

## Potential site analysis for site 810, 25 Burgage Green Road, St Ishmaels

Associated settlement     **St Ishmael's**  
LDP settlement tier       **Rural centres**  
Community Council area **St. Ishmael's**  
Site area (hectares)       **0.44**

**Site register reference(s) (if proposed as development site for LDP)** 3315/SR109

### **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 Richard Jenkins

**General overview** This is a rectangular piece of land extending south-westwards from the western edge of St Ishmaels village on gently rising land to the west. It is contained within existing field boundaries. The eastern portion of the site overlaps with site ref 381 which has planning permission and is allocated in the JUDP for residential development. The site has been partially developed and one plot is within the overlap of site 381 and this site. It is also adjacent to site 785.

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

**Adjoining uses and access** The northern, southern and western boundaries of the site are marked by hedgerows/hedgebanks. The eastern boundary of the site lies between two recently built dwellings - thus one is included within the site but the other is not. There is currently no physical feature on the ground that marks this boundary. Land to the north, west and south of this site is undeveloped farmland, although the land to the south has also been submitted as a potential site (ref 785). Access into this site is from a narrow lane leading from the village road.

**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	0.17	Nearest doctor	6.46
Nearest pub	0.3	Nearest Dentist	7.22
Nearest primary school	0.51	Nearest secondary school	8.06
Nearest post office	2.82	Nearest petrol station	7.76
Nearest community hall	5.94	Nearest police station	7.67
Nearest letter box	0.68	Nearest library	6.6
Nearest place of worship	0.78	Nearest cash point	4.06
Nearest sports ground	0.93		

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

### Consultee responses

Consultee	Date of response	Response
Pembrokeshire County Council Highways	03/04/2008	Access to this site cannot be achieved in isolation. Access will need to be taken from the south, should the adjoining site be considered appropriate for development.
Countryside Council for Wales	01/04/2008	No adverse comments received.
Dyfed Archaeology	30/05/2008	No known archaeology but may have an impact upon a registered historic landscape. 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	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 be unacceptably visually intrusive and extend development into the countryside. Access to the site cannot be achieved without development of the site to the south which itself is constrained by access and visual impact.

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

**Proposed use** Housing