

Potential site analysis for site 785, Adj to Burgage Green Close, St Ishmaels

Associated settlement **St Ishmael's**
LDP settlement tier **Rural centres**
Community Council area **St. Ishmael's**
Site area (hectares) **1.4**

Site register reference(s) (if proposed as development site for LDP) 3289/SR85

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.

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.

Not within 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 Andrew Bowen		
General overview	The site extends from the western edge of the village St Ishmaels into the countryside beyond. The eastern-most part of the site is also covered by a smaller site with ref. 381 which has been allocated for development in the JUDP and which is partially developed. It is also immediately to the west and south of another potential site, ref 810. This site occupies a long burgage plot and an adjacent shorter plot at its western end resulting in an L-shaped parcel of land, separate by the existing field boundaries.		
Greenfield or Brownfield/PDL	Greenfield	Estimated number of dwellings	0
Adjoining uses and access	This site is contained within existing field boundaries which are the surviving historical field patterns. Around the western-most boundaries of the site the land is undeveloped and farmed. To the south, adjacent to the eastern half of the site is an estate development. To the east the site boundary does not currently follow a physical feature on the ground but leaves a gap before the original field boundary which abuts the rear curtilage of properties facing onto the village road. Access to the site is via a gated access off Burgage Green Close.		
Visible constraints to development	This site is on land rising out of the village to the west. This land is exposed and prominent. Below the ridge are a surviving pattern of medieval burgage plots.		
Impact on National Park's Special Qualities	The site is on land rising out of the valley to the west and development here would be unacceptably visually intrusive. Development below this low ridge would compromise the integrity of the surviving historical field pattern of medieval burgage plots.		
Landscape impact mitigation measures			
Affordable housing capacity assessment			
General notes			
Development planning history	Partly in or adjacent to area designated as Residential Allocation in JUDP		
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	0.16	Nearest doctor	6.47
Nearest pub	0.28	Nearest Dentist	7.23
Nearest primary school	0.49	Nearest secondary school	8.08
Nearest post office	2.77	Nearest petrol station	7.77
Nearest community hall	5.95	Nearest police station	7.68
Nearest letter box	0.66	Nearest library	6.61
Nearest place of worship	0.72	Nearest cash point	4.06
Nearest sports ground	0.92		

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

Consultee responses

Consultee	Date of response	Response
Pembrokeshire County Council Highways	03/04/2008	A properly constructed access to this site would be required and the ransom clause relating to land at the entrance to the site would have to be renegotiated with Pembrokeshire County Council. Construction of the access would affect the layout of the current proposals for part of this site.
Countryside Council for Wales	01/04/2008	No adverse comments received.
Dyfed Archaeology	30/05/2008	Within close proximity to a Scheduled medieval motte (PE196). Potential for archaeology associated with extended medieval settlement. Sites with known evidence suggesting surviving significant archaeological remains. These areas require further assessment such as a desk – top exercise and site visit to clarify if any areas should be excluded from or retained within the development.

Dwr Cymru	21/07/2008	<p>Sewerage – Within this catchment the public sewerage system is performing satisfactorily in accordance with its designed parameters and can accommodate the potential domestic foul flows from the UDP allocations already identified. To ensure the integrity of this system, we would expect the domestic surface water to be discharged to a separate system and controlled planning.</p> <p>Where new additional allocations are promoted through the Local Development Plan, Dwr Cymru Welsh Water will assess the impact of these demands to establish if available capacity exists. Should all the proposed developments proceed at the same time then the available ‘headroom’ would be eroded and improvements to our systems would be required. This being the case, certain developments may need to be phased for release in the latter part of the LDP to allow us the time to deliver these essential improvements.</p>
Dwr Cymru	21/07/2008	<p>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.</p>
Dwr Cymru	21/07/2008	<p>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.</p>

Reasons site is suitable for development

Reasons site is not suitable for development

Development of this site would be unacceptably visually intrusive and extend development into the countryside. Construction of the access to this land would affect the layout already being built on the site allocated in the JUDP for 5 units and being considered in the LDP under reference 381.

Does the site pass stage two tests? No **Proposed use** Housing