

Potential site analysis for site 858, Hafod Grove Farm Site B, Moylegrove

Associated settlement	Countryside
LDP settlement tier	Smaller settlements
Community Council area	Nevern
Site area (hectares)	3.91

Site register reference(s) (if proposed as development site for LDP) 3424/SR160

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.

Not within 500 metres of 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: 4 (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 TA Evans		
General overview	This is a steeply sloping, grassed site to the east of the village of Moylegrove fronting one of the narrow lanes leading out of the village.		
Greenfield or Brownfield/PDL	Greenfield	Estimated number of dwellings	0
Adjoining uses and access	The northern boundary of the site abuts an unclassified road leading out of the village and is separated from it by a bank topped by trees and hedgerow. At the western corner of this boundary is a former depot site with sheds backing on to the site. The other boundaries of the site are the original field boundaries and are marked by hedgerow and/or hedgebanks. It is not clear how the site is accessed.		
Visible constraints to development	This is an extensive site outside the village of Moylegrove. In-depth development at this location would be a clear incursion into the countryside whilst frontage development would constitute ribbon development. The site has only a tenuous link with the rest of the village being, in part adjacent to the depot site, but is separated from the main body of the village by undeveloped farmland and wooded slopes.		
Impact on National Park's Special Qualities	Moylegrove is a small village hidden in a small wooden valley within a gently-rolling, predominantly farmland landscape. Development of this field on steeply rising land would conflict with the character of Moylegrove and cause a significant incursion into the countryside. It would therefore be harmful to 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 B; compressible ground class A; landslide class B; no soluble rocks; shrink

swell class B

Summary of flood risk (from TAN 15)

Partly within TAN 15 Zone C2

Public transport service

Distance from potential sites to selected services in kilometres

Nearest shop	4.62	Nearest doctor	6.2
Nearest pub	4.72	Nearest Dentist	6.22
Nearest primary school	4.67	Nearest secondary school	6.46
Nearest post office	8.24	Nearest petrol station	6.66
Nearest community hall	6.62	Nearest police station	6.1
Nearest letter box	0.94	Nearest library	6.03
Nearest place of worship	0.22	Nearest cash point	4.63
Nearest sports ground	4.75		

* 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.
Environment Agency Wales		Part of this site is within a C2 flood zone. Flood consequence assessment is required.
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	Access is impractical. Road not suitable to take additional traffic.

Reasons site is suitable for development

Reasons site is not suitable for development	Development of this site would result in a clear incursion into the countryside and totally dominate the small village of Moylegrove. Development of even part of this site would be poorly-related to the village or create ribboning of development.
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Does the site pass stage two tests? No **Proposed use** Housing