

## Potential site analysis for site 606, Land at Maes Dewi, St Davids

Associated settlement	<b>St David's</b>
LDP settlement tier	<b>Local centres</b>
Community Council area	<b>St. David`s and the Cathedral Close</b>
Site area (hectares)	<b>0.05</b>

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

### 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.

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

<b>Ownership</b>	Pembrokeshire County Council?		
<b>General overview</b>	This small site forms part of the rear gardens of properties in the housing estate known as Maes Dewi.		
<b>Greenfield or Brownfield/PDL</b>	Greenfield	<b>Estimated number of dwellings</b>	0

### Adjoining uses and access

**Visible constraints to development** This is in use as a domestic garden. There is no visible means of accessing this small site.

**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. This site is at the rear of a couple housing within a housing estate and forms the long back gardens backing onto undeveloped land. Development here will lead to over-crowding within this relatively densely developed area and an incongruous building within this housing estate. This would 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 objection 926D197 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 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	0.27	Nearest doctor	0.35
Nearest pub	0.2	Nearest Dentist	0.32
Nearest primary school	0.42	Nearest secondary school	0.34
Nearest post office	0.46	Nearest petrol station	0.76
Nearest community hall	0.54	Nearest police station	0.45
Nearest letter box	0.24	Nearest library	21.77
Nearest place of worship	0.3	Nearest cash point	0.27
Nearest sports ground	0.26		

\* 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		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 site is very small, inaccessible and is being used as domestic gardens of existing terraced properties.

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