

Potential site analysis for site 821, Green Grove, Jameston

Associated settlement	Jameston
LDP settlement tier	Rural centres
Community Council area	Manorbier
Site area (hectares)	0.36

Site register reference(s) (if proposed as development site for LDP) 3316/SR123

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.

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.

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	J R Hughes		
General overview	The site sits at the western edge of Jameston and contains a large agricultural shed, paddock and orchard area. It is located behind residential development along the A4139.		
Greenfield or Brownfield/PDL	Greenfield	Estimated number of dwellings	5
Adjoining uses and access	Residential development sits to the north and west of the site, with agricultural fields to the south and west. Access would be via existing access for the shed to the north.		
Visible constraints to development	The relocation of the shed would be an issue.		
Impact on National Park's Special Qualities	Jameston is a linear village sited along the floor of a broad valley. It lies within the Manorbier Registered Landscape of Special Historic Importance, with the old core of the village along the main road, centred on the crossroads. At the north of the village, fields are characteristic of the distinctive relict medieval landscape pattern rising up to the Ridgeway and provide an important special quality which generate a strong historical and cultural sense of place. Development at this site would form part of the built area of the settlement, and is not likely to be detrimental to the special qualities of this Landscape Character Area.		
Landscape impact mitigation measures	A planted area at the west of the site would soften the developed edge at an entry point to Jameston.		
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; soluble rock class D; shrink swell class A		
Summary of flood risk (from TAN 15)	Not within a TAN 15 zone		

Public transport service Services on at least 5 days a week, but lacking one or more of the features necessary to be strategic.

Distance from potential sites to selected services in kilometres

Nearest shop	0.27	Nearest doctor	7.56
Nearest pub	0.23	Nearest Dentist	7.17
Nearest primary school	1.36	Nearest secondary school	7.23
Nearest post office	1.66	Nearest petrol station	4.14
Nearest community hall	4.12	Nearest police station	7.87
Nearest letter box	0.28	Nearest library	7.4
Nearest place of worship	0.24	Nearest cash point	0.41
Nearest sports ground	2.03		

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

Consultee responses

Consultee	Date of response	Response
Pembrokeshire County Council Highways	03/04/2008	Access can be gained from the road and support 2- 5 dwellings, provided agricultural building is removed and subject to satisfactory visibility being achieved.
Countryside Council for Wales	01/04/2008	No adverse comments received.
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	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.
Environment Agency	14/07/2009	We are aware that there are long term sewer issues within Jameston, there is a private un-adopted pumping station which is causing some concern and which could potentially lead to pollution of the limestone. In this respect we would object to any new development until the pumping station is upgraded and adopted. Lies on a Major Aquifer and source protection zone 3.
Pembrokeshire County Council Drainage	26/01/2009	The development of this site would appear not to affect ordinary watercourses. It would be preferable if surface water was disposed to soakaways/SUDS in order not to increase the risk of flooding or exacerbate existing flooding in downstream catchments. If, however, ground conditions are not suitable for the use of soakaways/SUDS or positive drainage systems are required for adoption purposes, then any conventional drainage system discharging to watercourse either directly or indirectly, should include measures to improve the status quo. It should be noted that ordinary watercourses must not be filled in, culverted, or the flow impeded in any manner, without the prior written consent of the Environment Agency under Section 23 Land drainage Act 1991. Approval of Pembrokeshire County Council is also required to culvert a watercourse under Section 265(1) Public Health Act 1936.

Reasons site is suitable for development

Development at this site would be well related to existing development. The acceptable relocation of the agricultural shed would however be a determining factor in the acceptability of any development at this site. Satisfactory highway visibility will need to be achieved, and is a limiting factor in terms of the numbers of dwellings the site can support. Dyfed Archaeology have provided an ASIDOHL (Assessment of the Significance of the Impact of Development on Historic Landscape Areas of Landscapes of Historic Interest in Wales) indicates that the development will have a moderate impact on the historic landscape, and recommends measures to mitigate visual impact which can be accommodated through planting and architectural design.

