

Potential site analysis for site 385, St Davids - North of Twr-y-Felin

Associated settlement	St David's
LDP settlement tier	Local centres
Community Council area	St. David`s and the Cathedral Close
Site area (hectares)	0.92

Site register reference(s) (if proposed as development site for LDP) No LDP site registration

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.

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: urban (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 Mr D Chant/ Mr Robert Griffiths

General overview This is an extensive site with planning permission for residential development at the eastern edge of St Davids.

Greenfield or Brownfield/PDL Greenfield **Estimated number of dwellings** 13

Adjoining uses and access

Visible constraints to development

Impact on National Park's Special Qualities St Davids has a strong sense of place emanating from its historic and continuing supreme cultural significance in Wales and is set within a historical landscape of outstanding value. Recent development around the northern and eastern edges of the City, however, have a poor visual relationship to the landscape beyond through the unsympathetic form, siting and layout of some of the residential areas. A positive change in the local character emanates from the Visitor centre. This site provides part of a wider opportunity to rehabilitate the eastern edge of the City so as to be more sympathetic to the surrounding Landscape of Outstanding Historic Interest with emphasis on achieving a smooth transition from the urban edge to the open countryside.

Landscape impact mitigation measures

Affordable housing capacity assessment

General notes

Development planning history

Subject to an objection during the Local Plan process ----- Allocated as Residential in Local Plan ----- Subject to objection 61D1 during UDP process ----- Wholly within area designated as Residential Allocation in JUDP

Planning application history (planning applications within, overlapping or adjacent to the potential site)

Application code	Application type	Proposal	Decision	Decision date
98/210	FULL	Extension to car park	APP	23-Jul-1998
98/325	FULL	Change of use to dwelling house & extension for Bed & Breakfast accommodation	APP	05-Jul-1999
99/254	OL	Residential development	APP	27-Sep-1999
01/403	RM	3 detached bungalows	WD	02-Oct-2001

01/457	FULL	Two detached bungalows	APP	27-Mar-2002
02/363	VD	Variation of condition 1 imposed on NP/99/254	REF	28-Nov-2002
02/378	RM	Housing development (12 units) (Reserved Matters)	APP	12-Feb-2003
03/102	S64	Vary condition 1 (Time limits) on NP/99/254	REF	17-Apr-2003
03/586	FULL	Variation of condition 1 imposed on NP/99/254	APP	19-Feb-2004
06/611	FULL	Residential development- 2 bungalows and 7 dormer bungalows	APP	06-Aug-2007
06/635	FULL	3 dwellings & garages	APP	08-Mar-2007
07/019	FULL	Amendment to NP/04/474 to include pv & solar panels, revised car parking & fans to kitchen roof	APP	04-Apr-2007
07/552	FULL	Amendment of condition to permit design to include an extension for a study	APP	10-Dec-2007

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	0.47	Nearest doctor	0.37
Nearest pub	0.37	Nearest Dentist	0.34
Nearest primary school	0.6	Nearest secondary school	0.29
Nearest post office	0.39	Nearest petrol station	0.64
Nearest community hall	0.36	Nearest police station	0.28
Nearest letter box	0.2	Nearest library	21.59
Nearest place of worship	0.44	Nearest cash point	0.39
Nearest sports ground	0.38		

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

Consultee responses

Consultee	Date of response	Response
Dwr Cymru	29/11/2007	No adverse objections to network. Has been taken into account in terms of capacity at treatment works.
Countryside Council for Wales		No response received
Environment Agency Wales		No flooding/sewer problems. Large site - FCA needed?

PCC Highways No response received

Dyfed Archaeology 30/05/2008 Adjacent to the Medieval town and ecclesiastical centre of St Davids. Possible Prehistoric archaeology also within close proximity. May have 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.

Reasons site is suitable for development The site is allocated for 25 units in Joint Unitary Development Plan for Pembrokeshire and as at 31 March 2007 there were permissions for 13 units covering 12 of the allocated plots, therefore there is space for 13 units remaining in the allocation without permission.

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 site was formerly used for agricultural purposes but is part of a wider development and unused land is used for temporary storage of building materials. There may be opportunities for improving biodiversity through habitat creation on this site.
2	++	The site is at the edge of St Davids and within walking distance of the good range of services and facilities within the City. The City has excellent bus services to Haverfordwest and Fishguard which have a full range of services and facilities.
3	+	St Davids Peninsula is an outstanding landscape and design of this development will be an important consideration.
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 a area liable to flood. 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	++	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	+	This development has already been partially completed. Phasing of the remaining area, taking into consideration any other sites will be necessary to protect the cultural identity of this community. A positive outcome is dependent on a large proportion of the housing being available at an affordable rate to people from within the 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 which would help inform this element of the appraisal. No needs other than those identified by statutory consultees are currently apparent apart from affordable housing.
14	+	There may be opportunities 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

The site is within walking distance of a good range of facilities in St Davids and has regular bus services to Haverfordwest and Fishguard. Plan policy to secure as much affordable housing as can be achieved and is needed as opposed to general needs housing will help ensure development aims to meet the needs of local communities. The housing built will meet the highest standards for energy efficiency due to the sustainable design policies of the Plan.

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?	Yes
Is the proposed use listed as appropriate for the centre?	Yes
Is the provision consistent with the scale of development proposed for	Crymych, St Davids, Newport and Saundersfoot are Tier 3 Local Centres. The provision amounts to 60% of what would be anticipated if projection figures were achieved (590 versus 356). The level of provision is curtailed to take account of the conclusions reached in the previous stages of the assessment.
Is the provision meeting an identified need in the centre?	Yes it is helping to meet the household projection figures for these Centres.
If greenfield, are there sufficient brownfield sites to avoid choosing this one?	The site is a Greenfield site. There are insufficient brownfield sites to meet the needs.

Overall stage 4 assessment

The site is within or adjacent to named centre in the Strategy. A use is proposed which is considered appropriate as per the Strategy.

The rate of development proposed is different than has been experienced historically. The City is capable of absorbing additional development. Development is however concentrated in one area around Glasfryn Lane and opportunities for phasing should be explored. As with Brynhir road infrastructure costs may temper the Authority's ability to do this.

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

Given the size of the allocation and location of the site it is unlikely that there will be any significant effects arising as a result of this allocation.

EAW's response to consultation on this site identified that there are no flooding/ sewer problems.