

Potential site analysis for site 831, Land at Trewarren Road, St Ishmaels

Associated settlement **St Ishmael's**
LDP settlement tier **Rural centres**
Community Council area **St. Ishmael's**
Site area (hectares) **0**

Site register reference(s) (if proposed as development site for LDP) 3343/SR130

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.

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	Aenon Baptist Church		
General overview	This is a flat, long and narrow rectangular site of undeveloped land contained within the village of St Ishmaels.		
Greenfield or Brownfield/PDL	Greenfield	Estimated number of dwellings	0
Adjoining uses and access	The site is bounded to the north by Trewarren Road and is marked by a hedgebank. The eastern boundary abuts the rear curtilages of existing properties within Trewarren Close and along the minor road to the south. The southern boundary is marked by the rear curtilage of an existing property fronting the road to the south. To the west is the primary school and land being considered under reference 733.		
Visible constraints to development			
Impact on National Park's Special Qualities	The Marloes Peninsula is characterised by open rolling farmland contrasting with more sheltered wooded valleys. The recorded historical and archaeological features are of national importance. The village of St Ishmaels is well set down within the wider rolling landform. The site is contained within the existing built area of the village and within the shallow valley in which the village is situated. Development here would be well screened and have little impact on the special qualities of the National Park.		
Landscape impact mitigation measures			
Affordable housing capacity assessment			
General notes	This site has previously been considered as being suitable for residential development but there have been constraints relating to access. Development of and access to this site should be considered in conjunction with the adjoining site to the west being considered under reference 733. In normal circumstances it would be reasonable to develop up to 10 properties on this site. However the demand for affordable housing units in this area is greatest for 1 and 2 bedroom accommodation. Taking this into consideration the density of development on this site can be increased to up to 15 one or two-bed units.		
Development planning history	Allocated as Residential in Local Plan		
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	0.41	Nearest doctor	5.95
Nearest pub	0.29	Nearest Dentist	6.71
Nearest primary school	0.09	Nearest secondary school	7.61
Nearest post office	2.97	Nearest petrol station	7.27
Nearest community hall	5.45	Nearest police station	7.17
Nearest letter box	0.09	Nearest library	6.08
Nearest place of worship	0.74	Nearest cash point	4.59
Nearest sports ground	0.38		

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

Consultee responses

Consultee	Date of response	Response
Countryside Council for Wales	01/05/2008	No adverse comments received.
Dyfed Archaeology	30/05/2008	No known archaeology but may have an impact upon a registered historic landscape. 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.

Dwr Cymru	21/07/2008	<p>Sewerage – Within this catchment the public sewerage system is performing satisfactorily in accordance with its designed parameters and can accommodate the potential domestic foul flows from the UDP allocations already identified. To ensure the integrity of this system, we would expect the domestic surface water to be discharged to a separate system and controlled planning.</p> <p>Where new additional allocations are promoted through the Local Development Plan, Dwr Cymru Welsh Water will assess the impact of these demands to establish if available capacity exists. Should all the proposed developments proceed at the same time then the available 'headroom' would be eroded and improvements to our systems would be required. This being the case, certain developments may need to be phased for release in the latter part of the LDP to allow us the time to deliver these 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.</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, and 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>
Pembrokeshire Highway Authority	04/08/2008	<p>Access to be taken from village road. Third party land may be required to the east to achieve visibility splays. A footway will need to be provided to connect with Trewarren Close.</p>

Reasons site is suitable for development

This site is well contained within the existing built area of the village.

Reasons site is not suitable for development

Does the site pass stage two tests? Yes

Proposed use Mixed

Stage three: Sustainability Appraisal

Sustainability

Objective	Summary	Commentary
1	++	This site is within the settlement and not in agricultural use.
2	-	The site is within walking distance of the services and facilities in St Ishmaels such as the shop and primary school. The only bus service is infrequent and does not provide a realistic alternative to the car. The limited number of dwellings proposed at this site is unlikely to create sufficient demand to improve the bus service to the village, although combined with other proposals for this village and in Marloes, Herbrandston and Dale there may be scope for developer contributions to improve the service available.
3	+	The site is within the settlement of St Ishmaels and will be visually contained by existing and other proposed developments and the landform in this part of the village.
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 within an area liable to flood. Development should incorporate energy efficiency and principles of sustainable design.
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	+	The site can be used to accommodate identified need for affordable housing.
10	+	A number of sites have been identified for development in St Ishmaels. Overall phasing will be required to protect the culture of this community. A positive outcome is dependent on a large proportion of the housing being available at an affordable price to those within the community.
11	0	Development of an individual site is irrelevant to this Sustainability Objective as its goal is to avoid the negative impacts of minerals acquisition wherever and whatever the use of those mineral products.
12	0	Development here is likely to marginally increase waste, though this is 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	+	There is opportunity for habitat creation within the site 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

See assessment of site 733.

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?

Is the proposed use listed as appropriate for the centre?

Is the provision consistent with the scale of development proposed for

Is the provision meeting an identified need in the centre?

If greenfield, are there sufficient brownfield sites to avoid choosing this one?

Overall stage 4 assessment
See assessment of site 733.

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

See site 733