Reasons site is not suitable for development

Does the site pass stage two tests? Yes

Proposed use Housing

Stage three: Sustainability Appraisal

Sustainability Objective	Summary	Commentary
1	0	This site comprises a large agricultural shed and curtilage. The relocation of the shed to enable development will be critical to the development of this site and to the effect on this sustainability objective
2	+	This site is within walking distance of facilities at Jameston and a daily bus service is available providing access to a full range of services at Tenby
3	+	This site is at the edge of the settlement of Jameston and development will maintain the character of the settlement
4	0	Though the development will increase the population and therefore the pool of residents that could be taking part in physical recreation, the Sustainability Objective seeks a change in behaviour such that a greater proportion of residents and non-residents are taking part in physical recreation in the Park, and therefore enjoying the health benefits.
5	0	The development will not achieve this aim
6	+	This site is not within an area liable to flood. Design should incorporate energy efficiency and sustainable design principles.
7	+	Housing will be built according to the sustainable design policies of the Plan requiring the highest standards for energy efficiency.
8	++	The site can be used to accommodate a range of housing, including, identified need for affordable housing. Development will also help to sustain services locally.
9	+	This site can be used to accommodate identified need for affordable housing.
10	+	This is a small site which would not threaten the cultural distinctiveness of the community. Other sites are also available within Jameston and phasing overall is required. A positive outcome is dependent on a large proportion of housing being available at an affordable rate to people within the local community.
11	0	Development of an individual site is irrelevant to this Sustainability Objective, as its goal is to avoid negative effects of minerals acquisition wherever and whatever the use of those mineral products.
12	0	Development here is likely to marginally increase waste, though this is inevitable and the only way to avoid this would be to have no development and no increase in population (in or outside the Park, as displacement of the waste generation would not eliminate its harmful effects).
13	+	The Authority does not have SPG in place on developer contributions. No needs other than those identified by statutory consultees are

- currently apparent.
- 14 + Habitat creation can form part of the planning process for this site.
- 15 Policy 17, Sustainable Design aims to make efficient use of water resources. Issues relating to water quality are addressed at Stage 2 and through the Habitats Regulation Screening and Assessment at Stage 5.

Overall Sustainability Appraisal

Development of this site may help Jameston to achieve improved public transport and help to support local facilities. Plan policy to secure as much affordable housing as can be achieved and is needed will help ensure development meets the needs of local communities and offers the opportunity to live in the National Park to as wide a section of the population as possible. The housing built will meet the highest standards for energy efficiency due to the sustainable design policies of the Plan.

Is the site acceptable for development after Sustainability Appraisal Yes

Stage four: compatibility with the Preferred Strategy

Is site within or adjacent to named centre? Yes

Is the proposed use listed as appropriate for the centre? Yes

Is the provision consistent with the scale of development proposed for The level of provision is higher than might be expected to be achieved using Welsh Assembly Government population projections. A greater focus has been placed on Rural Centres which are more sustainable locations for development than the wider countryside.

Is the provision meeting an identified need in the centre? New provision is concentrated on a single site for 35 units.

If greenfield, are there sufficient brownfield sites to avoid choosing this one? There are no alternative brownfield sites.

Overall stage 4 assessment

The site is within or adjacent to named centre in the Strategy. A use is proposed which is considered appropriate as per the Strategy. The level of provision is higher than might be expected to be achieved using Welsh Assembly Government population projections. A greater focus has been placed on Rural Centres which are more sustainable locations for development than the wider countryside. New provision is concentrated on a single site in Jameston for 35 units. A phasing constraint has been introduced to aid absorption and to ensure continuity of supply – see Table 8 Deposit Plan.

Is the site compatible with the preferred strategy? Yes

Stage Five: Habitat Regulations Assessment

For more information see the Habitats Regulations Screening and Appropriate Assessment reports

The site is approximately 1km away from Pembrokeshire Marine SAC. Given the level of proposed development and location of the site it is unlikely that there will be any significant effects arising as a result of this allocation.