

Potential site analysis for site 872, Land adj Roch Village and Rochgate Motel, Roch

Associated settlement	Roch
LDP settlement tier	Rural centres
Community Council area	Nolton and Roch
Site area (hectares)	0.81

Site register reference(s) (if proposed as development site for LDP) 3404/SR184

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 Mrs NF Chan

General overview This is a flat site containing the remains of military buildings in the corner of a much larger field, situated to the west of Roch.

Greenfield or Brownfield/PDL Brownfield/PDL **Estimated number of dwellings** 0

Adjoining uses and access The western boundary of the site partly runs along the A487 Haverfordwest to St Davids road and pulls back from the road where a bus stop and highway verge has been created to improve visibility at the access of a side road. The boundary is marked by a high hedgerow. The southern boundary runs along a minor road running between Roch and the coast and is also marked by a high hedgerow. The western and northern boundaries are marked by a post and wire fence which separates the site containing the remains of military buildings from the rest of a large field. There is a pedestrian access into the site from the minor road to the south, or via an agricultural field access to the north of the site within the eastern boundary.

Visible constraints to development

Impact on National Park's Special Qualities

Roch is a small linear village on high ground within open rolling landform. The imposing castle sited on its rocky outcrop is a very distinctive local feature, visible from a considerable distance. The old core of the village around the castle and church have traditional built forms but more modern residential development to the east are incongruous and contribute nothing to the sense of place, especially along the A487 road frontage which defines the western village boundary. The site is situated to the west of this boundary and its development would create an incursion into the open countryside surrounding the village, thereby causing harm to the special qualities of the National Park.

Landscape impact mitigation measures

Affordable housing capacity assessment

General notes

This site has been considered for residential development as part of the JUDP process but was rejected by the Inspector who recommended: I consider that its development for housing (even if confined to a single dwelling as Mrs Chan suggests) would be unacceptable since it would spread the built-up settlement into these attractive rural surroundings involving, crucially, breaching the strong and defensible settlement boundary which the main road currently provides.

Development planning history

Subject to objection 869D1 during UDP process

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 A

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	0.12	Nearest doctor	4.52
Nearest pub	0.49	Nearest Dentist	9.29
Nearest primary school	0.53	Nearest secondary school	9.17
Nearest post office	7.43	Nearest petrol station	4.53
Nearest community hall	2.1	Nearest police station	12.57
Nearest letter box	0.35	Nearest library	9.48
Nearest place of worship	0.78	Nearest cash point	0.12
Nearest sports ground	2.06		

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

Consultee responses

Consultee	Date of response	Response
Countryside Council for Wales	02/05/2008	This sites appears to suppoer a mixture of woodland and scrub either across the entire site, or in places within the site. Although not designated, we advise that it should be considered under your Authority's general duty to have regar to conserving biodiversity, as set out in section 40 of the Natural Environment and Rural Communities (NERC) Act (2006). We believe you can do this by ensuring that existing ecological connectivity is retained and oppotunities for creating links are taken where appropriate.
Dyfed Archaeology	30/05/2008	In the area of a WW II military site. Sites with known visible features, which need to be either excluded or retained within any development proposal. Further assessment or evaluation is required to define areas of surviving associated archaeological remains prior to allocation. Any further remains would potentially also need to be retained but may not extend across the whole site. Parts of these areas may therefore need to be excluded from any allocation.

Environment Agency Wales		There may be contamination at this site. Contaminated land survey would be required.
Environment Agency	13/07/2009	No constraints.
Pembrokeshire Highway Authority	04/08/2008	Access would be taken off the lane to the south, subject to widening. A pedestrian crossing will be required over the busy A487 County Road.

Reasons site is suitable for development

Reasons site is not suitable for development	This site is to the west of the A487 which defines the western village boundary and its development would represent an incursion into the countryside and be harmful to the special qualities of the National Park.
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Does the site pass stage two tests? No **Proposed use** Housing