

## Potential site analysis for site 763, Moylegrove Car Park

Associated settlement      **Countryside**  
LDP settlement tier        **Smaller settlements**  
Community Council area **Nevern**  
Site area (hectares)        **0.06**

**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.

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

<b>Ownership</b>	Pembrokeshire Coast National Park Authority		
<b>General overview</b>	This is a tarmac-surfaced car park located at the bottom of the valley providing public parking for the village of Moylegrove.		
<b>Greenfield or Brownfield/PDL</b>	Brownfield/PDL	<b>Estimated number of dwellings</b>	0
<b>Adjoining uses and access</b>	The village road forms the northern boundary of this site. There is existing development to the east and west and a detached property located some way to the south.		
<b>Visible constraints to development</b>			
<b>Impact on National Park's Special Qualities</b>	Moylegrove is a remotely-located village within a large tract of rolling farmland south of Caemaes Head. The village is hidden within a small wooded valley. The settlement pattern is strongly linear and development of this car park would contrast strongly with that character. It would therefore be detrimental to the special qualities of the National Park.		
<b>Landscape impact mitigation measures</b>			
<b>Affordable housing capacity assessment</b>			
<b>General notes</b>			
<b>Development planning history</b>			
<b>Planning application history (planning applications within, overlapping or adjacent to the potential site)</b>			
<b>Summary of geological risk (class A is lowest risk, class E is highest risk)</b>	Running sand class C; compressible ground class D; landslide class B; no soluble rocks; shrink swell class B		
<b>Summary of flood risk (from TAN 15)</b>	Partly within TAN 15 Zone B		
<b>Public transport service</b>			
<b>Distance from potential sites to selected services in kilometres</b>			
Nearest shop	4.75	Nearest doctor	6.34

Nearest pub	4.84	Nearest Dentist	6.37
Nearest primary school	4.8	Nearest secondary school	6.59
Nearest post office	8.2	Nearest petrol station	6.84
Nearest community hall	6.76	Nearest police station	6.24
Nearest letter box	0.82	Nearest library	6.17
Nearest place of worship	0.02	Nearest cash point	4.76
Nearest sports ground	4.88		

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

### Consultee responses

Consultee	Date of response	Response
Countryside Council for Wales	01/04/2008	No adverse comments received.
Environment Agency Wales		This site is within Zone C2 and a flood consequence assessment would be required.
PCC Highways		Not consulted
Dwr Cymru	21/07/2008	Sewerage - No problems are envisaged with the public sewerage system for foul discharge from this development
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

**Reasons site is not  
suitable for  
development**

The site is within the fluvial flood plain of the Nant Ceibwr.

**Does the site pass stage two tests?** No

**Proposed use**