

## Potential site analysis for site 595, R/O 49a Lower Quay Road, Hook

Associated settlement	<b>Hook</b>
LDP settlement tier	<b>Rural centres</b>
Community Council area	<b>Hook</b>
Site area (hectares)	<b>0.14</b>

**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.

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.

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

<b>Ownership</b>	Unknown		
<b>General overview</b>	Aerial photo indicates site is largely wooded / grassed area. Cannot be seen well from the road, as the site dips away.		
<b>Greenfield or Brownfield/PDL</b>	Brownfield/PDL	<b>Estimated number of dwellings</b>	0
<b>Adjoining uses and access</b>	Site lies behind frontage development along lower quay road, and may form informal garden space, at least in part. Access may be possible by sharing with 49 Lower Quay Road		
<b>Visible constraints to development</b>	Site is largely wooded, and adjacent to the Hook Wood SSSI, ancient woodland. Although site not visible, contour maps indicate some steep sloping away from existing developed area		
<b>Impact on National Park's Special Qualities</b>	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, has the potential to adversely affect the special qualities of the Daugleddau, should development be prominent and erode the wooded buffer which provides the sense of tranquillity along the estuary.		

### Landscape impact mitigation measures

### Affordable housing capacity assessment

**General notes** Site not visible from public access points.

### Development planning history

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

Application code	Application type	Proposal	Decision	Decision date
98/425	OL	Dwelling	APP	07-Jan-1999
01/440	OL	Dwelling (ROC)	APP	21-Nov-2001

03/642	RM	Dwelling	APP	19-Mar-2004
04/320	FULL	Extension of curtilage	APP	03-Aug-2004

**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	1.01	Nearest doctor	2.55
Nearest pub	2.39	Nearest Dentist	4.78
Nearest primary school	1.06	Nearest secondary school	4.77
Nearest post office	1.01	Nearest petrol station	4.65
Nearest community hall	4.55	Nearest police station	6.91
Nearest letter box	0.4	Nearest library	4.84
Nearest place of worship	0.8	Nearest cash point	1.01
Nearest sports ground	1.04		

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

**Consultee responses**

<b>Consultee</b>	<b>Date of response</b>	<b>Response</b>
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** Site is largely wooded, and adjacent to designated Site of Special Scientific Interest (SSSI). Development here could be considered backland development, and would not support the existing character of Hook.

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