

Potential site analysis for site 747, Kingswell, St Ishmaels

Associated settlement **St Ishmael's**
LDP settlement tier **Rural centres**
Community Council area **St. Ishmael's**
Site area (hectares) **0**

Site register reference(s) (if proposed as development site for LDP) 3241/SR56

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.

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.

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	Mr Neil Orton		
General overview	This is a flat area of land used as part of a large domestic garden. The site is also included in a wider area for consideration under site ref 733.		
Greenfield or Brownfield/PDL	Greenfield	Estimated number of dwellings	0
Adjoining uses and access	The northern boundary of the site is the village road. The property to which this garden belongs is situated to the east. To the south and west is undeveloped land which is being considered under site ref 733.		
Visible constraints to development			
Impact on National Park's Special Qualities	The Marloes Peninsula is characterised by open rolling farmland contrasting with more sheltered wooded valleys. The recorded historical and archaeological features area of national importance. The site is within an area of concave landform screened by existing development on a ridge to the south and enclosed by riparian vegetation to the west providing a contained area for rounding off the settlement edge. A low ridge to the west contains views of the site. Development will not adversely affect the special qualities of the National Park.		
Landscape impact mitigation measures			
Affordable housing capacity assessment			
General notes			
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	0.2	Nearest doctor	6.14
Nearest pub	0.08	Nearest Dentist	6.9
Nearest primary school	0.14	Nearest secondary school	7.78
Nearest post office	2.89	Nearest petrol station	7.45
Nearest community hall	5.63	Nearest police station	7.36
Nearest letter box	0.31	Nearest library	6.27
Nearest place of worship	0.69	Nearest cash point	4.39
Nearest sports ground	0.58		

* 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		Concern about localised drainage problems - check with Pembrokeshire engineers and Dw Cymru. Infill plot - caution regarding stream - no culverts.
PCC Highways	03/04/2008	The road past this site is very narrow with bends and is on a hill. There is the potential for an access with a 'standing bay' (Typical Layout 5A) to be constructed at the lower corner of the site, subject to 2.4 by 33 metre visibility splays. The full frontage hedgebank would be lost due to the splay looking east, so it would be my duty to achieve minor road widening of the carriageway of the County Road for Highway users at the same time.
Pembrokeshire County Council Drainage	07/04/2008	We do not have any information as to whether the proposed site suffers flooding from the adjacent watercourse. It would be preferable if surface water was disposed to soakaways/SUDS in order not to increase the risk of flooding in the downstream catchment. For your information, 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 263(1) Public Health Act 1936.
Pembrokeshire County Council Highways	22/10/2008	Further to our site visit and further investigation into accessing the large site adjacent to the school it is considered appropriate that this site should be accessed via the proposed access into that larger site.
Reasons site is suitable for development		This site is within a wider area considered suitable for further development (see site reference 733).

Reasons site is not suitable for development

Does the site pass stage two tests? Yes

Proposed use Mixed

Stage three: Sustainability Appraisal

Sustainability Objective

	Summary	Commentary
1	++	This is an extended garden.
2	-	The site is within walking distance of the services available in St Ishmaels. The only bus service is infrequent does not provide a realistic alternative to the car. The single dwelling proposed at this site will not create sufficient demand to improve the bus service to the village, although combined with other proposals for this village, Marloes, Herbrandston and Dale there may be scope for developer contributions or increased demand to improve the service available.
3	++	The site is well contained within the village.
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 flooding. Development should incorporate energy efficiency and sustainable development 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. 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 site for a single dwelling which will not threaten the culture of this 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	+	The site is currently in use as an extended garden area. There may

15 be opportunity to maintain any biodiversity through the planning process.
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

See assessment of site 733.

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 St Ishmaels 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.

Is the provision meeting an identified need in the centre? The needs of Tier 4 Centres are considered together. Please see 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
See assessment of site 733.

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
See site 733