

Potential site analysis for site 761, Northeast/East of Roch Castle

Associated settlement	Roch
LDP settlement tier	Rural centres
Community Council area	Nolton and Roch
Site area (hectares)	0.72

Site register reference(s) (if proposed as development site for LDP) 3379/SR67

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.

Within 50 metres of a Listed Building.

Not within 500 metres of 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: 4 (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 and Mrs Berry (Private)

General overview This site is undeveloped land located immediately to the east of Roch Castle at the eastern edge of Roch village. The parcel of land is narrow at its southern boundary near to the village road, but becomes increasingly wider to the northern end of the site.

Greenfield or Brownfield/PDL Greenfield **Estimated number of dwellings** 0

Adjoining uses and access The western boundary of the site is defined by Roch Castle, set upon its rocky precipice and its grounds to the north. To the north the land opens onto the countryside beyond. To the east the boundary is defined by the field boundary marked by fencing. To the south the site is bounded by the road. There is a gated access to the road and an unmetalled track has been constructed into the site.

Visible constraints to development The site is located immediately adjacent to Roch Castle, which is a Grade 1 Listed Building. The site is not well related to the rest of the village which lies mainly to the west of the Castle. There is a more recent ribbon of development to the east of the Castle, but along the southern side of the road. The Castle is located to the north of the road and the land on this side of the road, to the east of the Castle is undeveloped and in agricultural use, extending eastwards towards Plumstone Mountain. Approaching Roch from the east provides views of this sweep of countryside, dominated by the Castle.

Impact on National Park's Special Qualities Roch Castle is situated to the eastern end of the village of Roch and is an imposing feature seen in many views across Pembrokeshire. The old core of the village around the castle and church have traditional built forms, although this has not been replicated in the newer additions to the west. The northern edge of the village has hard edges but there is no scope for development without detriment to the setting of the castle. The landscape setting of the castle needs to be preserved, along with distant views from public roads in the area. Development of this site would have a considerable adverse impact on the setting of the castle and thus the special qualities of the National Park.

Landscape impact mitigation measures

Affordable housing capacity assessment

General notes

Development planning history

Subject to objection 1288D1 during UDP process

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

Application code	Application type	Proposal	Decision	Decision date
99/248		Erection of 14 dwellings & associated access road	REF	01-Jul-1999
00/280	FULL	Erection of 14 dwellings with service road	REF	15-Sep-2000
04/636	OL	Dwellings & service road	REF	22-Dec-2004
05/684	OL	Residential development	REF	23-Feb-2006
06/185	FULL	Creation of new access	REF	15-Aug-2006

Summary of geological risk (class A is lowest risk, class E is highest risk)

Running sand class A; compressible ground class A; landslide class A; no soluble rocks; shrink swell class A

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	0.7	Nearest doctor	4.75
Nearest pub	0.92	Nearest Dentist	8.94
Nearest primary school	0.9	Nearest secondary school	8.83
Nearest post office	7.91	Nearest petrol station	4.14
Nearest community hall	1.8	Nearest police station	13.16
Nearest letter box	0.85	Nearest library	9.09
Nearest place of worship	0.12	Nearest cash point	0.7
Nearest sports ground	1.76		

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

Consultee responses

Consultee	Date of response	Response
Countryside Council for Wales		Not consulted
Environment Agency Wales	13/07/2009	No constraints.
PCC Highways		Not consulted
Dwr Cymru		Not consulted

Reasons site is suitable for development

Reasons site is not suitable for development

Development of this site would have a considerable adverse impact on the setting of the castle and thus the special qualities of the National Park.

Does the site pass stage two tests? No

Proposed use Housing