

Potential site analysis for site 834, Land adj Egerton House, New Wells Road, Hill Mountain

Associated settlement **Countryside**
LDP settlement tier **Smaller settlements**
Community Council area **Burton**
Site area (hectares)

Site register reference(s) (if proposed as development site for LDP) 3368/SR133

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.

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: 2 (1 is Agriculturally most valuable, 5 is least valuable).

Not within a quarry buffer zone.

Not within safeguarded route for roads or cycleways.

Site includes 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 AR & VS Ash

General overview The site is garden space of adjacent property.

Greenfield or Brownfield/PDL Brownfield/PDL **Estimated number of dwellings**

Adjoining uses and access The site is the garden to adjacent property located directly to the east. The site is separated by a tarmac access from frontage development to the north along New Wells Road.

Visible constraints to development The site has some mature trees at the boundary which should be retained.

Impact on National Park's Special Qualities This site lies within the Daugleddau landscape character area which is a peaceful, enclosed and intimate landscape of estuarine river and associated riparian areas and mudflats, surrounded by rolling woodland mosaic landscape of parkland, mixed woodlands and fields. The surrounding landform provides a strong sense of enclosure and shelter, within a cared-for woodland farmland with secluded houses. Development of this site, at Hill Mountain, is not likely to be harmful to the special qualities of the area, provided attention is provided to design and siting within the site.

Landscape impact mitigation measures

Affordable housing capacity assessment

General notes

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 A; 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	0.1	Nearest doctor	1.51
Nearest pub	1.65	Nearest Dentist	4.83
Nearest primary school	0.74	Nearest secondary school	5.65
Nearest post office	1.61	Nearest petrol station	3.4
Nearest community hall	0.85	Nearest police station	3.5
Nearest letter box	0.08	Nearest library	3.52
Nearest place of worship	0.06	Nearest cash point	1.61
Nearest sports ground	0.3		

* 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.
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.
Pembrokeshire Highway Authority	04/08/2008	No objection to a single unit using the existing access.
Reasons site is suitable for development		The site is well related to existing development, and is visually contained both in the local and wider landscape.

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 land is garden space and not part of an agricultural holding.
2	0	There are very limited services within the area within walking distance. There is a daily bus service to Haverfordwest.
3	+	Development of this garden space will not have a negative impact of the special qualities of the national park in this area.
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 site is not within an area liable to flooding. 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	0	This site has limited potential to assist in sustaining local communities.
9	-	This site has the potential to accommodate a single unit at best and is not therefore likely to provide for a social mix.
10	+	This site is not likely to affect the cultural distinctiveness of this 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	+	There may be opportunities for habitat creation within the site as part of 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

There are limited services at Hill Mountain and limited bus service to access services elsewhere. This site in isolation is not sufficient to influence the provision of public transport. The housing built will meet the highest standards for energy efficiency due to the sustainable design policies of the Plan, there is limited potential to provide for affordable housing. This site is however garden space and should be seen as a rounding off opportunity at Hill Mountain.

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? No

Is the proposed use listed as appropriate for the centre? Not applicable

Is the provision consistent with the scale of development proposed for? Not applicable

Is the provision meeting an identified need in the centre? Not applicable

If greenfield, are there sufficient brownfield sites to avoid choosing this one? This is a brownfield site.

Overall stage 4 assessment

The site is not within or adjacent to a named centre in the Strategy, and is considered to be in the countryside. Policy 6 Countryside (Tier 5) requires that development will only be permitted subject to satisfying the criteria of the policy, including accessibility to the centres. This site can be considered to be potentially compatible with the preferred strategy, subject to detailed consideration.

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 has not been screened for Likely Significant Effect on Natura 2000 sites as it is not allocated in the Local Development Plan