

Potential site analysis for site 556, Kent House, Bosherton

Associated settlement **Bosherton**
LDP settlement tier **Rural centres**
Community Council area **Stackpole**
Site area (hectares) **0.08**

Site register reference(s) (if proposed as development site for LDP) No LDP site registration

Relationship to designated areas

Within 500 metres of a SAC.

Within 500 metres of a SPA.

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 500 metres of a Historic Landscape Area.

Within 500 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: 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	Property of Kent House		
General overview	Site forms garden area to the east of Kent House.		
Greenfield or Brownfield/PDL	Brownfield/PDL	Estimated number of dwellings	0
Adjoining uses and access	Residential development to the west, with agricultural land on all other sides. Access would be from the narrow road immediately adjoining to the north.		
Visible constraints to development			
Impact on National Park's Special Qualities	This area draws much of its special quality from the series of wooded valleys that are generally well sheltered and pleasant. There is a distinct feel of being within a long established estate parkland and wooded landscape within the confines of the river valley. The National Trust Stackpole estate lily ponds at Bosherton make a significant contribution to special qualities. Development at this site, which is at the south eastern edge of the village is not likely to impact on these special qualities.		
Landscape impact mitigation measures	Retain existing strong vegetation boundary to site.		
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 school days only, summer only or less than weekly.		
Distance from potential sites to selected services in kilometres			

Nearest shop	6.81	Nearest doctor	7.13
Nearest pub	0.16	Nearest Dentist	7.17
Nearest primary school	2.66	Nearest secondary school	8.03
Nearest post office	10.77	Nearest petrol station	7.53
Nearest community hall	0.25	Nearest police station	9.19
Nearest letter box	0.07	Nearest library	7.21
Nearest place of worship	0.33	Nearest cash point	3.66
Nearest sports ground	1.66		

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

Consultee responses

Consultee	Date of response	Response
Countryside Council for Wales		Not consulted
Environment Agency Wales		Not consulted
PCC Highways		Not consulted
Dwr Cymru		Not consulted

Reasons site is suitable for development

Reasons site is not suitable for development Development at this site, would extend the built extent of Bosherton to the east along a lane. Whilst this would have limited impact in the wider landscape, it would affect the character of this part of Bosherton, and the roofline would be visible from the road going past Bosherton.

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