

Potential site analysis for site 750, Depot Site, Crymych

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|------------------------|----------------------|
| Associated settlement | Crymych |
| LDP settlement tier | Local centres |
| Community Council area | Crymych |
| Site area (hectares) | 0.37 |

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.

Partly within 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: 4 (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

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| Ownership | Pembrokeshire County Council | | |
| General overview | This is a council depot site located at the southern edge of Crymych. There are a number of sheds within a yard used for storage and vehicle maintenance. | | |
| Greenfield or Brownfield/PDL | Brownfield/PDL | Estimated number of dwellings | 15 |
| Adjoining uses and access | There is a row of houses running along the A478 which backs onto the eastern boundary of the site. The rear of properties within a housing estate back onto the western boundary of the site. A minor road leading westwards out of the village forms the northern boundary. The access into the site is from this minor road. To the south the site abuts undeveloped agricultural land which is the subject of potential site reference 745. | | |
| Visible constraints to development | The site appears to be in use as a depot site. The land is contaminated. | | |
| Impact on National Park's Special Qualities | Crymych is located at the eastern edge of the Preseli Hills characterised by a pervading sense of remoteness and wildness. The village grew up during the 19th Century around the former Cardi Bach Railway. Welsh culture is strong in the area and the Welsh language is the first language of many residents. The site is at the southern edge of the village and offers an opportunity of redevelopment. The wilder landscape to south west of this area has greatly depleted or dilapidated hedgebanks as field boundaries. Well designed perimeter planting to the site and rehabilitation of the hedgebanks in the wider landscape would achieve significant enhancement of the local landscape character. | | |
| Landscape impact mitigation measures | | | |
| Affordable housing capacity assessment | | | |
| General notes | Under normal circumstances it would be reasonable for this site to accommodate up to 11 units. There is greatest demand for one and two-bedroom affordable housing in the Crymych area, however and if smaller units are accommodated on this site the number of units could be increased to 15. | | |

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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|--------|------|--------------|-----|-------------|
| 01/086 | FULL | Garage | APP | 11-Apr-2001 |
| 06/228 | FULL | Conservatory | APP | 27-Jun-2006 |
| 06/235 | FULL | Extension | WD | 29-Aug-2006 |

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 times suitable for travel to and from work, schools, morning and afternoon shopping, generally a minimum of 5 journeys a day – the minimum level considered necessary to be able to have a reasonable degree of mobility without private transport.

Distance from potential sites to selected services in kilometres

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|--------------------------|-------|--------------------------|-------|
| Nearest shop | 3.71 | Nearest doctor | 0.68 |
| Nearest pub | 0.77 | Nearest Dentist | 12.84 |
| Nearest primary school | 0.36 | Nearest secondary school | 0.36 |
| Nearest post office | 11.31 | Nearest petrol station | 0.37 |
| Nearest community hall | 10.94 | Nearest police station | 0.4 |
| Nearest letter box | 0.39 | Nearest library | 12.92 |
| Nearest place of worship | 0.34 | Nearest cash point | 0.4 |
| Nearest sports ground | 0.6 | | |

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

Consultee responses

| Consultee | Date of response | Response |
|-------------------------------|-------------------------|---|
| Dwr Cymru | 29/11/2007 | Study required at the treatment works. This could be overcome if flows are similar to those for existing use. |
| Countryside Council for Wales | | No response received |
| Environment Agency Wales | 08/01/2008 | Zone A site; concern about possible culverted drainage/stream - need to check with engineering advisors. |
| PCC Highways | 03/04/2008 | There will be no objection for an Estate Road here off the road to Mynachlogddu. Access needs to be retained for any form of development in the field beyond, as it is unlikely to be able to achieve a safe access direct off the A487 road. |

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|---------------------------------------|------------|---|
| Pembrokeshire County Council Drainage | 07/04/2008 | 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 in the downstream catchment. If ground conditions are not suitable for soakaways/SUDS, any discharges to watercourses in this catchment should be restricted to at least greenfield runoff rates. |
| Environment Agency | 22/04/2009 | Dwr Cymru should confirm that there is existing capacity. There is concern about surface water disposal therefore attenuated flows are required. |

Reasons site is suitable for development

Should the County Council cease to require the site as a depot then it would be appropriate to develop it for residential use as it is well contained and is a brownfield site. Any contamination would need to be addressed. Development to the south of the Depot site would be inappropriate and improved planting to the south of the site and the adjacent housing estate should be agreed as part of the development of this site to assimilate the existing hard urban edge. Under normal circumstances it would be reasonable for this site to accommodate up to 11 units. There is greatest demand for one and two-bedroom affordable housing in the Crymych area, however and if smaller units are accommodated on this site the number of units could be increased to 15.

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 is a brownfield site. Development would assist in decontamination of the site and provide opportunities for landscape enhancement of this edge of Crymych. |
| 2 | ++ | The site is at the edge of Crymych which has a modest range of facilities and services. Crymych has a regular bus service with good links to Cardigan with a full range of services and facilities and Narberth. The Preseli Green Dragon bus service operates from Crymych during the summer catering in particular for walkers. |
| 3 | ++ | Redevelopment of this site for residential use will provide an opportunity for enhancement and additional landscaping will help to assimilate the edge of Crymych into the landscape in a more sympathetic way. |
| 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 |

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| 6 | + | The site is not within a flood zone. 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 redevelopment site for a relatively modest development in Crymych which will integrate within the settlement. It will not threaten the culture of this community provided a large proportion of the housing is available at an affordable rate to people 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 | ++ | This site is to be redeveloped and there are likely to be opportunities for habitat creation within the site and the wider area, as part of 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

This is a brownfield site which offers an opportunity for development which will enhance this edge of Crymych and reduce contamination within the site. The site is within walking distance of a good range of facilities in Crymych. 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 overall provision made in the Plan for these Centres 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.

Is the provision meeting an identified need in the centre? Yes, it is helping to meet anticipated household projections.

If greenfield, are there sufficient brownfield sites to avoid choosing this one? It is a brownfield site.

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. Crymych has the potential to grow substantially (please see allocations outside the National Park in the Joint Unitary Development Plan). This is concentrated on a single site for 80 units outside the National Park. Phasing is proposed for the site outside the Park. This should assist with integrating the level of development proposed in the village.

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 - approximately 1.6 km from Preseli SAC - it is unlikely that there will be any significant effects arising as a result of this allocation.