

Potential site analysis for site 793, Land off Rosebush Terrace, Rosebush

Associated settlement	Countryside
LDP settlement tier	Smaller settlements
Community Council area	Maenclochog
Site area (hectares)	0.26

Site register reference(s) (if proposed as development site for LDP) 3302/SR93

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.

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: 5 (1 is Agriculturally most valuable, 5 is least valuable).

Not within a quarry buffer zone.

Not within safeguarded route for roads or cycleways.

Site includes 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 David Jennings		
General overview	This site is on rising land to the east of Rosebush running along the road frontage and contained by existing field boundaries to the north and south.		
Greenfield or Brownfield/PDL	Greenfield	Estimated number of dwellings	0
Adjoining uses and access	The site is a rectangular area of a field fronting the village road which extends into a private track serving the properties along The Terrace. The northern and southern boundaries of the site are the field boundaries, the western boundary is the field boundary fronting the road. The eastern boundary follows no physical boundary on the ground. There are trees to the southern and south-western boundaries of the site. Currently access is from the farm buildings to the east of the site. It has been proposed that access be taken directly from the village road into the site.		
Visible constraints to development	The site is beyond the existing built area of Rosebush which has a strong boundary along the village road.		
Impact on National Park's Special Qualities	The Mynydd Preseli is a distinctive upland area characterised by open moorland and heath. The village of Rosebush nestles on the southern slopes of Foel Cwm Cerwyn and is clearly visible in views of the village from the B4329 north of New Inn. The site is separated from the main built area of the village by the road which forms a straight and distinct boundary on the eastern side of the settlement. The buildings belonging to Pant Mawr Farm are the only built development to the east of the track and are suitably located in the countryside. Development of this site would extend development into the countryside which would be visually intrusive and damaging to the special qualities of the National Park.		
Landscape impact mitigation measures			
Affordable housing capacity assessment			
General notes			
Development planning history	Subject to objection 189D1 during UDP process		
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 B; no soluble rocks; shrink swell class A

Summary of flood risk (from TAN 15)

Not within a TAN 15 zone

Public transport service

Distance from potential sites to selected services in kilometres

Nearest shop	2.09	Nearest doctor	9.92
Nearest pub	0.05	Nearest Dentist	9.9
Nearest primary school	2.05	Nearest secondary school	11.38
Nearest post office	2.08	Nearest petrol station	2.1
Nearest community hall	6.55	Nearest police station	11.34
Nearest letter box	0.28	Nearest library	14.05
Nearest place of worship	1.29	Nearest cash point	2.1
Nearest sports ground	10.14		

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

Consultee responses

Consultee	Date of response	Response
Pembrokeshire County Council	03/04/2008	Access to this site would require removal of a length of retaining wall along the existing roadside.
Countryside Council for Wales	01/04/2008	No adverse comments received
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

Development of this site would extend development into the countryside which would be visually intrusive and damaging to the special qualities of the National Park.

Does the site pass stage two tests? No

Proposed use Housing