

Potential site analysis for site 765, South St Margaret's Way, Herbrandston

Associated settlement **Herbrandston**
LDP settlement tier **Rural centres**
Community Council area **Herbrandston**
Site area (hectares) **0.42**

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 (private)

General overview This is a flat, grassed site contained within existing buildings.

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

Adjoining uses and access The northern boundary of the site abuts the rear curtilages of the properties along St Margaret's Way. To the south and east are farm buildings and houses. To the west, part of the boundary is enclosed by a farm outbuilding with the remaining boundary being closed off to the agricultural land beyond by means of an agricultural gate. Access to the site is difficult and would have to be across agricultural land to the east, unless there are opportunities to gain access via the farm outbuildings to the south and west.

Visible constraints to development

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. This site well screened by existing buildings offers an opportunity for small scale development. It would not, therefore impact on 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)

Application code	Application type	Proposal	Decision	Decision date
06/032	FULL	Conversion of garage & extension	APP	08-Mar-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 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	0.19	Nearest doctor	3
Nearest pub	0.43	Nearest Dentist	3.68
Nearest primary school	2.82	Nearest secondary school	4.37
Nearest post office	0.19	Nearest petrol station	4.17
Nearest community hall	2.43	Nearest police station	4.14
Nearest letter box	2.4	Nearest library	3.18
Nearest place of worship	0.22	Nearest cash point	2.44
Nearest sports ground	0.33		

* 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	No flooding problem. Sewer system potentially could overload/capacity levels - seek Dwr Cymru advice.
PCC Highways	03/04/2008	Access to this site would require demolition of existing properties in St Margaret's Way or along the village road.
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	Within close proximity to the site of a possible Medieval grange or manor house. Sites including either known or probable remains, which should be preserved and incorporated into, appropriate development designs. Sites within this category are unlikely to prevent development, however any impact upon archaeological remains will require appropriate mitigation. This is likely to include the retention of features where possible, and the investigation, recording and analysis of all threatened remains.
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

Access to this site would require demolition of existing properties in St Margaret's Way or along the village road.

Does the site pass stage two tests? No

Proposed use Housing