

## Potential site analysis for site 818, Land Adj Montana, Cresselly - Site A

Associated settlement	<b>Countryside</b>
LDP settlement tier	<b>Smaller settlements</b>
Community Council area	<b>Carew</b>
Site area (hectares)	<b>0.23</b>

**Site register reference(s) (if proposed as development site for LDP)** 3324/SR117

### **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: 4 (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 W A Griffiths

**General overview** The site forms the frontage of a larger agricultural field to the west of a residential property at Teagues Cross. There is a hedgebank boundary which separates the field from a grassed area to the front which itself faces onto Rosemary Lane.

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

**Adjoining uses and access** Whilst residential development forms the boundary to the east, the site is otherwise adjacent to agricultural land, disused land or grassed area. There appears to be no existing access to the site.

**Visible constraints to development** Lack of existing access to the site.

**Impact on National Park's Special Qualities** This site is located within the Daugleddau Landscape Character Area, and the enclosed large water body provides a great sense of tranquillity here. A strong sense of enclosure and shelter is provided by the surrounding landform, dense strands of woodland and belts of trees. There is a prevailing sense of a sheltered, well cared for wooded farmland and parkland landscape of long established private estates and secluded houses contrasting with the more open shoreline villages and hamlets with views along the branches of the estuary. The site, within the rolling lowland of the LCA has the potential to diminish the local character of the agricultural and woodland mosaic.

**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)**

**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 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	3.39	Nearest doctor	7.14
Nearest pub	1.82	Nearest Dentist	7.49
Nearest primary school	1.56	Nearest secondary school	7.81
Nearest post office	2.53	Nearest petrol station	3.61
Nearest community hall	3.58	Nearest police station	8.16
Nearest letter box	0.16	Nearest library	7.6
Nearest place of worship	0.84	Nearest cash point	2.73
Nearest sports ground	1.71		

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

### Consultee responses

Consultee	Date of response	Response
Pembrokeshire County Council Highways	03/04/2008	Development here would create a series of individual accesses at a location where further development would not be sustainable. Site is isolated from the highway. Development of this site would not be supported.
Countryside Council for Wales	01/04/2008	No adverse comments received.
Dwr Cymru	21/07/2008	Sewerage – There is no public sewerage system in this area. Any new development will require the provision of satisfactory alternative facilities for sewage disposal.
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 frontage development of this site would extend development into the countryside which would have a visual impact. Also, development here would create a series of individual accesses at a location where further development would not be sustainable. Site is isolated from the highway. Development of this site would not be supported.

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

**Proposed use**