

Potential site analysis for site 726, North of Morgans Way, Summerhill

Associated settlement **Summerhill**
LDP settlement tier **Rural centres**
Community Council area **Amroth**
Site area (hectares) **1.1**

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.

Partly within 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.

No 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	National Trust		
General overview	The site is a single field on the north eastern side of Summerhill. The site is gently sloping, with a mature hedgebank separating it from a lane to the north.		
Greenfield or Brownfield/PDL	Greenfield	Estimated number of dwellings	0
Adjoining uses and access	Agricultural land to the north and east, with residential development / caravan park to the south. Access would be onto the easting road to the west, which has a large lay-by opposite the site.		
Visible constraints to development			
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 can be integrated into the local landscape, with an enhanced easterly hedged boundary so as to minimise the intervisibility with the higher areas of Amroth, and ensuring that the development is not intrusive at coastal locations.		
Landscape impact mitigation measures	Existing boundaries should be retained and strengthened wherever possible. There is a small degree of intervisibility with houses on the upper eastern valley sides of nearby Amroth. This would be mitigated with strengthened boundary treatment, utilising the lowest parts of the site, and retaining single storey development.		
Affordable housing capacity assessment			
General notes	The potential for improving access to the adjacent Morgans Way and caravan park needs to be explored. There is potential for a former coal mine shaft to be located within the site, and the Coal Authority has been consulted about this.		

Development planning history

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

Application code	Application type	Proposal	Decision	Decision date
02/170	FULL	Concrete pad for storage of farmyard manure with perimeter fence	APP	10-May-2002

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	1.13	Nearest doctor	2.98
Nearest pub	1.07	Nearest Dentist	7.46
Nearest primary school	2.47	Nearest secondary school	7.54
Nearest post office	3.4	Nearest petrol station	3.36
Nearest community hall	0.22	Nearest police station	3.05
Nearest letter box	0.22	Nearest library	3.4
Nearest place of worship	1.04	Nearest cash point	1.52
Nearest sports ground	2.79		

* 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	See Dwr cymru advice - localised problems possible. Large site - FCA needed.
PCC Highways	03/04/2008	This will need to be served off the access road to the caravan park, subject to it being upgraded. Any access lower down the slope (to the north) will have problems with visibility looking south. This existing junction, which serves Morgans Way, has very limited visibility looking north, which is blocked by an old tree. The tree will need to go with about 35 metres of hedgebank. This will be planning gain for road safety. Footway links will need to be improved though, which may be difficult.
The Coal Authority		No response received.
Dyfed Archaeology	30/05/2008	Within immediate proximity to areas of known post-medieval industrial activity. Sites including either known or probable remains, which should be preserved and incorporated into, appropriate development designs. 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.

**Reasons site is
suitable for
development**

**Reasons site is not
suitable for
development**

The National Trust (land owner) indicate that this site is held inalienably by the Trust, and that there is no realistic chance of the site being made available for development during the plan period.

Does the site pass stage two tests? No

Proposed use