

Potential site analysis for site 559, Adjacent Home Farm, Lawrenny

Associated settlement **Lawrenny**
LDP settlement tier **Rural centres**
Community Council area **Martletwy**
Site area (hectares) **1.07**

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.

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.

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.

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	David Lort- Phillips		
General overview	This land is currently used for storage of farm materials and equipment. Generally unkempt and becoming overgrown. There are some mature trees, particularly to the northern boundary of the site. At the east of the site it contains a number of agricultural buildings.		
Greenfield or Brownfield/PDL	Greenfield	Estimated number of dwellings	30
Adjoining uses and access	Residential development is located to the west, south and part of the east of this site. Whilst there is a separate farm complex to the north west, the site looks north onto an open aspect. Access points may be acceptable from lane to the west or via Home Farm to the south.		
Visible constraints to development	Storage on site may have introduced contamination - alternative locations for storing this material may limit potential to bring the whole of this site forward.		
Impact on National Park's Special Qualities	Lawrenny is located within the Daugleddau Landscape Character Area, and the enclosed large water body provides a great sense of tranquillity. A strong sense of enclosure and shelter is provided by the surrounding landform, which has dense strands of woodland and belts of trees. There is a prevailing sense of a sheltered, well cared for wooded farmland and parkland landscape of long established private estates and secluded houses, whilst contrasting with the more open shoreline villages and hamlets with views along the branches of the estuary. Lawrenny itself has a strong defensible boundary, concave landform and containing vegetation. The church and high boundary walls are locally distinctive features, adding to the sense of place. Development of this site, which is part of the built up area of the village and which is in-keeping with the character and respects the outstanding historical significance of the area will help to re-affirm the special qualities of this area.		
Landscape impact mitigation measures	Retain and strengthen existing boundaries to the site		
Affordable housing capacity assessment			
General notes	Preference for development as part of a comprehensive scheme here. Whole site is 1Ha and could accommodate approx 30 dwells max, although the character of the surrounding area would suggest slightly less, and development should take account of the potential impact on the historic landscape as should the relocation of the farm buildings. On balance, taking into account the need for housing, the density here should amended to reflect this ie 30 units.		

Development planning history

Subject to an objection during the Local Plan process ----- Subject to objection 725D6 during UDP process

Planning application history (planning applications within, overlapping or adjacent to the potential site)

Application code	Application type	Proposal	Decision	Decision date
103/93	FULL	Change of use of livestock and machinery shed to timber processing, including electricity generation from woodfuel	APP	10-Feb-1994
02/524	FULL	Dwelling	APP	16-Aug-2004
05/611	FULL	Temporary caravan for 2 years for farmworker	REF	25-Jan-2006

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 No service at all.

Distance from potential sites to selected services in kilometres

Nearest shop	0.11	Nearest doctor	3.66
Nearest pub	1.09	Nearest Dentist	6.19
Nearest primary school	3.45	Nearest secondary school	6.13
Nearest post office	0.11	Nearest petrol station	4.34
Nearest community hall	0.09	Nearest police station	5.87
Nearest letter box	1.08	Nearest library	5.65
Nearest place of worship	0.23	Nearest cash point	3.8
Nearest sports ground	0.32		

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

Consultee responses

Consultee	Date of response	Response
Dwr Cymru	29/11/2007	No public drainage. Contact EA re private drainage.
Countryside Council for Wales		No response received
Environment Agency Wales	08/01/2008	No flooding/sewer problems.
PCC Highways		Access from south should be suitable although some physical work may be necessary. Area is not accessible by public transport and therefore relies on car borne travel.

Dyfed Archaeology 30/05/2008 Buildings may appear on the 1st edition map or earlier also within the Medieval settlement of Lawrenny. Sites located in areas of known historic settlement believed to contain archaeological remains. Sites within this category are unlikely to prevent development, however any impact upon archaeological remains will require appropriate mitigation. This is likely to include the retention of features where possible and the investigation, recording and analysis of all threatened remains.

Environment Agency 14/07/2009 No constraints

Pembrokeshire County Council Drainage 26/01/2009 The development of this site would appear not to affect ordinary watercourses. It would be preferable if surface water was disposed to soakaways/SUDS in order not to increase the risk of flooding or exacerbate existing flooding in downstream catchments. If, however, ground conditions are not suitable for the use of soakaways/SUDS or positive drainage systems are required for adoption purposes, then any conventional drainage system discharging to watercourse either directly or indirectly, should include measures to improve the status quo. It should be noted that ordinary watercourses must not be filled in, culverted, or the flow impeded in any manner, without the prior written consent of the Environment Agency under Section 23 Land drainage Act 1991. Approval of Pembrokeshire County Council is also required to culvert a watercourse under Section 265(1) Public Health Act 1936.

Reasons site is suitable for development

Sits within built area of Lawrenny and would not have a detrimental landscape impact. Would require retention of a soft landscape edge to the north, where the land slopes gently away beyond the site. A comprehensive approach to this area would be required to achieve suitable relocation of the existing farm buildings. There may be archaeological remains at this site, which should be retained where possible or investigation, recording and analysis of all threatened remains. This will need further consideration. The density of development, and the number of units this site can provide has been amended to take account of the need for affordable housing. Highways access may need further consideration.

