

Potential site analysis for site 721, Information Centre Car Park, 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)	1.07

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: 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	Pembrokeshire Coast National Park Authority		
General overview	This land is in use as a car and coach park serving the Information Centre and wider city of St Davids.		
Greenfield or Brownfield/PDL	Greenfield	Estimated number of dwellings	0
Adjoining uses and access	The car park is bounded by roads to the north and west. Beyond the road to the west is the Information Centre and housing. Beyond the road to the north is undeveloped land. To the east is land being developed for residential development and to the south is agricultural land.		
Visible constraints to development	The use of this land for car and coach parking is central to traffic and parking management in the city and beyond.		
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 is the car park for the visitor centre and is situated to the iconic visitor centre. Development in this location would need to be restricted to the southern portion of this site to retain views of the visitor centre at the entrance to St Davids. The development of the whole site 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 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
98/210	FULL	Extension to car park	APP	23-Jul-1998
99/087	FULL	Bike Hire Service	APP	23-Mar-1999

99/254	OL	Residential development	APP	27-Sep-1999
01/457	FULL	Two detached bungalows	APP	27-Mar-2002
06/611	FULL	Residential development- 2 bungalows and 7 dormer bungalows	APP	06-Aug-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
07/013/gdo 24	GDO24	One stay anchor & stay wire (Ref: SA137678)	APP	11-Sep-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	0.43	Nearest doctor	0.33
Nearest pub	0.31	Nearest Dentist	0.3
Nearest primary school	0.55	Nearest secondary school	0.33
Nearest post office	0.33	Nearest petrol station	0.7
Nearest community hall	0.3	Nearest police station	0.22
Nearest letter box	0.14	Nearest library	21.64
Nearest place of worship	0.4	Nearest cash point	0.33
Nearest sports ground	0.43		

* 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 use of this land for car and coach parking is central to traffic and parking management in the city and beyond.

Does the site pass stage two tests? No

Proposed use