

Potential site analysis for site 783, Hook Wood/Quay, Hook

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|------------------------|----------------------|
| Associated settlement | Hook |
| LDP settlement tier | Rural centres |
| Community Council area | Hook |
| Site area (hectares) | 0.09 |

Site register reference(s) (if proposed as development site for LDP) 3292/SR87

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.

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.

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.

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 | Brian & Diana Wills | | |
| General overview | The site fronts onto New Street Hook, which is bordered with a post and wire fence and extends back towards the Hook Wood. A lane runs along the site to the east. It contains grassed areas and mature trees and a corrugated shed with a field gate access beside it. | | |
| Greenfield or Brownfield/PDL | Greenfield | Estimated number of dwellings | 0 |
| Adjoining uses and access | The site is bordered by a dwelling to the west. Track and garages to the east, with housing beyond that, road to the south and Hook Wood to the north. Existing access is via the field gate to the side of the site. | | |
| Visible constraints to development | Mature trees within the site provide an important visual and physical linkage to the woodland beyond. | | |
| Impact on National Park's Special Qualities | Hook is located within the Daugleddau LCA, which provides a great sense of tranquillity, and has a strong sense of enclosure. Hook is a linear village, lying close to the south shore of the Western Cleddau. The development of this site, which sits along the road front would not adversely affect the special qualities of the Daugleddau, provided development is not prominent and does not erode the wooded buffer which provides the sense of tranquillity along the estuary. | | |
| Landscape impact mitigation measures | | | |
| Affordable housing capacity assessment | | | |
| General notes | Site appears to be wooded, rather than the garage and car parking indicated | | |

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; no soluble rocks; shrink swell class B

Summary of flood risk (from TAN 15)

Not within a TAN 15 zone

Public transport service Services at least hourly, six days a week, including journeys suitable for travel to and from work, schools, morning and afternoon shopping.

Distance from potential sites to selected services in kilometres

| | | | |
|--------------------------|------|--------------------------|------|
| Nearest shop | 0.44 | Nearest doctor | 2.42 |
| Nearest pub | 2.02 | Nearest Dentist | 4.64 |
| Nearest primary school | 0.47 | Nearest secondary school | 4.82 |
| Nearest post office | 0.45 | Nearest petrol station | 4.26 |
| Nearest community hall | 4.34 | Nearest police station | 6.23 |
| Nearest letter box | 0.45 | Nearest library | 4.72 |
| Nearest place of worship | 0.13 | Nearest cash point | 0.44 |
| Nearest sports ground | 0.37 | | |

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

Consultee responses

| Consultee | Date of response | Response |
|---------------------------------------|------------------|--|
| Countryside Council for Wales | 01/04/2008 | Although not designated, this site lies adjacent to Hook Wood SSSI, and has formed part of our management agreement within the landowners. It has in the past suffered from illegal tipping, including asbestos. Under the agreement, the tipped rubbish has been cleared from the surface, which has now been re-seeded, but there is still considerable rubbish that had accumulated below the surface at the edge of the slope. Development here may therefore not be appropriate. |
| Pembrokeshire County Council Highways | 03/04/2008 | Up to 2 dwellings may be possible with access off the lane to the east. |
| Dwr Cymru | 21/07/2008 | Sewerage - No problems are envisaged with the public sewerage system for foul discharge from this development. |
| Dwr Cymru | 21/07/2008 | Sewage Treatment - We have numerous Waste Water Treatment Works within the County which are designed to treat foul effluent from residential and commercial/industrial premises. The discharges from each of the Works are licensed by the Environment Agency to meet European Directives. Dependant on the scale of development identified within your proposed Local Development Plan the associated sewerage catchment, and may need to be upgraded as required to accommodate future growth. |

Dwr Cymru 21/07/2008 Water Supply – Pembrokeshire Coast National Park is fed from strategic Water Treatment Works in the County. These water treatment works are important assets for Dwr Cymru/Welsh Water (DCWW) in delivering potable water to customers, Commercial, Health & Education premises. DCWW are developing a 25 year water resource plan to meet projected future demands for the County. Based on future demands already shared with us we do not foresee any problems at present in meeting the anticipated domestic demands during the life of the Local Development Plan. Water is a precious resource and in line with Government objectives on sustainable development we would look to promoters of developments to have considered and included where feasible, water efficient devices within buildings and sustainable drainage measures.

Environment Agency 14/07/2009 Hook - no constraints

Reasons site is suitable for development

Reasons site is not suitable for development

There are mature trees within the site, which is adjacent to and slopes down towards the Hook Wood SSSI. These provide an important visual and physical link to the woodland beyond. There may also be concerns regarding previous illegal tipping at the site, which is now below surface.

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