

Potential site analysis for site 731, Northeast end of Windsor Road, Bosherton

Associated settlement **Bosherton**
LDP settlement tier **Rural centres**
Community Council area **Stackpole**
Site area (hectares) **0.43**

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.

No 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	PW & JW Baker		
General overview	The site forms a field to the north of existing development at Bosherton. It is currently pasture with hedged boundaries and a limited number of boundary trees.		
Greenfield or Brownfield/PDL	Greenfield	Estimated number of dwellings	0
Adjoining uses and access	Land to the south and east is developed as residential development. Land to the north and east is pasture with hedged boundaries. Access may be direct from Windsor Road or from the southern side of the site which serves the rear of Windsor Road properties.		
Visible constraints to development	Potential pinch points at Windsor road.		
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. This site, which will round off the village, benefits from the mature dense woodland along the river which screens this site from Stackpole Warren. Existing housing to the north and east provides visual containment and ensures that the above special qualities are not impacted upon.		
Landscape impact mitigation measures	Maintain and strengthen boundaries.		
Affordable housing capacity assessment			
General notes	This land forms part of a wider site of grade 2 agricultural land, and justification for overriding need for development will be required.		
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	6.65	Nearest doctor	6.96
Nearest pub	0.13	Nearest Dentist	6.99
Nearest primary school	2.48	Nearest secondary school	7.87
Nearest post office	10.63	Nearest petrol station	7.35
Nearest community hall	0.14	Nearest police station	9.03
Nearest letter box	0.19	Nearest library	7.04
Nearest place of worship	0.21	Nearest cash point	3.66
Nearest sports ground	1.48		

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

Consultee responses

Consultee	Date of response	Response
Dwr Cymru	29/11/2007	No public sewers EA response required
Countryside Council for Wales	01/04/2008	The land lies very close to the Bosherton Lake system. Any development here must take into account potential impacts on the Pembrokeshire bat Sites and Bosherton Lakes SAC, the latter part of which is fed by a spring aquifer within the limestone of the area, which is extremely sensitive to water quality issues. Development here may therefore not be appropriate.
Environment Agency Wales	08/01/2008	This is a sensitive area and caution is needed. Sensitive area because of catchment/aquifer over limestone rock and presence of the Lily Ponds - area uses sealed cesspools for disposal.
PCC Highways	03/04/2008	There is no objection to the principle of the extension of the development limits for up to 10 dwellings, but there are problems with the lane with on-street parking, lack of footways, lack of adopted turning head and restricted visibility at the junction. The visibility over the wall to the Coastguard Station needs to be improved by lowering the wall by one stone in height for 33 metres (2.4 by 33 splay) and controlled by some sort of covenant. The footway needs to be extended over the frontage of the land between Elder Grove and Ty Ceirios and then into the site. A new turning head will be required within the site. The access road will need to cross the private lane, which is third party land, and an acceptable junction with this formed. A car park for 3 to 4 cars needs to be constructed for existing users just within the site.

Dyfed Archaeology

30/05/2008 A short distance away from the nationally important scheduled monument of Fishpond Camp (PE112). Sites with known evidence suggesting surviving significant archaeological remains. These areas require further assessment such as a desk – top exercise and site visit to clarify if any areas should be excluded from or retained within the development. Possible Setting Issue.

Reasons site is suitable for development

Reasons site is not suitable for development

At least part of the site is held inalienably by the National Trust through covenant. National Trust consent would be required to enable development, and the Trust has indicated that it does not agree that this site should be developed.

Does the site pass stage two tests? No

Proposed use