

## Potential site analysis for site 738, North of Heol Crwys, Trefin

Associated settlement     **Trefin**  
LDP settlement tier       **Rural centres**  
Community Council area **Llanrhian**  
Site area (hectares)      **0.61**

**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.

Not within 500 metres of 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.

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** Unknown

**General overview** This is grassed land in agricultural use. It slopes gently upwards to the south where the land is at the skyline when viewed from the south.

**Greenfield or Brownfield/PDL** Greenfield **Estimated number of dwellings** 15

**Adjoining uses and access** Existing development backs on to the eastern and western boundaries of this site. To the south is a builders yard with a large shed centrally along the southern boundary. This shed forms the skyline to Trefin when viewed from the south. To the north the site opens out to the undeveloped coastal slopes, although the coast is hidden by a ridge. Access to the site would be from the adjoining housing estate known as Heol Crwys.

**Visible constraints to development** The access may constrain the potential number of dwellings that the site could accommodate. This site lies just below the skyline of Trefin and development should be limited to single storey to avoid visual intrusion.

**Impact on National Park's Special Qualities** Trefin sits within an exposed and diverse coastal landscape with extensive views along the coastline. There is a strong, long-established settled character arising from small scale settlements and scattered farmsteads within an undulating, predominately pastoral farmland landscape. The woodland and trees to the south and south-east of the village provide a well-integrated setting which contrasts strongly with the open views from the west into recent residential developments which have not been well integrated into the landform or the edge of the old village. Development of this site will need to be carefully designed in terms of density and layout and the amount of landscaping to be compatible with the setting of the Conservation Area in the core of the village. This will help to properly assimilate the northern edge of the village within the landscape beyond. Access road and boundary treatment will require careful design with an integral hedgebank and trees which would assist in assimilating the visually intrusive residential areas of the Bryn - y Derwydd and Heol Crwys parts of the village.

**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)**

**Summary of geological risk (class A is lowest risk, class E is highest risk)**

Running sand class A; compressible ground class A; landslide class C; no soluble rocks; shrink swell class B

**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	1.48	Nearest doctor	8.01
Nearest pub	0.18	Nearest Dentist	10.97
Nearest primary school	2.54	Nearest secondary school	10.69
Nearest post office	0.18	Nearest petrol station	1.74
Nearest community hall	0.18	Nearest police station	11.1
Nearest letter box	0.13	Nearest library	12.48
Nearest place of worship	0.14	Nearest cash point	1.67
Nearest sports ground	5.42		

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

**Consultee responses**

<b>Consultee</b>	<b>Date of response</b>	<b>Response</b>
Dwr Cymru	29/11/2007	No objections.
PCC Highways		Access point would be from Heol Crwys. No objections.
Countryside Council for Wales		No response received
Environment Agency Wales	08/01/2008	No flooding/sewer problems.
Dyfed Archaeology	30/05/2008	Within the medieval settlement of Trefin. Sites located in areas of known historic settlement believed to contain archaeological remains. Sites within this category are unlikely to prevent development, however any impact upon archaeological remains will require appropriate mitigation. This is likely to include the retention of features where possible and the investigation, recording and analysis of all threatened remains.
Environment Agency	22/04/2009	No constraints
Environment Agency	13/07/2009	No constraints.

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 site is contained on 3 sides by existing development. Careful design can result in development which is well screened and not visually intrusive.

**Reasons site is not suitable for development**

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

**Stage three: Sustainability Appraisal**

<b>Sustainability Objective</b>	<b>Summary</b>	<b>Commentary</b>
1	+	This site occupies land in agricultural use, although it not highly graded.
2	+	The site is within walking distance of the limited range of services in Trefin. The village has a regular bus service to Fishguard and St Davids which have a full range of services.
3	+	This site is screened to the south by existing development and to the north by topography.
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 in an area liable to flooding. Development should incorporate energy efficiency and sustainable development principles.
7	+	Housing will be built 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	+	This is a relatively large site for development in Trefin, particularly when taken into account with other sites in the village. Phasing will be required to protect the culture of this community. 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 may be potential for habitat enhancement within the site through the planning process.
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 to the limited range of services in Trefin but on a regular bus route to Fishguard and St Davids. 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    Trefin is a Tier 4 Rural Centre. For Tier 4 Rural Centres & Tier 5 Countryside a figure of 67% of what would be anticipated if projection figures were achieved is identified (1,141 versus 763). The focus of development has been placed on the Rural Centres which are more sustainable locations for development.

Some phasing would aid absorption into the Centre.

Is the provision meeting an identified need in the centre?    The needs of Tier 4 Centres are considered together. See previous response.

If greenfield, are there sufficient brownfield sites to avoid choosing this one?

This site is a greenfield site. There are insufficient brownfield sites.

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 level of provision is higher than might be expected to be achieved using Welsh Assembly Government population projections. A greater focus has been placed on Rural Centres which are more sustainable locations for development than the wider countryside.

Some phasing of this site should aid absorption of the development into the village – see Table 8 Phasing.

**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

Given the level of proposed development and location of the site it is unlikely that there will be any significant effects arising as a result of this allocation.

EAW's response (08/01/81) to consultation on this site identified that there are no flooding/ sewer problems.