

## Potential site analysis for site 830, Kiln House Lane, Jameston

Associated settlement	<b>Jameston</b>
LDP settlement tier	<b>Rural centres</b>
Community Council area	<b>Manorbier</b>
Site area (hectares)	<b>8.55</b>

**Site register reference(s) (if proposed as development site for LDP)** 3342/SR129

### **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: 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 Peter Rees

**General overview** This site forms an extensive field on the northern edge of Jameston, currently in use for agricultural purposes, and bounded by hedges and hedgebanks. There is a corrugated agricultural building on the site, and a series of polytunnels which are located towards its centre.

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

**Adjoining uses and access** There is agricultural land around this site, apart from the south, where it is separated from Jameston by a single lane road with passing places.

**Visible constraints to development**

**Impact on National Park's Special Qualities** Jameston is linear and sited along the floor of a broad valley. It lies within the Manorbier Registered Landscape of Special Historic Importance, with the old core of Jameston along the main road, centred on the crossroads. At the north of Jameston, 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 impact upon the landscape in this part of the character area, and would be harmful to special qualities.

**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 B; 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	0.32	Nearest doctor	7.56
Nearest pub	0.38	Nearest Dentist	7.3
Nearest primary school	1.14	Nearest secondary school	6.84
Nearest post office	1.76	Nearest petrol station	4.29
Nearest community hall	4.22	Nearest police station	7.49
Nearest letter box	0.37	Nearest library	7.38
Nearest place of worship	0.43	Nearest cash point	0.37
Nearest sports ground	2.03		

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

#### Consultee responses

##### Reasons site is suitable for development

**Reasons site is not suitable for development** Development at this site would extend into the countryside in a location which is visually prominent.

Does the site pass stage two tests? No

**Proposed use**