

Potential site analysis for site 737, St Davids West Glasfryn Road, 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)	3.8

Site register reference(s) (if proposed as development site for LDP) 3244/SR58; 3418/SR149

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.

Within 50 metres of a Listed Building.

Within a Historic Landscape Area.

Not within 100 metres of a Historic Garden.

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.

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	Grey Family and Mr and Mrs Smith		
General overview	This is an extensive site running along the western side of Glasfryn Road and comprising three separate agricultural fields. The land is flat and partly grassed and partly used for crops. There is a hedge bank running along the Glasfryn Road boundary with field gates.		
Greenfield or Brownfield/PDL	Greenfield	Estimated number of dwellings	90
Adjoining uses and access	There is housing to the west, Glasfryn Road to the east and the A487 forms the northern and southern boundaries. Access would be from Glasfryn Road.		
Visible constraints to development	Glasfryn Road is a narrow lane and is a constraint to all of this site being developed. Upgrading of the road will be needed both to allow development here and for wider traffic management purposes in St Davids.		
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 provides part of a wider opportunity to rehabilitate the eastern edge of the City so as to be more sympathetic to the surrounding Landscape of Outstanding Historic Interest with emphasis on achieving a smooth transition from the urban edge to the open countryside.		
Landscape impact mitigation measures			
Affordable housing capacity assessment			
General notes	Development cannot commence before 2010. Phased development after this date may be possible subject to necessary improvements being made to treatment works. Site includes area of site registrations 3244/SR58 and 3418/SR149.		

Development planning history

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

Application code	Application type	Proposal	Decision	Decision date
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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	0.29	Nearest doctor	0.29
Nearest pub	0.23	Nearest Dentist	0.25
Nearest primary school	0.45	Nearest secondary school	0.22
Nearest post office	0.39	Nearest petrol station	0.68
Nearest community hall	0.44	Nearest police station	0.34
Nearest letter box	0.25	Nearest library	21.69
Nearest place of worship	0.29	Nearest cash point	0.29
Nearest sports ground	0.43		

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

Consultee responses

Consultee	Date of response	Response
Dwr Cymru	29/11/2007	There are issues regarding capacity at the treatment works. No improvements are planned in the current investment programme up to 2010. It may be included in the following programme upto 2015. There has been a flooding incident near the site. A study is needed to ascertain causes and whether development here would exacerbate it. This would be charged to the developer.
PCC Highways	29/11/2007	No objection subject to the suitable upgrading of Glasfryn Road to facilitate access to the site.
Countryside Council for Wales		No response received
Environment Agency Wales	08/01/2008	No flooding/sewer problems. Large site - FCA needed.
Dyfed Archaeology	30/05/2008	Within close proximity to the important Medieval ecclesiastical centre of St Davids and may have an impact upon a registered historic landscape. Sites with known evidence suggesting surviving significant archaeological remains. These areas require further assessment such as a desk – top exercise and site visit to clarify if any areas should be excluded from or retained within the development.

Environment Agency	22/04/2009	The factory has its own private treatment plant, so we would want to ensure that the proposed housing (HA737) and employment sites (EA748) which are situated next to the factory, will be served by the public foul sewer, as you know we are opposed to private drainage within a sewered area.
Pembrokeshire County Council drainage	26/01/2009	The development of this site would appear not to affect ordinary watercourses. It would be preferable if surface water was disposed to soakaways/SUDS in order not to increase the risk of flooding or exacerbate existing flooding in downstream catchments. If, however, ground conditions are not suitable for the use of soakaways/SUDS or positive drainage systems are required for adoption purposes, then any conventional drainage system discharging to watercourse either directly or indirectly, should include measures to improve the status quo. It should be noted that ordinary watercourses must not be filled in, culverted, or the flow impeded in any manner, without the prior written consent of the Environment Agency under Section 23 Land drainage Act 1991. Approval of Pembrokeshire County Council is also required to culvert a watercourse under Section 265(1) Public Health Act 1936.

Reasons site is suitable for development

This is a well contained site at the edge of St Davids with business development further to the east. The scheme will require a sensitive approach to landscaping in particular along its southern boundary.

Reasons site is not suitable for development

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

Stage three: Sustainability Appraisal

Sustainability Objective	Summary	Commentary
1	+	The site comprises a strip of 3 fields. They are currently used for agricultural purposes but isolated by housing to the west and roads to the north, south and east and not high grade. The land is one of the few remaining opportunities to develop in this area of outstanding landscape.
2	++	The site is located immediately at the edge of St Davids and within walking distance of the good range of services and facilities within the City. St Davids has excellent bus links to Haverfordwest and Fishguard where a full range of services and facilities are available.
3	+	High standards of design and layout will be needed at this site which is at the edge of the City.
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 site is not within an area liable to flood. Design should incorporate energy efficiency and sustainable design principles.
7	+	The site is within walking distance of the facilities and services within St Davids and on an excellent bus route to Haverfordwest and Fishguard which have a full range of facilities and services. Housing will be build 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	+	A significant number of dwellings can be accommodated on this site. Phasing will be needed to ensure the impact on the community and culture is protected. A positive outcome is dependent on a large proportion of the housing being available at an affordable rate to people from within 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	+	There are opportunities for habitat creation as part of the development of the site.
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 within walking distance of a good range of facilities in St Davids and has regular bus services to Haverfordwest and Fishguard. 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 Crymych, St Davids, Newport and Saundersfoot are Tier 3 Local Centres. The provision amounts to 60% of what would be anticipated if projection figures were achieved (590 versus 356). The level of provision is curtailed to take account of the conclusions reached in the previous stages of the assessment.

The site is quite large in scale and phasing of development is necessary.

Is the provision meeting an identified need in the centre? Yes it is helping to meet the projected housing figures for these Centres.

If greenfield, are there sufficient brownfield sites to avoid choosing this one? The site is a greenfield site. There would not be sufficient brownfield sites to meet need.

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 rate of development proposed is different than has been experienced historically. The City is capable of absorbing additional development. Development is however concentrated in one area around Glasfryn Lane and opportunities for phasing should be explored. As with Brynhir road infrastructure costs may temper the Authority's ability to do this.

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 is less than 200m from North West Pembrokeshire Commons SAC. The potential effects from this allocation include increases in airborne pollutants (nitrous oxides from vehicle exhausts) and increased levels of unauthorised burning. There is also the potential for increased levels of recreation and therefore disturbance on the Vegetated Sea Cliffs (St David's SAC) and the Chough (Ramsey and St David's Peninsula Coast SPA).

Dwr Cymru's (29/11/07) response identifies that "there are issues regarding capacity at the treatment works. No improvements are planned in the current investment programme up to 2010. It may be included in the following programme up to 2015. There has been a flooding incident near the site. A study is needed to ascertain causes and whether development here would exacerbate it". EAW (08/01/08) suggest in their response that there are "no flooding/ sewer problems".

Potential effects:

Increase in Airborne Pollutants;
Increased Unauthorised Burning;
Increased Disturbance.

The Appropriate Assessment concluded no adverse effect on integrity.