

Potential site analysis for site 576, Garden of Herbrandston Hall, Herbrandston

Associated settlement **Herbrandston**
LDP settlement tier **Rural centres**
Community Council area **Herbrandston**
Site area (hectares) **0.06**

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

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: 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	Private		
General overview	This is the front domestic garden of Herbrandston Hall providing pedestrian access to the front door of the property to the west.		
Greenfield or Brownfield/PDL	Greenfield	Estimated number of dwellings	0
Adjoining uses and access	There is housing to the north and west, a lane leading from Herbrandston to Sandy Haven to the east and traditional agricultural buildings to the south.		
Visible constraints to development	This is the front domestic garden of Herbrandston Hall providing pedestrian access to the front door of the property to the west. It is part of the setting of the building.		
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. The site is the front garden of a traditional building within the village and its development would cramped and out of character with the locality. Its development would therefore adversely affect 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 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	0.24	Nearest doctor	2.91
Nearest pub	0.5	Nearest Dentist	3.6
Nearest primary school	2.73	Nearest secondary school	4.29
Nearest post office	0.24	Nearest petrol station	4.09
Nearest community hall	2.34	Nearest police station	4.05
Nearest letter box	2.31	Nearest library	3.09
Nearest place of worship	0.24	Nearest cash point	2.36
Nearest sports ground	0.42		

* 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 This is the front domestic garden of Herbrandston Hall providing pedestrian access to the front door of the property to the west. It is part of the setting of the building.

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