

Potential site analysis for site 754, Land west of Hilton Crest, Nolton

Associated settlement	Countryside
LDP settlement tier	Smaller settlements
Community Council area	Nolton and Roch
Site area (hectares)	0.09

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.

Not within 500 metres of 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: 4 (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	Nolton Village Amenities Group		
General overview	This site is immediately west of a row of local authority built houses at the eastern edge of Nolton. There is a row of garages in the centre of the site and a Dwr Cymru pumping station to the rear.		
Greenfield or Brownfield/PDL	Brownfield/PDL	Estimated number of dwellings	4
Adjoining uses and access	Housing to the east, a car park for an adjoining stables to the west, the village road to the south and a farm track to the north. Access would be directly from the village road.		
Visible constraints to development	There will be a need to retain car parking provision for the existing houses, depending on the current use. It will be necessary to contact Dwr Cymru to establish whether the pumping station can be relocated or removed.		
Impact on National Park's Special Qualities	This area has a strong visual relationship with the coast with broad views across St Brides Bay. There is generally a high degree of exposure with more shelter within the lower areas of the rolling, farmed land. The site sits alongside a row of standard ex-local authority houses which do not relate to the character of the older, more traditional core of the village centred around the church and farms. The site lies between an existing farm and the local authority housing and is currently unkempt. Development should take the opportunity to link with the traditional village.		
Landscape impact mitigation measures			
Affordable housing capacity assessment			
General notes	The land was sold by the Welsh Water Authority to Nolton Village Amenities Group in 1983 with a restrictive covenant for the creation of a recreational area. The site was the responsibility of a Trust, only 2 of which now remain in the village. All play equipment has been removed from the site due to maintenance costs. The cost of removing the former pump house is considerable as it contains asbestos. In 2005 Welsh Water agreed to remove the restrictive covenant on condition that they receive a sum of money from the sale of the land.		

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 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	3.01	Nearest doctor	4.08
Nearest pub	1.21	Nearest Dentist	8.11
Nearest primary school	3.48	Nearest secondary school	7.92
Nearest post office	4.47	Nearest petrol station	4.15
Nearest community hall	2.73	Nearest police station	12.67
Nearest letter box	0.31	Nearest library	8.41
Nearest place of worship	0.41	Nearest cash point	3.01
Nearest sports ground	2.71		

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

Consultee responses

Consultee	Date of response	Response
Dwr Cymru	29/11/2007	No objections.
Environment Agency Wales		Dwr cymru cyf should be contacted and asked to ensure that the existing sewerage/sewage disposal systems have adequate capacity to accommodate the additional flows generated as a result of this development, without causing pollution.
Environment Agency Wales		With regard to the disposal of surface water drainage from this development please refer to Section 8 of TAN15 (July 2004). This section advocates the use of sustainable urban drainage systems (SuDS) and developers will need to give good reason why SuDS could not be implemented. If conventional drainage system is utilised then this must improve on the current status quo (Para 8.5).

Dwr Cymru

The public sewerage system in the vicinity of Hilton Crest to which this development is proposed is of a separate type.

The foul only flows from the proposed development (approximately 5 houses) could be connected to the 150mm public foul sewer adjacent to the site.

In relation to surface water flows from the proposed development, these will have to be disposed of separately and suggest liaising with the Land Drainage Authority and/or Environment Agency for alternative methods of disposal.

If a communication with the public sewer is required you will need to apply for a connection under S106 of the Water Industry Act 1991.

If you intend to offer any of your onsite or offsite sewers for adoption then they must be constructed to conform with the publication "sewers for adoption" - 5th edition and our addendum.

Dwr Cymru

Sewage treatment - no problems are envisaged with the waste water treatment works for the treatment of domestic discharges from this site.

Dwr Cymru

Water Supply - a water supply can be made available to serve this proposed development. The developer may be required to contribute (under Sections 40-41 of the Water Industry Act 1991) towards the provision of new off-site and/or on site watermains and associated infrastructure. The level of contribution can be calculated upon receipt of detail site layout plans.

The proposed development is crossed by a trunk/distribution watermain, the approximate position is shown on an attached plan. Under the Water Industry Act 1991 Dwr Cymru has rights of access to its apparatus at all times. It may be possible for this watermain to be diverted under Section 185 of the Water Industry Act 1991, the cost of which will be re-charged to the developer.

PCC Highways	<p>Visibility for either of the existing accesses is restricted in each direction. It appears inevitable that visibility splays need to cross the frontage of dwelling number 3 (where the wall could be set back) as well as an alteration to the line of the hedge alongside the car park for the riding stables.</p> <p>Within the site there is a parking area and 3 garages all which appears to be well used, and which must help reduce any problems with on-street parking. I would like to see 4 or 5 parking spaces made available within any development, or parking and turning created in at least 2 adjacent front gardens.</p> <p>If these problems can be sorted out, I would encourage a design, but the site may still be restricted for you to be able to achieve what you want.</p>
Countryside Council for Wales	<p>The CCW has no comments to make on this proposal as it does not consider that the proposal has any significant impact upon natural heritage.</p>
Western Power Distribution	<p>The land being considered for development does not appear to physically affect WPD equipment. However approximately 4 or 5 additional domestic dwellings requiring electricity will require Western Power Distribution to upgrade the existing transformer and low voltage mains network to accommodate their connection.</p> <p>As with any development should it go ahead Western Power Distribution would require an application for supplied to be submitted stating the capacities and number of connections.</p>
Environment Agency Wales	<p>08/01/2008 No apparent problems. Seek cautionary advice from Dwr Cymry. No flooding/known sewer problems.</p>
Pembrokeshire County Council Highways	<p>03/04/2008 The site is currently a parking area with 3 garages and appears to be well used. I do not object to the principle of up to 4 dwellings here but the site should only come forward if alternative off street parking is first created, either within part of the site or in front gardens of existing properties. On street parking in front of these houses is always a real danger for motorists on the approach to a blind bend in the County Road, and this problem must not be made worse. Visibility from the existing access will also need protecting over the frontage of 3 Hilton Crest by some sort of covenant.</p>

Reasons site is suitable for development

Reasons site is not suitable for development This is a contained, brownfield site alongside existing housing. However the site is within a village with extremely limited services. Currently the very irregular bus links do not provide a realistic alternative to the car.

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

Stage three: Sustainability Appraisal

Sustainability Objective	Summary	Commentary
1	++	This site uses previously developed land alongside a row of houses.
2	--	The site is on the outskirts of Nolton which has no facilities and services. There is no bus service in the village.
3	+	The site is on previously developed land alongside an existing row of houses.
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	+	The site is not in an area liable to flooding. Development should incorporate energy efficiency and sustainable development 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, identified need for 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 small site which would not threaten the culture of 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 which would help inform this element of the appraisal. No needs other than those identified by statutory consultees are currently apparent apart from affordable housing.
14	+	Habitat enhancement within the site may be possible through the planning process.
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

The site is within a village with extremely limited services. Currently the very irregular bus links do not provide a realistic alternative to the car. Improved public transport to other centres would allow further consideration of this site for development. Plan policy to secure as much affordable housing

as can be achieved and is needed as opposed to general needs housing will help ensure development aims to meet the needs of local communities. 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 No