

Potential site analysis for site 843, Site A east of The Chase, Black Tarr, Llangwm

Associated settlement	Llangwm
LDP settlement tier	Rural centres
Community Council area	Llangwm
Site area (hectares)	0.38

Site register reference(s) (if proposed as development site for LDP) 3406/SR140

Relationship to designated areas

Partly within 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.

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 W G Peters

General overview This site comprises part of an agricultural field which fronts onto the Daugleddau estuary at Black Tar. Semi natural woodland is indicated along most of the eastern boundary at the edge of the estuary.

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

Adjoining uses and access The site has agricultural land on three sides, with the Daugleddau to the east. There is no existing access to the site.

Visible constraints to development Lack of existing access. Proximity to tidal estuary

Impact on National Park's Special Qualities The Daugleddau landscape character area has a great sense of tranquillity. 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. Black Tar group of dwellings are located along the water front or access lane to it. They are dispersed which helps set the character of this area. This development would extend development into the countryside, in a location which would be visible along the estuary and detrimental to the special qualities of the area.

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 D; no soluble rocks; shrink swell class B

Summary of flood risk (from TAN 15)

Partly within TAN 15 Zone C2

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	0.98	Nearest doctor	0.93
Nearest pub	0.95	Nearest Dentist	6.87
Nearest primary school	1.01	Nearest secondary school	7.48
Nearest post office	0.98	Nearest petrol station	5.5
Nearest community hall	2.83	Nearest police station	5.66
Nearest letter box	0.62	Nearest library	5.66
Nearest place of worship	0.89	Nearest cash point	0.98
Nearest sports ground	0.5		

* 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, these sites lie directly adjacent to Milford Haven Waterway SSSI and Pembrokeshire Marine SAC. Any development of these plots needs to ensure that this site is not compromised in any way, including in terms of water quality, or by creating further private access to the foreshore.
Environment Agency Wales		Site lies at the edge of Zone C2 and will need a site level survey. Concern about possible erosion along the eastern boundary. Any development should be located within the western portion of the site. Private drainage may be required. A discharge consent will be required for private drainage.
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 sewerage 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.
Pembrokeshire Highway Authority	04/08/2008	Access to this site cannot be achieved along the foreshore. Any other means of access appears impractical.

Reasons site is suitable for development

Reasons site is not suitable for development	The development of this site would generate a ribbon development within the countryside at a location at the estuary edge which is internationally designated. The site would also be at the edge of a C2 flood zone. Access opportunities appear to be impractical.
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Does the site pass stage two tests?	No	Proposed use
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