

## Potential site analysis for site 854, Land westside of Sandy Haven Rd, Herbrandston

Associated settlement      **Herbrandston**  
LDP settlement tier        **Rural centres**  
Community Council area **Herbrandston**  
Site area (hectares)        **6.24**

**Site register reference(s) (if proposed as development site for LDP)** 3425/SR162

### 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.

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: 2 (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 Scale

**General overview** This is a large field extending westwards from the western edge of Herbrandston village.

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

**Adjoining uses and access** The site is virtually flat and currently in agricultural use. It is bounded to the north by another field; to the west by the sports ground and another field; and to the south and east by the rear curtilages of properties along the village road (east) and Little Castle Grove (south). The site boundaries are marked by a hedgerow on all sides. Access to the field is between two properties, from the main village road.

**Visible constraints to development** The objection site, due to its scale, nature and intimate relationship with the extensive open land to its north and west, forms an integral part of the rural fringe around this National Park settlement; and for these reasons its development would represent a significant encroachment of the built-up area into the open countryside thereby seriously damaging the character and appearance of these surroundings.

**Impact on National Park's Special Qualities** The peaceful and pleasant farmland in this area is dominated the overwhelming presence of the oil and gas industry infrastructure which completely dominates the scene. Only in views to the west does this cease to have influence over the sense of place. The low visual and sensory values of this landscape, however belie the outstanding historical and cultural value of much of the area. An important low ridge of ground screens views of the western part of the village from the open areas of the National park lying to the west. Any development to the north-west of the village would be likely to be unacceptably visually intrusive and therefore be harmful to the special qualities of the National Park.

**Landscape impact mitigation measures**

**Affordable housing capacity assessment**

**General notes**

**Development planning history**

Subject to an objection during the Local Plan process ----- Subject to objection 247D1 during UDP process

**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	0.28	Nearest doctor	3.34
Nearest pub	0.15	Nearest Dentist	4
Nearest primary school	3.17	Nearest secondary school	4.6
Nearest post office	0.28	Nearest petrol station	4.48
Nearest community hall	2.77	Nearest police station	4.46
Nearest letter box	2.78	Nearest library	3.54
Nearest place of worship	0.37	Nearest cash point	2.79
Nearest sports ground	0.2		

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

**Consultee responses**

<b>Consultee</b>	<b>Date of response</b>	<b>Response</b>
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.
Environment Agency	13/07/2009	No constraints.
Dwr Cymru	21/07/2008	Sewerage – Parts of the public sewerage network suffer from hydraulic overloading. No Regulatory improvements are planned under Dwr Cymru Welsh Water's current 5 year Capital Investment Programme. Should this site be developed in advance of any Regulatory improvements, developers may be required to fund the 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 village road junction opposite the primary school precludes further major development in the village. No more than 12 dwellings would be acceptable here.

**Reasons site is suitable for development**

**Reasons site is not suitable for development**

Development in this location is likely to be unacceptably visually intrusive and a significant encroachment of the built-up area into the open countryside and therefore harmful to the special qualities of the National Park.

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