

**Potential site analysis for site 833, Land adj Bali Hai, Burgage Green Rd, St Ishmaels**

Associated settlement     **St Ishmael's**  
LDP settlement tier       **Rural centres**  
Community Council area **St. Ishmael's**  
Site area (hectares)       **0.24**

**Site register reference(s) (if proposed as development site for LDP)** 3346/SR132

**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.

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** Karl Sutton

### General overview

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

### Adjoining uses and access

### Visible constraints to development

**Impact on National Park's Special Qualities** The Marloes Peninsula is characterised by open rolling farmland contrasting with more sheltered wooded valleys. The recorded historical and archaeological features are of national importance. The village of St Ishmaels is well set down within the wider rolling landform. This site is situated beyond the northern extent of the built area of St Ishmaels and development here would extend into the countryside which would have a harmful effect on the special qualities of the National Park.

### 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 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 0.27 Nearest doctor 6.26

Nearest pub	0.33	Nearest Dentist	7.02
Nearest primary school	0.46	Nearest secondary school	7.83
Nearest post office	3.08	Nearest petrol station	7.55
Nearest community hall	5.74	Nearest police station	7.47
Nearest letter box	0.62	Nearest library	6.41
Nearest place of worship	0.97	Nearest cash point	4.27
Nearest sports ground	0.81		

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

### Consultee responses

Consultee	Date of response	Response
Countryside Council for Wales	02/05/2008	Although not designated, our Phase 1 maps indicate that this area is aptly semi-improved neutral grassland. We advise that they should be considered under your Authority's general duty to have regard to conserving biodiversity, as set out in section 40 of the Natural Environment and Rural Communities (NERC) Act (2006). We believe you can do this by ensuring that existing ecological connectivity is retained and opportunities for creating links are taken where appropriate.
Dyfed Archaeology	30/05/2008	Within close proximity to a scheduled medieval motte (PE196). Sites with either known or highly probable survival of archaeological remains, the extent, condition and significance of which are not known. These remains are potentially of national importance and further evaluation is therefore required. Sites falling within this category may contain features, which could prevent the development of part or all of the site. Due to this potential we would recommend such sites are not allocated.
Dwr Cymru	21/07/2008	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. 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.

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.

Pembrokeshire Highway Authority 04/08/2008 The existing access can be used provided that the current use of the site ceases. A footway link will be needed into the village.

**Reasons site is suitable for development**

**Reasons site is not suitable for development** The site is on rising land to the north of St Ishmaels beyond the existing extent of the village and its development would cause an incursion into the countryside which would be harmful to the special qualities of the National Park.

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