

Potential site analysis for site 886, Site D Lindsay Villas, St Ishmaels

Associated settlement	St Ishmael's
LDP settlement tier	Rural centres
Community Council area	St. Ishmael's
Site area (hectares)	1.94

Site register reference(s) (if proposed as development site for LDP) 3446/SR195

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.

Within 500 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.

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 Llewelin

General overview This site is within the northern part of an extensive field to the south of St Ishmaels.

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

Adjoining uses and access The north-western boundary of the site lies along the existing field boundary which abuts a minor road currently marking the edge of the built area of the village in this location. The field boundary is marked by a hedgerow and sits well above the level of the road and the housing to the north. The north-eastern boundary of the site is marked by a children's' equipped play area and a footpath running between the field and the sports ground beyond. This field boundary is also marked by a hedgerow. The south-eastern boundary of the site is not marked by any physical feature on the ground but has been drawn to form a block of land close to the road frontage. The south-western boundary is marked by the field boundary and a hedgerow with another field beyond. Access is currently directly from the minor road to the north of the site at the northern tip of the site, adjacent to the children's' play ground.

Visible constraints to development The road to the north of this site provides the existing and strong boundary to the edge of the village in this location.

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 situated on land rising to the south out of the shallow valley in which the village is located and which visually contains the built area. Development here would be visually conspicuous within the wider landscape and therefore harmful to the special qualities of the National Park.

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 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	0.55	Nearest doctor	5.83
Nearest pub	0.42	Nearest Dentist	6.6
Nearest primary school	0.22	Nearest secondary school	7.52
Nearest post office	3.01	Nearest petrol station	7.16
Nearest community hall	5.34	Nearest police station	7.06
Nearest letter box	0.05	Nearest library	5.96
Nearest place of worship	0.79	Nearest cash point	4.71
Nearest sports ground	0.28		

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

Consultee responses

Consultee	Date of response	Response
Countryside Council for Wales	02/05/2008	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	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. 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.

Dwr Cymru 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 13/07/2009 No constraints. We have serious concerns that the works would not be able to cope with additional foul flows, the Sewage treatment works may need upgrading, in this respect please contact Dwr Cymru.

Pembrokeshire Highway Authority 04/08/2008 Road widening would be necessary and may be difficult to achieve due to the road levels.

Reasons site is suitable for development

Reasons site is not suitable for development Development in this location would extend development into the countryside which would be visually conspicuous in the wider landscape and therefore harmful to the special qualities of the National Park.

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