

Potential site analysis for site 722, Pebbles 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)	0.04

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.

Partly within a Scheduled Ancient Monument.

Within 50 metres of a Listed Building.

Within a Historic Landscape Area.

Within 500 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.

No 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 is a tarmaced area of land alongside a row of existing dwellings, overlooking the Cathedral with access through to Porth y Twr and the Cathedral Close. It is used for car parking.		
Greenfield or Brownfield/PDL	Brownfield/PDL	Estimated number of dwellings	0
Adjoining uses and access	There is a row of shops/houses to the south and the Cathedral and its setting in the Alun Valley to the north and west. There are also shops and houses to the east. Access is directly from Cross Square.		
Visible constraints to development	The site is an important car park providing operational parking for surrounding businesses and disabled car parking to allow closer access to the Cathedral. The site is within the Conservation Area and abuts the Cathedral Close.		
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. This site is immediately adjacent to the Cathedral Close, overlooking the Cathedral itself and the wider landscape setting beyond. Development here would be visually intrusive within this sensitive landscape and would cause significant harm to the special qualities of the National Park.		

Landscape impact mitigation measures

Affordable housing capacity assessment

General notes

Development planning history

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

Application code	Application type	Proposal	Decision	Decision date
99/269	FULL	Interpretation Centre & Lapidarium	APP	27-Sep-1999

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	0.37	Nearest doctor	0.28
Nearest pub	0.07	Nearest Dentist	0.32
Nearest primary school	0.3	Nearest secondary school	0.75
Nearest post office	0.19	Nearest petrol station	1.19
Nearest community hall	0.11	Nearest police station	0.29
Nearest letter box	0.15	Nearest library	22.14
Nearest place of worship	0.05	Nearest cash point	0.13
Nearest sports ground	0.83		

* 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 site is an important car park providing operational parking for surrounding businesses and disabled car parking to allow closer access to the Cathedral. The site is within the Conservation Area and abuts Cathedral Close.

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