

## Potential site analysis for site 859, Land at Foxhall, Llangwm

Associated settlement	<b>Countryside</b>
LDP settlement tier	<b>Smaller settlements</b>
Community Council area	<b>Burton</b>
Site area (hectares)	<b>3.46</b>

**Site register reference(s) (if proposed as development site for LDP)** 3425/SR161

### **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: 2 (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** Mr W Scale

**General overview** This site forms several fields to the south of built land (frontage development) at Foxhall

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

**Adjoining uses and access** Access potential may exist from existing field gates into the fields. There is built development to the north, east and west of the site, although this is in part at least large garden areas. There are fields to the south.

**Visible constraints to development** Existing hedgerows within the site.

**Impact on National Park's Special Qualities** This site lies within the Daugleddau landscape character area which is a peaceful, enclosed and intimate landscape of estuarine river and associated riparian areas and mudflats, surrounded by rolling woodland mosaic landscape of parkland, mixed woodlands and fields. The surrounding landform provides a strong sense of enclosure and shelter, within a cared-for woodland farmland with secluded houses. Development of this site, which is not generally visible in the wider landscape would still act to erode the special qualities of the area, by intruding into the surrounding rural mosaic.

**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 A; 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	0.44	Nearest doctor	1.14
Nearest pub	1.28	Nearest Dentist	5.2
Nearest primary school	1.09	Nearest secondary school	5.98
Nearest post office	1.25	Nearest petrol station	3.74
Nearest community hall	1.18	Nearest police station	3.88
Nearest letter box	0.11	Nearest library	3.9
Nearest place of worship	0.32	Nearest cash point	1.25
Nearest sports ground	0.57		

\* 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.
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 only potential access into this site is adjacent to 18 Port Lion, but there are problems with visibility to the west and therefore access cannot be achieved.

**Reasons site is suitable for development**

**Reasons site is not suitable for development**      This site is not generally visible within the wider landscape. Development here would also be likely to be on Grade 2 agricultural land, one of the best agricultural grades.

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