

Potential site analysis for site 730, Opposite Bush Terrace, Jameston

Associated settlement **Jameston**
LDP settlement tier **Rural centres**
Community Council area **Manorbier**
Site area (hectares) **1.69**

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.

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.

No 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	The site forms a relatively level area south of the A4139, and is part of larger fields in use for agriculture. It is generally level at its northern edge, with a slight dip to the south.		
Greenfield or Brownfield/PDL	Greenfield	Estimated number of dwellings	35
Adjoining uses and access	The site fronts onto road with frontage development to the west, with semi-detached properties opposite. The far eastern part of the site extends almost to opposite the Tudor Lodge listed building, and its mature tree boundary. Access would be from the A road. Agricultural land is located to the south and east, and the abuilt area of Jameston adjoins to the west.		
Visible constraints to development	Loss of hedge boundary (in part) to form an access point.		
Impact on National Park's Special Qualities	Jameston is a linear village sited along the floor of a broad valley. It lies within the Manorbier Registered Landscape of Special Historic Importance, with the old core of the village along the main road, centred on the crossroads. At the north of the village, fields are characteristic of the distinctive relict medieval landscape pattern rising up to the Ridgeway and provide an important special quality which generate a strong historical and cultural sense of place. Development at this site would help to assimilate the stark line of houses on the skyline and help to reduce the obtrusive farm buildings nearby to the west. This requires a substantial planting belt, with new hedgebank boundary features, which would help to preserve and enhance the agricultural and woodland mosaic character of the landscape character area.		
Landscape impact mitigation measures	The development will require the introduction of firm boundary treatments to provide defensible boundaries. The potential to improve the views onto large scale agricultural buildings within the same ownership, but outside the site should also be explored. A buffer zone is required to the south to help integrate the site within views to the south, and will provide an enhancement.		
Affordable housing capacity assessment			
General notes	A public right of way crosses the site north to south. There is post and wire fencing to some agricultural boundaries here. The potential density at the site should reflect the lack of suitable sites, the affordable housing requirement for 1 and 2 bed units generally, and the need to make good use of this land.		

Development planning history

Subject to objection 744D1 during UDP process

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 A

Summary of flood risk (from TAN 15)

Not within a TAN 15 zone

Public transport service Services on at least 5 days a week, but lacking one or more of the features necessary to be strategic.

Distance from potential sites to selected services in kilometres

Nearest shop	0.18	Nearest doctor	7.44
Nearest pub	0.09	Nearest Dentist	7.17
Nearest primary school	0.84	Nearest secondary school	6.71
Nearest post office	1.3	Nearest petrol station	4.61
Nearest community hall	4.57	Nearest police station	7.34
Nearest letter box	0.27	Nearest library	7.25
Nearest place of worship	0.29	Nearest cash point	0.14
Nearest sports ground	1.6		

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

Consultee responses

Consultee	Date of response	Response
Countryside Council for Wales	18/12/2007	No adverse comments
Environment Agency Wales	08/01/2008	Possible groundwater problems - caution. SUDS will be required.
PCC Highways	03/04/2008	Access can be achieved.

Dwr Cymru	21/07/2008	<p>Sewerage – Within this catchment the public sewerage system is performing satisfactorily in accordance with its designed parameters and can accommodate the potential domestic foul flows from the UDP allocations already identified. To ensure the integrity of this system, we would expect the domestic surface water to be discharged to a separate system and controlled planning.</p> <p>Where new additional allocations are promoted through the Local Development Plan, Dwr Cymru Welsh Water will assess the impact of these demands to establish if available capacity exists. Should all the proposed developments proceed at the same time then the available ‘headroom’ would be eroded and improvements to our systems would be required. This being the case, certain developments may need to be phased for release in the latter part of the LDP to allow us the time to deliver these essential improvements.</p>
Dyfed Archaeology	30/05/2008	<p>No known archaeology but may have impact upon a registered historic landscape. Sites with known evidence suggesting surviving significant archaeological remains. These areas require further assessment such as a desk – top exercise and site visit to clarify if any areas should be excluded from or retained within the development.</p> <p>Dyfed Archaeological Trust undertook an ASIDOHL to assess the significance of impact of development on historic landscape areas on the register of landscapes of Historic Interest in Wales. See supplementary comment January 2009 The study concluded that the development would have a moderate direct and indirect physical impact and moderate indirect (non physical) visual impact. Landscaping and planting schemes could help mitigate the visual impacts of the development. In addition, the impact could be lessened by the use of sensitive architectural design inkeeping with local and regional building styles, and the density and development pattern that reflects and respects existing buildings in the settlement, including the careful positioning of units, gardens and green spaces.</p>

Dwr Cymru	21/07/2008	<p>Sewage Treatment - We have numerous Waste Water Treatment Works within the County which are designed to treat foul effluent from residential and commercial/industrial premises. The discharges from each of the Works are licensed by the Environment Agency to meet European Directives. Dependant on the scale of development identified within your proposed Local Development Plan the associated sewerage catchment, and may need to be upgraded as required to accommodate future growth.</p> <p>Supplementary comment 8/10/08 - A study will be needed to assess capacity at the STW and the developer will be required to pay for the study. The STW may require upgrading to accommodate development of this site but no investment bid has been included in the current programme. Development may therefore be delayed until after 2015 if the study shows the STW to have insufficient capacity unless the developer pays for any necessary improvements.</p>
Dwr Cymru	21/07/2008	<p>Water Supply – Pembrokeshire Coast National Park is fed from strategic Water Treatment Works in the County. These water treatment works are important assets for Dwr Cymru/Welsh Water (DCWW) in delivering potable water to customers, Commercial, Health & Education premises. DCWW are developing a 25 year water resource plan to meet projected future demands for the County. Based on future demands already shared with us we do not foresee any problems at present in meeting the anticipated domestic demands during the life of the Local Development Plan. Water is a precious resource and in line with Government objectives on sustainable development we would look to promoters of developments to have considered and included where feasible, water efficient devices within buildings and sustainable drainage measures.</p>
Environment Agency	14/07/2009	<p>We are aware that there are long term sewer issues within Jameston, there is a private un-adopted pumping station which is causing some concern and which could potentially lead to pollution of the limestone. In this respect we would object to any new development until the pumping station is upgraded and adopted. Lies on a Major Aquifer and source protection zone 3.</p>

