

Potential site analysis for site 758, Dale School

Associated settlement	Dale
LDP settlement tier	Rural centres
Community Council area	Dale
Site area (hectares)	0.53

Site register reference(s) (if proposed as development site for LDP) 3247/SR64; 3413/SR144

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.

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 Pembrokeshire County Council

General overview This site includes the buildings, hard-surfaced playground areas and fields of the former school. The site is located to the north of the village on high land overlooking the village. It is screened from within the village by trees.

Greenfield or Brownfield/PDL Brownfield/PDL **Estimated number of dwellings** 1

Adjoining uses and access To the north and west the site abuts undeveloped land. To the east the boundary follows the road line, although due to the land levels is raised well above it. To the south are the rear curtilages of properties running along Castle Way. Access at present is via a narrow land on the 4327 which follows a hairpin bend around to an agricultural field access in the south eastern corner of the site. It is a tortuous and narrow route.

Visible constraints to development The wider site includes undeveloped, steeply sloping land and development of this land would constitute incursion into the countryside. The main school building appears to be well built of stone construction and the roof would appear to be water tight. There may be opportunities to convert this building. There are 2 other buildings within the site. Adjacent and at right angles to the school buildings is a demountable classroom in a poor state of repair and alongside this is a smaller, wooden storage shed, again in a poor state of repair. The removal of these buildings would provide an opportunity for redevelopment. There is also a small tarmac playground at the rear of the buildings which may be appropriate for redevelopment, although this land is at a significantly higher level and there may be issues of overlooking.

Impact on National Park's Special Qualities Dale is located in a open valley with distinctive wooded areas on the upper valley sides which provide strong visual containment and adds to the sense of place. This contrasts with the openness of the foreshore. The coastal views also contribute greatly to the sense of place and the often outstanding visual and sensory landscape value of the area. The former school is located to the north of the northern arm of development in Dale and within the distinctive wooded area. The wider site includes fields sloping steeply toward the road leading out of the village. The density of the trees provide some screening to the buildings in the winter and considerable screening in the summer. The site is not within the main row of existing development in this area but provides an opportunity for redevelopment of the former school buildings which benefit from significant screening. Although elevated above the village, it is a familiar element of the village scene. If conversion of the main school building is not possible a replacement should respect the character of the existing building in terms of size and design.

Landscape impact mitigation measures

Affordable housing capacity assessment

General notes

The northern portion of this site is within a coastal flood zone. Redevelopment of the site should be restricted to that part of the site which has been occupied by the school buildings and playground. None of this area is within the area liable to flood. Measures will need to be taken to ensure that any new development does not exacerbate the flooding. Site Registration 3413/SR144 proposes that the site of the school buildings be used as a community facility.

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)

Partly within TAN 15 Zone C2

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	0.46	Nearest doctor	8.35
Nearest pub	0.42	Nearest Dentist	9.13
Nearest primary school	2.71	Nearest secondary school	10.19
Nearest post office	0.43	Nearest petrol station	9.71
Nearest community hall	7.91	Nearest police station	9.58
Nearest letter box	0.13	Nearest library	8.45
Nearest place of worship	0.15	Nearest cash point	3.01
Nearest sports ground	2.6		

* 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	Small flooding possible on access/egress - need to be aware. Suggest you contact Dwr Cymru on system capacity.

PCC Highways	03/04/2008	Access to this site is difficult to achieve and will require further investigation should a planning application come forward. No more than a single unit should be developed at the site with access works to be undertaken to the satisfaction of Pembrokeshire County Council Highway Authority and the National Park Authority.
Dwr Cymru	21/07/2008	Sewerage - No problems are envisaged with the public sewerage system for foul discharge from this development.
Dyfed Archaeology	30/05/2008	Site of a post-medieval school.
Dwr Cymru	21/07/2008	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.
Dwr Cymru	21/07/2008	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.

Reasons site is suitable for development

The school buildings are well screened and the area of the school buildings is suitable for redevelopment. There is restricted vehicular access to the site and the Highway Authority has advised that only a single dwelling would be appropriate due to this constraint. Access difficulties, lack of on site parking and the inability to provide access to the building to meet the Disability Discrimination Act requirements mean that the building is not suitable for community/public uses.

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	++	This is a brownfield site with potential to reuse an existing building.
2	-	The site is within walking distance of only limited facilities within Dale. The only bus service is infrequent and does not provide a realistic alternative to the car. The limited number of dwellings proposed at this site is unlikely to create sufficient demand to improve the bus service to the village, although combined with proposals for this village, Marloes, Herbrandston and St Ishmaels there may be scope for developer contributions to improve the service available.
3	++	This is a brownfield site with potential to reuse an existing building.
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 can make use of an existing building. It should incorporate energy efficiency and sustainable design principles.
7	++	This development can make use of an existing building. Housing will be build 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 small development but in association with a large site allocated for development within Dale some phasing will be required to protect the culture 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	+	This is a brownfield site. May be need to make provision for species such as bats in existing buildings. There may be opportunity for habitat creation within the site through 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

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 Dale 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? All the household projection figures for Tier 4 Centres are considered together.

If greenfield, are there sufficient brownfield sites to avoid choosing this one? It is a brownfield site.

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

The site has not been screened for Likely Significant Effect on Natura 2000 sites as it is not allocated in the Local Development Plan