

Potential site analysis for site 851, Brumwell Garden Machinery, Jameston

Associated settlement **Jameston**
LDP settlement tier **Rural centres**
Community Council area **Manorbier**
Site area (hectares) **0.79**

Site register reference(s) (if proposed as development site for LDP) 3337/SR165

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 WWA Staniland	
General overview	The site comprises a residential building, garden machinery building and extensive manicured area which extends to the north.	
Greenfield or Brownfield/PDL	Brownfield/PDL	Estimated number of dwellings
Adjoining uses and access	The site protrudes into the countryside at the edge of Jameston, and adjoins residential development at its southern edge. Existing access is via the properties on the site.	
Visible constraints to development	The access potential appears constrained by the narrow lane.	
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 the village 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. Whilst this site has some development at the southern end, it extends into the countryside towards the north, and could have a detrimental impact on the special qualities of this area, especially when viewed from the north.	

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	0.21	Nearest doctor	7.59
Nearest pub	0.22	Nearest Dentist	7.19
Nearest primary school	1.24	Nearest secondary school	7.03
Nearest post office	1.75	Nearest petrol station	4.18
Nearest community hall	4.12	Nearest police station	7.67
Nearest letter box	0.24	Nearest library	7.43
Nearest place of worship	0.28	Nearest cash point	0.32
Nearest sports ground	2.06		

* 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	No known archaeology but may have an impact upon a registered historic landscape. Sites with known evidence suggesting surviving significant archaeological remains. These areas require further assessment such as a desk – top exercise and site visit to clarify if any areas should be excluded from or retained within the development.
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 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 It may be appropriate to develop 4/5 units here, subject to the cessation of the existing use of the site.

Reasons site is suitable for development

Reasons site is not suitable for development The site would extend the built area of Jameston into the countryside at the north of the Centre, which cannot support any further development off the A4139. A desk based study by Dyfed Archaeology indicates that there may be an impact on the registered historic landscape.

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