Reasons site is not suitable for development

Does the site pass stage two tests? Yes **Proposed use** Housing

Stage three: Sustainability Appraisal

Sustainability

Objective Summary Commentary

1 0 The site is mostly occupied by agricultural buildings, and farm house. Development will require the relocation of these buildings to a suitable

		site in relation to landscape and biodiversity issues.
2	-	There is no bus service to Lawrenny although there are limited sports and recreational facilities and a village shop.
3	+	The site is well located in relation to existing development within the village. Careful design and siting will be needed to minimise the impact within the landscape.
4	0	Though the development will increase the population and therefore the pool of residents that could be taking part in physical recreation, the Sustainability Objective seeks a change in behaviour such that a greater proportion of residents and non-residents are taking part in physical recreation in the Park, and therefore enjoying the health benefits.
5	0	The development will not achieve this aim
6	+	This site is within an area which is not liable to flooding. Development should incorporate energy efficient and sustainable design principles.
7	+	Housing will be built according to the sustainable design policies of the Plan requiring the highest standards for energy efficiency.
8	++	The site can be used to accommodate a range of housing, including, when needed, as much affordable housing that can be achieved. Development will also help to sustain services locally.
9	+	The site can be used to accommodate identified need for affordable housing.
10	+	This is a large site for the village of Lawrenny. Phasing will be required to help maintain cultural distinctiveness of the community. A positive outcome is dependent on a large proportion of the housing being available at an affordable rate to people from within the community.
11	0	Development of an individual site is irrelevant to this Sustainability Objective, as its goal is to avoid negative effects of minerals acquisition wherever and whatever the use of those mineral products.
12	0	Development here is likely to marginally increase waste, though this inevitable and the only way to avoid this would be to have no development and no increase in population (in or outside the Park, as displacement of the waste generation would not eliminate its harmful effects).
13	+	The Authority does not have SPG in place on developer contributions. No needs other than those identified by statutory consultees are currently apparent.
14	+	Much of the site is occupied by agricultural buildings. Development may need to cater for species such as bats and barn owls which may be present on the site.
15		Policy 17, Sustainable Design aims to make efficient use of water resources. Issues relating to water quality are addressed at Stage 2 and through the Habitats Regulation Screening and Assessment at Stage 5.

Overall Sustainability Appraisal

There are currently no realistic alternatives to car travel to access all but the limited services available in Lawrenny. The development of this site may help to support improvements to public transport provision and local facilities. The suitable relocation of existing buildings at the site is key to the potential for this site to be developed. Plan policy to secure as much affordable housing as can be achieved and is needed will help ensure development meets the needs of local

communities and offers the opportunity to live in the National Park to as wide a section of the population as possible. The housing built will meet the highest standards for energy efficiency due to the sustainable design policies of the Plan.

Is the site acceptable for development after Sustainability Appraisal Yes

Stage four: compatibility with the Preferred Strategy

Is site within or adjacent to named centre? Yes

Is the proposed use listed as appropriate for the centre? Yes

Is the provision consistent with the scale of development proposed for Lawrenny is a Tier 4 Rural Centre. For Tier 4 Rural Centres & Tier 5 Countryside a figure of 67% of what would be anticipated if projection figures were achieved is identified (1,141 versus 763). The focus of development has been placed on the Rural Centres which are more sustainable locations for development.

Phasing of development is needed as provision is concentrated on this single site for 25 units. This will lead to a substantial increase in the size of the village.

Is the provision meeting an identified need in the centre? The needs of Tier 4 settlements are considered together. Please see previous response.

If greenfield, are there sufficient brownfield sites to avoid choosing this one? The site is a greenfield site. There are insufficient brownfield sites.

Overall stage 4 assessment

The site is within or adjacent to named centre in the Strategy. A use is proposed which is considered appropriate as per the Strategy.

The level of provision is higher than might be expected to be achieved using Welsh Assembly Government population projections. A greater focus has been placed on Rural Centres which are more sustainable locations for development than the wider countryside.

This will lead to a substantial increase in the size of the village, although, physically the site is well contained within the village. Both the impacts of the development itself and the displaced farm buildings need to be considered carefully. Phasing is essential to ensure absorption and continuity of supply – see Table 8 of the Deposit Plan.

Is the site compatible with the preferred strategy? Yes

Stage Five: Habitat Regulations Assessment

For more information see the Habitats Regulations Screening and Appropriate Assessment reports

The site is within 500m of Pembrokeshire Marine SAC to the north and south and 900m to the west. Potential effects arising from the allocation include increased recreation and increased levels of diffuse pollution. Dwr Cymru identified in a consultation response (29/11/07) to this site that there is no public drainage available.

EAW's response (08/01/81) to consultation on this site identified that there are no flooding/ sewer problems.

Potential effects:

Reduced Water Quality;

Increased Disturbance.

The Appropriate Assessment concluded no adverse effect on integrity as the level of development proposed in the LDP is small and there is suitable protection and mitigation measures provided

within Plan policies.