

Potential site analysis for site 748, South of St Davids Assemblies

Associated settlement	St David's
LDP settlement tier	Local centres
Community Council area	St. David`s and the Cathedral Close
Site area (hectares)	0.93

Site register reference(s) (if proposed as development site for LDP) No LDP site registration

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.

Not 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.

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 site has been allocated for employment use in the Local Plan and JUDP.		
Greenfield or Brownfield/PDL	Greenfield	Estimated number of dwellings	0
Adjoining uses and access	The site is bounded to the west by Glasfryn Road, to the north by the St Davids Assemblies sites and to the south by Glasfryn Farm. The eastern boundary is marked by a hedgebank which opens onto undeveloped countryside beyond. Access is currently via a farm gate from Glasfryn Lane.		
Visible constraints to development	Glasfryn Lane has been widened to accommodate the access needs of St Davids Assemblies from the north to the northern boundary of the field. There is a small electricity substation in the north-western corner of the field and access into the site will need to be to the south necessitating further road widening of Glasfryn Road.		
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	The level of the field is above the level within the St Davids Assemblies site to the north and Glasfryn Road. The site levels will need to be lowered to reduce visual impact of any development on this site.		
Affordable housing capacity assessment			
General notes	This site has long been considered appropriate for employment use and has been allocated for this type of development in the Local Plan and Joint Unitary Development Plan for Pembrokeshire.		
Development planning history	Allocated as Business in Local Plan ----- Subject to objection 926D448 during UDP process ----- Partly in or adjacent to area designated as NewEmployment in JUDP		

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

Application code	Application type	Proposal	Decision	Decision date
540/94	FULL	Factory premises & realignment of road	APP	26-May-1995

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	0.39	Nearest doctor	0.45
Nearest pub	0.33	Nearest Dentist	0.41
Nearest primary school	0.56	Nearest secondary school	0.24
Nearest post office	0.55	Nearest petrol station	0.63
Nearest community hall	0.62	Nearest police station	0.52
Nearest letter box	0.36	Nearest library	21.63
Nearest place of worship	0.42	Nearest cash point	0.39
Nearest sports ground	0.3		

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

Consultee responses

Consultee	Date of response	Response
PCC Highways		Previous advice applicable.
Countryside Council for Wales		No response received
Environment Agency Wales	08/01/2008	No flooding/sewer problems. Infill?
Dwr Cymru		No response received
PCC Highways	23/04/2008	Glasfryn Lane needs improving, as with the other sites.
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

Site has long been considered appropriate for employment use and has been allocated for this type of development in the Local plan and JUDP. It is contained to the north and south by farming and employment developments and offers an opportunity to accommodate further employment units.

Reasons site is not suitable for development

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

Stage three: Sustainability Appraisal

Sustainability Objective	Summary	Commentary
1		
2		
3		
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		

7	+	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, when needed, as much affordadale housing that can be achieved. Development will also help to sustain services locally.
9	+	The site can be used to accommodate identified need for affordable housing.
10		
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		
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
 In terms of employment provision the advice has been that demand for employment is for small scale development (please see Employment Background Paper). Such provision, in terms of allocating land, is to be targeted, where capacity permits to the larger centres, Tenby, Saundersfoot, St Davids and Newport. The potential sites identified for employment uses are within these centres and small in scale.

Is the provision meeting an identified need in the centre?
 A need to respond to unauthorised developments in the St Davids area is the primary drive for releasing this land. There is also a general need for small scale units in the County.

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.

In terms of employment the advice has been that demand for employment for small scale development. The provision is targeted to meet these needs.

St Davids is in need of employment provision to accommodate predominantly unauthorised development in the area. The size of the proposal is 0.93 hectares for the employment 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 500m of North West Pembrokeshire Commons SAC, which is vulnerable to air pollution and changes in water quality and the hydrological regime. 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. Dwr Cymru's (21/07/08) response to the site allocations consultation states that, "based on future demands already shared with us we do not foresee any problems at present in meeting the anticipated domestic demands during the life of the Local Development Plan".