26/01/2009 The development of this site would appear not to affect ordinary watercourses. It would be preferable if surface water was disposed to soakaways/SUDS in order not to increase the risk of flooding or exacerbate existing flooding in downstream catchments. If, however, ground conditions are not suitable for the use of soakaways/SUDS or positive drainage systems are required for adoption purposes, then any conventional drainage system discharging to watercourse either directly or indirectly, should include measures to improve the status quo.

It should be noted that ordinary watercourses must not be filled in, culverted, or the flow impeded in any manner, without the prior written consent of the Environment Agency under Section 23 Land drainage Act 1991. Approval of Pembrokeshire County Council is also required to culvert a watercourse under Section 265(1) Public Health Act 1936.

Dyfed Archaeological Trust 08/01/2009 January 2009 - An ASIDHOL provided by Dyfed Archaeological trust indicated a moderate impact for this site and the site at Green Grove. Dyfed Archaeological Trust confirm that the moderate score is acceptable as it is in the lower half of the overall grading (two of the three HLCAs are also borderline slight). Thus, the study concluded that the development would have a moderate direct and indirect physical impact and moderate indirect (non physical) visual impact. Landscaping and planting schemes could help mitigate the visual impacts of the development. In addition, the impact could be lessened by the use of sensitive architectural design inkeeping with local and regional building styles, and the density and development pattern that reflects and respects existing buildings in the settlement, including the careful positioning of units, gardens and green spaces.

Supplementary Comment from Dyfed Archaeological Trust 12/1/09

At the moment we have essentially assessed a 'red line' development, and therefore not taken into account housing design etc. As you correctly stated we have noted that the impact of the development could be mitigated by good design. It is not possible to assess this at the moment though as the design is not there, and so whether it would push the overall score down in the lower part of the moderate range or into slight is impossible to say. It would certainly lower the impact, but by how much would really depend on the quality of design.

We had a similar case in southeast Wales. There the design of the housing was determined prior to doing an ASIDOHL, and was such that it was possible to argue that the development could actually have a beneficial effect on what was essentially an urban historic landscape. This is not possible for Jameston, which sits in a rural historic landscape, but is possible to argue for lowering the impact. If there is a commitment to good design, which clearly there is, then this should be presented as mitigation when arguing for the allocation.

I would argue that a moderate score is acceptable as it is in the lower half of the overall grading (two of the three HLCAs are also borederline slight) and that potential development starts to become unacceptable when scores are Considerable or over. In this context it is worth noting that had the allocation been on the north side of the village, and therefore in the Strip Fields HLCA, then the score would probably have been considerable, or even higher. It may be worth making this point.

Reasons site is suitable for development

Whilst the site would extend Jameston into the countryside, it is generally well contained within local and distant views, and would not be visually prominent. Planting to the south of the site would assist this. A flood consequences assessment may be required for this site. There may also be archaeological remains and further investigation may be required. Dyfed Archaeology have provided an ASIDOHL (Assessment

of the Significance of the Impact of Development on Historic Landscape Areas of Landscapes of Historic Interest in Wales) indicates that the development will have a moderate impact on the historic landscape, and recommends measures to mitigate visual impact which can be accommodated. The proposed density at the site should reflect the need for housing and the affordable housing requirement for 1 and 2 bed units generally, and the need to reflect and respect regional buildings at Jameston. As a consequence the site has been enlarged to extend into the area indicated for future growth so as to accommodate the same number of units at a lower density to support the recommendations of the ASIDHOL.

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	0	This site makes up a portion of two larger agricultural fields. They are not a high grade of agricultural land, the agriculture here is intensive, with post and wire fence evident.
2	+	The site is within walking distance of the limited facilities and services in Jameston. The village is on a bus route with daily services to Pembroke and Tenby where is a good range of facilities.
3	+	The development will require the introduction of firm boundary treatments to provide defensible boundaries. The potential to improve the views onto large scale agricultural buildings within the same ownership, but outside the site should also be explored. A planted buffer zone is required to the south to help integrate the site within views to the south, and will provide an enhancement
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 design 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, 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	+	This is a relatively large site. Overall phasing may be required to

		protect the cultural identity of this community. 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	+	There may be the opportunity to create habitat as part of 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

Development of this site may help to improve public transport to Jameston, and will support local facilities as this site is within walking distance of services within Jameston. 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	Jameston 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. New provision is concentrated on this site and although Jameston has absorbed a considerable amount of estate development historically some phasing constraint to aid absorption and to ensure continuity of supply should be considered.
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.

New provision is concentrated on this site for 35 units. A phasing constraint has been introduced to aid absorption and to ensure continuity of supply – see Table 8 Deposit Plan.

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 is approximately 1km away from Pembrokeshire Marine SAC. Given the level of proposed development and location of the site it is unlikely that there will be any significant effects arising as a result of this allocation.