

Potential site analysis for site 813, Rear of Cross Park, New Hedges

Associated settlement **New Hedges**
LDP settlement tier **Rural centres**
Community Council area **St. Mary Out Liberty**
Site area (hectares) **1.42**

Site register reference(s) (if proposed as development site for LDP) 3319/SR112

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: 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	Hean Castle Estate		
General overview	The site comprises two agricultural fields to the east of the B4316 at New Hedges. The generally level land does have some sloping to the south and is set behind existing development along this road and generally bounded by hedges.		
Greenfield or Brownfield/PDL	Greenfield	Estimated number of dwellings	30
Adjoining uses and access	Existing residential development lies to the south and west of the site. Access would be required to use existing although overgrown field gate access to the north of existing development, or would require a new access through existing development.		
Visible constraints to development	Potential lack of existing suitable access to the site		
Impact on National Park's Special Qualities	New Hedges lies within a wider area, although substantially settled, contains some attractive farmland and woodland patches which intersperse the smaller settlements and farmsteads. There is a coastal feel with an open nature and attractive views along the coast. At New Hedges however, there is no tangible sense of place and the character has been much modified by the extensive caravan parks all along its western side and to the east and south east. At the eastern edge of the village, there are limited views towards the coast. This site lies at the north east of the village, and development here would not significantly harm the agricultural and woodland mosaic character of this area, and not affect the character and qualities of this area. The strengthening of boundaries, and retention of mature trees within them will assist this.		
Landscape impact mitigation measures	Would need to strengthen boundaries to the north and east, and to include green buffers to ensure that the extent of the developable area is appropriate.		
Affordable housing capacity assessment			
General notes	<p>The settlement capacity study for New Hedges (December 07) indicates that there is no scope for further development without detriment to the local landscape. A detailed investigation has been undertaken to establish whether key concerns can be addressed. These are -</p> <ul style="list-style-type: none">(i)open and level terrain with a lack of mature hedgebank vegetation(ii)views out to the coast and in from the coastal path <p>The allocation would have a strong relationship with existing built development and from views from the east, be seen within the</p>		

context of this development. Further mitigation is proposed in the form of boundary planting to the north east of the site to ensure that soft boundaries enable assimilation into the local landscape, and address the lack of vegetation. A planted buffer will also be required to the south of the site to provide opportunities for biodiversity, and to ensure that the amenity of existing residents is protected. This site is currently visible from limited views along the local road east to Trevayne (obscured by hedgebanks and wooded copse). In combination with the proposed planting, woodland cover in places, caravan park development and generally level topography assist in reducing the visual and landscape impact of this site from the coast. The designation of green wedge to the north and east of the site provides certainty about the containment for New Hedges.

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	1.9	Nearest doctor	1.78
Nearest pub	0.13	Nearest Dentist	2.57
Nearest primary school	2.07	Nearest secondary school	2.52
Nearest post office	1.69	Nearest petrol station	2.34
Nearest community hall	0.25	Nearest police station	2.05
Nearest letter box	0.3	Nearest library	1.73
Nearest place of worship	0.7	Nearest cash point	0.13
Nearest sports ground	1.63		

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

Consultee responses

Consultee	Date of response	Response
Pembrokeshire County Council Highways	03/04/2008	Access at the most northern point of this site is feasible, subject to visibility over 3rd party land. Pedestrian access must be provided.

Countryside Council for Wales	01/04/2008	No adverse comments received.
Dwr Cymru	21/07/2008	<p>Sewerage – Parts of the public sewerage network suffer from hydraulic overloading. No Regulatory improvements are planned under Dwr Cymru Welsh Water's current 5 year Capital Investment Programme. Should this site be developed in advance of any Regulatory improvements, developers may be required to fund the essential improvements.</p> <p>The site is crossed by public sewer(s) which may restrict the density of the development proposed. Under the Water Industry Act 1991, DCWW has statutory rights of access to its apparatus at all times. Protective measures or a diversion of these assets may be required prior to the development proceeding. Additional comment 8/10/08 - Parts of the sewerage network suffer from hydraulic overloading but no improvements are currently planned. If developed in advance of improvements by Dwr Cymru then they will have to be funded by the developer. The SWT may need to be upgraded to accommodate future growth - a study will be needed and will have to be funded by the developer. Protective measures or diversion of assets may be required prior to development proceeding.</p>
Dwr Cymru	21/07/2008	<p>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 may need to be upgraded as required to accommodate future growth.</p>
Dwr Cymru	21/07/2008	<p>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.</p>
Environment Agency	14/07/2009	HA813 - 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**

This site at the edge of New Hedges is relatively well related to existing development, and provided suitable access could be achieved, and green buffers are included, development of part of the site would not have significant adverse impact on the character and special qualities of this area. Part of the site is considered to be able to come forward. The number of units identified reflects this, but can only be considered as an estimate.

**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	+	This site occupies the majority of two agricultural fields. They are not a high agricultural grade.
2	++	This site is within walking distance of services within New Hedges and a frequent bus service is available to Tenby where a full range of services is available.
3	+	The site is at the edge of the settlement and high standards of design and layout will be needed
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 area is not within an area liable to flood. Development should incorporate energy efficiency 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, identified need for affordable housing. Development will also help to sustain services locally.
9	+	This site can be used to accommodate identified need for affordable housing
10	+	Phasing is required for this. 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	++	This site is comprised of semi-improved grassland with field boundaries and field trees. Additional planting to achieve green buffers and other measures through the planning process will provide the opportunity for habitat creation 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 walking distance of facilities at New Hedges and has frequent bus services to Tenby where a full range of services is available.

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. The potential for habitat creation as part of the planning process which would make a contribution to biodiversity.

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

Is the provision meeting an identified need in the centre? 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.

If greenfield, are there sufficient brownfield sites to avoid choosing this one? There are no alternative 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.

A sizeable proposal of 30 units will need to be phased – see Table 8 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 over 1 km away from Carmarthen Bay and Estuaries SAC and Carmarthen Bay SPA. Given the level of development proposed it is unlikely that there will be any significant effects arising as a result of this allocation.