

## Potential site analysis for site 412, r/o Salutation Inn, Felindre Farchog

Associated settlement     **Felindre Farchog**  
LDP settlement tier       **Rural centres**  
Community Council area **Nevern**  
Site area (hectares)       **0.2**

**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.

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.

Within 100 metres of ancient or semi-natural woodland.

Underlying Agricultural Land Classification: 4 (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

#### General overview

Site is located at the western edge of the small settlement of Felindre Farchog. It is separated from the main road (A487(T)) by the Salutation Inn. The car park of the Inn runs up to the edge of the site which is flat and lawned and likely to be used as an outdoor amenity area for the public house. The northern boundary of the site is well defined by steeply rising and forested land screening the site completely in this direction.

**Greenfield or Brownfield/PDL** Greenfield **Estimated number of dwellings** 2

**Adjoining uses and access** Public house/hotel and associated car park to the south. Undeveloped land to the north. Access road to other properties to the west and gardens of adjacent properties to the east. Access from the A487 by means of the access to the Salutation Inn car park.

**Visible constraints to development** None.

**Impact on National Park's Special Qualities** Felindre Farchog is a small nucleated village situated in alongside the A487 in a sheltered, steep-sided valley with almost continuous woodland cover. The church and bridge over the Afon Nyfer are the primary landmark features. The site provides an opportunity for a very small scale development on the valley floor which would be visually contained by the topography and existing development and would not harm the special qualities of the National Park.

**Landscape impact mitigation measures** In order that site continues to be well screened there is a need to restrict the height to single or one and half-storey as the site is below road level.

**Affordable housing capacity assessment** A scheme consisting of 1 one bed flat and 1 two bed flat, both for social rent gives a residual of £5000 with grant and -£93,000 without grant. Amending the scheme so that the two bed flat is a market unit gives £65,000 with grant and £20,000 without grant. Changing the 1 bed unit to LCHO (so 1 market unit 1 LCHO) gives £41,000 (no grant).

**General notes** Phasing of development will be necessary to overcome objections from Dwr Cymru.

Number of units is restricted by access and the need to ensure sufficient parking for the Salutation Inn.

The site is close to the Salutation Inn public house and particularly the function room. This may cause issues relating to noise pollution.

### Development planning history

Subject to objection 524D1 during UDP process

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

Application code	Application type	Proposal	Decision	Decision date
99/417	FULL	Alterations & extension	APP	26-Oct-1999
02/568	FULL	8 residential units	REF	18-Mar-2003
05/099	FULL	Extension	APP	06-May-2005

### Summary of geological risk (class A is lowest risk, class E is highest risk)

Running sand class B; compressible ground class A; landslide class B; no soluble rocks; shrink swell class B

### Summary of flood risk (from TAN 15)

Partly within TAN 15 Zone C2

**Public transport service** No service at all.

### Distance from potential sites to selected services in kilometres

Nearest shop	4.24	Nearest doctor	4.34
Nearest pub	0.03	Nearest Dentist	3.93
Nearest primary school	4.18	Nearest secondary school	9.89
Nearest post office	4.28	Nearest petrol station	3.4
Nearest community hall	4.24	Nearest police station	9.77
Nearest letter box	0.05	Nearest library	10.55
Nearest place of worship	0.07	Nearest cash point	4.27
Nearest sports ground	4.16		

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

### Consultee responses

Consultee	Date of response	Response
Dwr Cymru	29/11/2007	Problems at treatment works. No funding available for improvements before 2010. Will be put forward for future funding programme. Objection to any developments until improvements made.
Countryside Council for Wales		No response received
Environment Agency Wales	08/01/2008	Site is in zone C2 - flooding problem.

PCC Highways                      20/11/2007    The access for this site suffers very poor visibility to the south west and traffic speeds are high. To achieve required visibility a part of the pub would require demolition. This being Trunk Road makes this even more of a prerequisite. The other issue is the displacement of parking. This PH does not appear to have a large local catchment area so probably relies on passing trade, thus relies heavily on the car parking. I would suggest that a development of no more than 1-2 units modest could be considered if the pub is to stay.

**Reasons site is suitable for development**                      The site is well defined and would constitute a rounding off of development in this location. The site is well screened by existing development to the south and east and by the natural steeply sloping landscape to the north.

**Reasons site is not suitable for development**                      The site is close to the Salutation Inn public house and particularly the function room. This would be likely to cause issues relating to noise pollution.

**Does the site pass stage two tests?**    Yes                      **Proposed use**    Housing

**Stage three: Sustainability Appraisal**

<b>Sustainability Objective</b>	<b>Summary</b>	<b>Commentary</b>
1	++	This site uses land which is at the edge of a public house car park.
2	--	Facilities in Felindre Farchog are extremely limited and there is no bus service. Residents here would be completely dependent on cars to access any services and facilities.
3	+	This site is located to the rear of existing buildings. Careful design and siting will be needed to minimise impact in the landscape.
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 southern area of this site is within a fluvial flood plain. Awaiting response from EA.
7	-	There is no bus service in Felindre Farchog and residents will be completely dependent on car for accessing services and facilities. 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 would be a small development which would not threaten the culture of 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	+	Habitat creation within the site may be possible 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 located in a village with limited services and facilities and no bus service. The size of the development proposed is highly unlikely to create sufficient demand to improve bus services. Occupancy should be restricted to identified need for affordable housing within the community rather than catering for general housing needs else this site would not accord with sufficient of the sustainability criteria. 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	Felindre Farchog is a Tier 4 Rural Centre. For Tier 4 Rural Centres & Tier 5 Countryside a figure of 67% of what would be anticipated if projection figures were achieved is identified (1,141 versus 763). The focus of development has been placed on the Rural Centres which are more sustainable locations for development.
Is the provision meeting an identified need in the centre?	The needs of Tier 4 settlements are considered together. See previous response.
If greenfield, are there sufficient brownfield sites to avoid choosing this one?	It is a greenfield site. There are insufficient brownfield sites.

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 level of provision is higher than might be expected to be achieved using Welsh Assembly Government population projections. A greater focus has been placed on Rural Centres which are more sustainable locations for development than the wider countryside.

**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