

Potential site analysis for site 739, North of North End, Trefin

Associated settlement **Trefin**
LDP settlement tier **Rural centres**
Community Council area **Llanrhian**
Site area (hectares) **0.16**

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.

Partly within 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 site is at the northern edge of Trefin and forms a strip of land at the limit of the road called North End. It slopes downwards to the north but is separated into 2 sections. The southern half of the site has been fenced and has been maintained as extended curtilage. The lower (northern) section of the site is a grassed area with access to a field running through and an informal turning area.		
Greenfield or Brownfield/PDL	Greenfield	Estimated number of dwellings	4
Adjoining uses and access	There is housing to the south and west of this site. To the north and east is undeveloped countryside. Views to the coast beyond are prevented by high land to the north. Access is straight from North End.		
Visible constraints to development			
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.		
Landscape impact mitigation measures			
Affordable housing capacity assessment			
General notes	The northern part of this site is common land. The Authority was notified of this by the National Trust during the consultation on the Preferred Strategy in 2008. The site area has been amended to show which part is no longer acceptable for development.		
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 B; compressible ground class A; landslide class B; 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	1.51	Nearest doctor	8.09
Nearest pub	0.31	Nearest Dentist	11.11
Nearest primary school	2.66	Nearest secondary school	10.83
Nearest post office	0.31	Nearest petrol station	1.76
Nearest community hall	0.21	Nearest police station	11.23
Nearest letter box	0.2	Nearest library	12.35
Nearest place of worship	0.23	Nearest cash point	1.7
Nearest sports ground	5.55		

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

Consultee responses

Consultee	Date of response	Response
Dwr Cymru	29/11/2007	No objections.
PCC Highways		No objection.
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.
PCNPA Building Conservation Officer	28/05/2008	No features highlighted of special interest.
Environment Agency	22/04/2009	No constraints

Reasons site is suitable for development

The site is well screened and could be developed without causing visual intrusion. The northern part of this site is common land. The Authority was notified of this by the National Trust during the consultation on the Preferred Strategy in 2008. The site area has been amended to show which part is no longer acceptable for development.

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	+	This land runs alongside the road and has become used as a turning area and parking/storage area for agricultural machinery.
2	++	The site is within walking distance of the limited facilities and services in Trefin. The village is on a bus route with frequent services to St Davids and Fishguard which have a full range of services.
3	+	This site is well defined, screened from the coast and careful development would compliment the existing rows of housing along this road. Sensitive design and landscaping is needed as the site is within a Conservation Area.
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 flooding. Development should incorporate energy efficiency and sustainable design 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 small site , but other sites have also been identified for development in Trefin. 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 opportunity for habitat enhancement 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.
- 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? The 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. This supply includes a development for 15 dwellings and some phasing constraint 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

The site has not been screened for Likely Significant Effect on Natura 2000 sites as it is not allocated in the Local Development Plan