

Potential site analysis for site 838, Nolton Haven URC, Nolton Haven

Associated settlement **Countryside**
LDP settlement tier **Smaller settlements**
Community Council area **Nolton and Roch**
Site area (hectares) **0.03**

Site register reference(s) (if proposed as development site for LDP) 3414/SR145

Relationship to designated areas

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 a Listed Building.

Not within 500 metres of 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.

Site includes 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 United Reformed Church (Wales) Trust

General overview This is a solitary large building backing onto the cliff top overlooking Nolton Haven beach.

Greenfield or Brownfield/PDL Brownfield/PDL **Estimated number of dwellings** 1

Adjoining uses and access To the west the site backs onto the cliff tops. The eastern boundary opens to the road. The northern boundary of the site is bounded by highway verge and the south boundary is abutted by a track providing parking space. This is turn leads to undeveloped land along the coastline. Access is directly from the road to the east.

Visible constraints to development

Impact on National Park's Special Qualities This is an existing, locally distinctive Listed Building. Should its present use as a place of worship cease then it would be appropriate to consider alternative uses to enable the structure to be retained and preserve 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 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	2.82	Nearest doctor	4.6
Nearest pub	0.06	Nearest Dentist	9.3
Nearest primary school	3.14	Nearest secondary school	9.12
Nearest post office	4.92	Nearest petrol station	5.17
Nearest community hall	3.34	Nearest police station	12.43
Nearest letter box	0.06	Nearest library	9.59
Nearest place of worship	0	Nearest cash point	2.82
Nearest sports ground	3.31		

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

Consultee responses

Consultee	Date of response	Response
Countryside Council for Wales	01/05/2008	No adverse comments received.
Dyfed Archaeology	30/05/2008	Site in question contains a grade II listed building. Sites with known visible features, which need to be either excluded or retained within any development proposal. Further assessment or evaluation is required to define areas of surviving associated archaeological remains prior to allocation. Any further remains would potentially also need to be retained but may not extend across the whole site. Parts of these areas may therefore need to be excluded from any allocation.
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.

Pembrokeshire Highway Authority 04/08/2008 No objections.

Reasons site is suitable for development Re-use of this building would be appropriate. New uses may include community or public use or conversion to residential use.

Reasons site is not suitable for development

Does the site pass stage two tests? Yes **Proposed use** Mixed

Stage three: Sustainability Appraisal

Sustainability Objective Summary Commentary

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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

This is an existing building with potential for re-use for housing or other uses. The site is within a village with extremely limited services. Currently the very irregular bus links do not provide a realistic alternative to the car.

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? No.

Is the proposed use listed as appropriate for the centre? Not applicable.

Is the provision consistent with the scale of development proposed for Yes.

Is the provision meeting an identified need in the centre? Yes it can contribute toward meeting needs in the locality.

If greenfield, are there sufficient brownfield sites to avoid choosing this one? This is a conversion opportunity of an existing building.

Overall stage 4 assessment

Conversion may be possible subject to Policy 6 of the 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 has not been screened for Likely Significant Effect on Natura 2000 sites as it is not allocated in the Local Development Plan