

Potential site analysis for site 746, Between Glasfryn Road and Millard 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)	0.74

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: 3 (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	Mr Grey		
General overview	This is flat agricultural land to the north of the A487 close to the eastern edge of St Davids.		
Greenfield or Brownfield/PDL	Greenfield	Estimated number of dwellings	5
Adjoining uses and access	The site is bounded to the south by the A487, to the west by Glasfryn Road, to the east by existing residential development and to the north by Glasfryn Farm. Access is currently via a gated field access at in the north western corner of the site, from Glasfryn Lane.		
Visible constraints to development	This site is located close to the entrance to St Davids, alongside the main road from Haverfordwest. There is a low hedge bank alongside the A487 but the site is exposed and clearly visible. Conifers have been planted along the south western part of the boundary which provide some additional shelter and screening. The residential estates at Heol Dewi and Maes Dyfed are visible from the A487 but development alongside the road, in the southern portion of this site would have the effect of closing in the views across this edge of the City.		
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	Need to ensure development does not cause visual intrusion by being located too close to the A487.		
Affordable housing capacity assessment			
General notes	Site may be suitable for craft or workshop type developments with parking in southern portions of site. May also be suitable for public parking. Development of this site cannot proceed prior to 2010. Phased development of sites after 2010 may be possible subject to improvements of treatment works by Dwr Cymru.		

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 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	0.32
Nearest pub	0.32	Nearest Dentist	0.28
Nearest primary school	0.52	Nearest secondary school	0.18
Nearest post office	0.39	Nearest petrol station	0.62
Nearest community hall	0.41	Nearest police station	0.31
Nearest letter box	0.25	Nearest library	21.62
Nearest place of worship	0.35	Nearest cash point	0.37
Nearest sports ground	0.37		

* 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		Dependent on upgrading of Glasfryn Road.
Countryside Council for Wales		No response received
Environment Agency Wales	08/01/2008	No flooding/sewer problems. FCA needed.

10	++	The site provides an opportunity to accommodate small scale employment needs arising from within the community and so will assist in maintaining the cultural distinctiveness.
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 creation 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 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	Yes the proposal will help meet the household projection needs of Tier 3 Centres. There is also an identified need for employment provision.
Is the provision meeting an identified need in the centre?	See above.
If greenfield, are there sufficient brownfield sites to avoid choosing this one?	It 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 proposed use accords with the type of use considered appropriate for the various centres. St Davids is in need of employment provision to accommodate predominantly unauthorised

development in the area. The size of the proposal is 0.74 hectares for the live/work site, which is considered small relative to the size of the Centre.

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 within 650m of North West Pembrokeshire Commons SAC, which is vulnerable to air pollution and changes in water quality and quantity. As a result of this allocation there will most likely be an increase in air pollution due to increased use of vehicles. However, given the size of the site it is likely that any increase would be minimal and therefore no significant effects are expected as a result of this allocation.

EAW (08/01/08) in response to consultation on this site identified that there are no flooding or sewer problems in relation to this site. However, Dwr Cymru's (29/11/07) response identifies that "there are 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".

Given the size and location of the site, it is extremely unlikely that this allocation alone will have significant effects on any Natura 2000 sites.

The Appropriate Assessment concluded no adverse effect on integrity.