

## Potential site analysis for site 873, Land to rear of Freshwater Inn, Freshwater East

Associated settlement      **Countryside**  
LDP settlement tier        **Smaller settlements**  
Community Council area **Lamphey**  
Site area (hectares)        **0.23**

**Site register reference(s) (if proposed as development site for LDP)** 1314/SR185

### 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.

Partly within 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: 5 (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	Mr Govan Davies		
General overview	The site is a very gently sloping site extending from the end of the garden and car park of the Freshwater Inn. The southern boundary of the site abuts the curtilage of a property known as Wigwam. There are views from the site towards the beach and lower Burrows area.		
Greenfield or Brownfield/PDL	Greenfield	Estimated number of dwellings	0
Adjoining uses and access	Existing access is via a lane to the west or via the Freshwater Inn car park. Adjoining uses include the Inn to the North, and frontage development. There is a property to the south also.		
Visible constraints to development	Site may be backland development.		
Impact on National Park's Special Qualities	The majority of Freshwater East is of relatively modern origin comprising large detached dwellings of various designs set within large garden plots. Visual detractors for the area include caravan sites and modern housing. The dunes at Freshwater East are an important feature within the landscape, as are adjacent cliffs. In addition, the broad flat bottomed valley running inland behind the dunes, which is dominated by a mosaic of wetland, scrub and woodland is also an important landscape and in terms of the species and habitat special qualities of the National Park. A Local Nature reserve has been declared at Freshwater East. An LNR can be declared because of local wildlife or geological interest and are of particular value for community enjoyment, involvement and education. Development at rear of the Freshwater Inn site would be sited adjacent to the LNR and would impact upon the landscape qualities of the area.		
Landscape impact mitigation measures			
Affordable housing capacity assessment			
General notes	Proposed as community open space by FWE Society & Community Association. PR/535/D1 JUDP		
Development planning history	Subject to objection 830D5 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 C; 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	1.96	Nearest doctor	4.83
Nearest pub	0.06	Nearest Dentist	4.49
Nearest primary school	1.95	Nearest secondary school	5.93
Nearest post office	4.82	Nearest petrol station	1.96
Nearest community hall	2.23	Nearest police station	7.34
Nearest letter box	0.07	Nearest library	4.71
Nearest place of worship	1.37	Nearest cash point	1.96
Nearest sports ground	2.16		

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

**Consultee responses**

<b>Consultee</b>	<b>Date of response</b>	<b>Response</b>
Countryside Council for Wales	02/05/2008	Although not designated, our phase 1 maps indicate that this area lies at the top end of the sand dunes system at Freshwater East and close to the new Local Nature Reserve. We advise that they should be considered under your Authority's general duty to have regard 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 opportunities for creating links are taken where appropriate.
Environment Agency Wales		Site not on mains drainage. Septic tanks would not be permitted at this location. Sealed cesspit would be required due to ground conditions.
Dwr Cymru	21/07/2008	Sewerage – There is no public sewerage system in this area. Any new development will require the provision of satisfactory alternative facilities for sewage disposal.
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	This is designated as open sapce therefore we would offer no objection . [designation as open space requested by representor but not supported by the Authority].
Pembrokeshire Highway Authority	04/08/2008	Access to this site is only appropriate via the car park of the public house.

**Reasons site is suitable for development**

**Reasons site is not suitable for development**

This site is part of an open area of land forming a transitional area between the main line of properties along the road and the more rugged vegetated sand dunes below, known as the Burrows. The site would be visually prominent close to the top of land rising from the shore, and development here would introduce an isolated structure, poorly related to the main part of Freshwater East, and be a harmful intrusion into the Burrows area.

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