

Potential site analysis for site 732, East of Herbrandston Hall, Herbrandston

Associated settlement **Herbrandston**
LDP settlement tier **Rural centres**
Community Council area **Herbrandston**
Site area (hectares) **0.38**

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.

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.

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	Not known		
General overview	This is agricultural land to the east of Herbrandston sloping gently downwards to the east. To the east of the site the land rises screening it from view.		
Greenfield or Brownfield/PDL	Greenfield	Estimated number of dwellings	12
Adjoining uses and access	There is existing housing to the north of this site. The village road abuts the western boundary beyond which is a large farm complex. To the south and east is undeveloped countryside. Views of the site from the north are screened by extensive deciduous tree cover. Views to the east are limited by the topography. There is a stone wall along the western boundary of the site. Access would be achieved from the village road.		
Visible constraints to development	The village road is narrow at this point and may constrain the number of dwellings. Development should be kept well back from the watercourse at the southern end of the site to provide ecological continuity with other habitats. This will reduce the potential number of units.		
Impact on National Park's Special Qualities	The peaceful and pleasant farmland in this area is dominated the overwhelming presence of the oil and gas industry infrastructure which completely dominates the scene. Only in views to the west does this cease to have influence over the sense of place. The low visual and sensory values of this landscape, however belie the outstanding historical and cultural value of much of the area. The site offers opportunity for rounding off between the existing settlement and the mature riparian vegetation to the south east of the village. It is well contained and will not adversely impact on the special qualities of the National Park.		
Landscape impact mitigation measures			
Affordable housing capacity assessment			
General notes	The number of units on this site are restricted by Highway Authority requirements. A higher number of units would require widening of the carriageway at the junction of St Margaret's Way. Further investigation is required to ascertain if this is feasible. Up to 25 units could be accommodated within the landscape.		
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 on school days only, summer only or less than weekly.

Distance from potential sites to selected services in kilometres

Nearest shop	0.26	Nearest doctor	2.85
Nearest pub	0.52	Nearest Dentist	3.54
Nearest primary school	2.68	Nearest secondary school	4.23
Nearest post office	0.26	Nearest petrol station	4.03
Nearest community hall	2.29	Nearest police station	3.99
Nearest letter box	2.27	Nearest library	3.04
Nearest place of worship	0.23	Nearest cash point	2.3
Nearest sports ground	0.47		

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

Consultee responses

Consultee	Date of response	Response
Countryside Council for Wales	29/11/2007	We suggest that conditions on developing this site should include keeping well back from the watercourse at the southern end, since it provides some ecological continuity with other habitats.
Dwr Cymru		Studies of the network and treatment works will be required to assess the impact of a large development. These would have to be funded by the developer. No objection for a development of 10 - 12 units. DEAN CHECKING.
PCC Highways	15/11/2007	For the full site to be developed for 46 units the junction between the access to the site and St Margarets Way will need to be widened to 4.8m carriageway and 1.8m footway. If this is not possible then a lesser development of 10-12 units would be possible.
Environment Agency Wales	08/01/2008	FCA needed - potential sewer system overload/capacity levels - need Dwr Cymru advice - need buffer zone aside the stream - 7 metres.

Dyfed Archaeology	30/05/2008	Within close proximity to several sites of archaeological and historical interest including the possible site of a medieval grange. 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.
Environment Agency	22/04/2009	Check with Dwr Cymru.
Environment Agency	13/07/2009	No constraints.
Pembrokeshire County Council Drainage	26/01/2009	There would appear to be an ordinary watercourse on the eastern side of the proposed development site. The layout of any development may need to take account of this watercourse in order that access can be maintained for maintenance purposes. We do not have any information as to whether the proposed site suffers flooding from this watercourse. 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.

Reasons site is suitable for development This is a well screened site at the edge of Herbrandston.

Reasons site is not suitable for development

Does the site pass stage two tests? Yes **Proposed use** Housing

Stage three: Sustainability Appraisal

Sustainability Objective		
Objective	Summary	Commentary
1	+	The land is currently in agricultural use, but is not of the highest grades.
2	-	The site is within walking distance of the limited services and facilities in Herbrandston. The bus service to Herbrandston is very infrequent and so residents would be dependent on car travel to access services and facilities further afield. There are, however other sites being proposed for development in Herbrandston and the wider area and cumulatively they may provide sufficient demand for an improved bus

		service.
3	+	The site is well-screened by the topography and existing buildings. Development should be kept well back from the watercourse at the southern end of the site to provide ecological continuity with other habitats.
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, identified need for 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 number of properties that this site can accommodate is significant, especially when considered alongside land with existing planning permission for development and other sites identified for development within the village. Phasing of development beyond the Plan period will 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 which would help inform this element of the appraisal. No needs other than those identified by statutory consultees are currently apparent apart from affordable housing.
14	+	Development should be kept well back from the watercourse at the southern end of the site to provide ecological continuity with other habitats. Further habitat creation within the site may be possible through the plan 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

With the potential for the development of a significant number of units in Herbrandston, St Ishmaels, Dale and Marloes improvement of the bus service to these villages will be required to

allow non-car access to a wider range of services and facilities. Plan policy to secure as much affordable housing as can be achieved and is needed as opposed to general needs housing will help ensure development aims to meet the needs of local communities. 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 Herbrandston 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.

Substantial growth for Herbrandston is identified. This is concentrated on two sites for 10 units and 25 respectively. This the site for 25 should be a phased development.
- Is the provision meeting an identified need in the centre? The needs of Tier 4 Centres are considered together. See previous response.
- If greenfield, are there sufficient brownfield sites to avoid choosing this one? It 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

Given the size of the allocation and location of the site it is unlikely that there will be any significant effects arising as a result of this allocation.