hamlets with views along the branches of the estuary. Hook is a linear village, lying close to the south shore of the Western Cleddau. Views out of and into the village are limited by woodland to the north and landform and mature hedgebanks to the east. The development of this site, would need careful siting and design to ensure that the special qualities of this part of the Daugleddau are not adversely affected.		
Landscape impact mitigation measures			
Affordable housing capacity assessment			
General notes	Site not fully visible from the road.		
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 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	2.55
Nearest pub	2.38	Nearest Dentist	4.76
Nearest primary school	1.02	Nearest secondary school	4.75
Nearest post office	0.97	Nearest petrol station	4.63
Nearest community hall	4.53	Nearest police station	6.87
Nearest letter box	0.34	Nearest library	4.82
Nearest place of worship	0.74	Nearest cash point	0.96
Nearest sports ground	0.99		

* 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 The ownership constraints and narrow access potential, and slope to the rear of the site, along with the potential conflict with the frontage character in this location combine to make this site unsuitable for development as currently presented.

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