

Potential site analysis for site 458, Land south of A487, St Davids

Associated settlement	St David's
LDP settlement tier	Local centres
Community Council area	St. David`s and the Cathedral Close
Site area (hectares)	5.01

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.

Not 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: 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	Private		
General overview	This is a large open field in agricultural use to the east of St Davids. It abuts the eastern-most limit of land allocated in the JUDP for residential development.		
Greenfield or Brownfield/PDL	Greenfield	Estimated number of dwellings	0
Adjoining uses and access	To the west is land allocated for residential development, part of which has been developed. To the north-west is a row of existing dwellings. To the north east is a playing field and to the south and west is agricultural land. Access would be from a narrow lane - Feidr Pant y Bryn.		
Visible constraints to development	The development of this land would result in a considerable incursion of development into the countryside. It would cause significant visual intrusion.		
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 sits beyond the eastern edge of St Davids where development peters out into the countryside beyond. Development here would result in a considerable incursion into the countryside and consequently be harmful to the special qualities of the National Park.		

Landscape impact mitigation measures

Affordable housing capacity assessment

General notes

Development planning history

Subject to an objection during the Local Plan process ----- Subject to objection 61D1 during UDP process ----- Partly in or adjacent to 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
99/241	FULL	Residential dwelling	APP	24-Jun-1999

99/254	OL	Residential development	APP	27-Sep-1999
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
03/121	FULL	Fencing/goal areas and surfacing multi-use gamed area	APP	25-Apr-2003
03/354	FULL	Dwelling	APP	04-Mar-2004
03/586	FULL	Variation of condition 1 imposed on NP/99/254	APP	19-Feb-2004
06/635	FULL	3 dwellings & garages	APP	08-Mar-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	0.71	Nearest doctor	0.64
Nearest pub	0.66	Nearest Dentist	0.6
Nearest primary school	0.86	Nearest secondary school	0.26
Nearest post office	0.68	Nearest petrol station	0.36
Nearest community hall	0.65	Nearest police station	0.57
Nearest letter box	0.5	Nearest library	21.3
Nearest place of worship	0.69	Nearest cash point	0.69
Nearest sports ground	0.12		

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

Consultee responses

Consultee	Date of response	Response
Countryside Council for Wales		Not consulted
Environment Agency Wales		Not consulted
PCC Highways		Not consulted
Dwr Cymru		Not consulted

Reasons site is suitable for development

Reasons site is not suitable for development

The development of this land would result in a considerable incursion of development into the countryside.

Does the site pass stage two tests? No

Proposed use