

Potential site analysis for site 789, Adj Ysgol Bro Dewi, Nun St, 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)	0.56

Site register reference(s) (if proposed as development site for LDP) 3295/SR89

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.

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: 4 (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 Dr and Mrs Gill Davies and Mrs E Smith

General overview This site occupies two fields contained by the school to the south-west and the former concrete works to the north-east on the western side of Nun Street, overlooking the Alun Valley. The site is flat and grassed and opens directly onto Nun Street via a gated entrance. Towards the western-most part of the site the land starts to dip into the Alun Valley.

Greenfield or Brownfield/PDL Greenfield **Estimated number of dwellings** 10

Adjoining uses and access The south-western boundary of this site abuts the curtilage of the primary school. The north-western boundary opens onto undeveloped land overlooking the Alun Valley. The north-eastern boundary of the site abuts the former concrete works (considered under reference 709) and by an existing stone building fronting onto Nun Street. The south-eastern boundary of the site abuts the rear curtilages of properties facing onto Nun Street before opening eastwards directly onto Nun Street in a gap between existing buildings. Access to the site is via this gap into the site from Nun Street.

Visible constraints to development This gap in the frontage along Nun Street has long been cherished for the views it affords across the Alun Valley and the countryside beyond.

Impact on National Park's Special Qualities There are important views into the City from the north and west, with the Cathedral tower as the main focus but forming a subdued skyline feature. Development of this site would be overlooking the sensitive Alun Valley, but contained between existing development. Building heights will need to be kept below the existing skyline height and additional planting along the western boundaries will help to assimilate development further.

Landscape impact mitigation measures

Affordable housing capacity assessment

General notes The site is generally well screened from within the Alun Valley and from the south. From the west the site is seen against the context of the surrounding buildings and those behind it. Although well screened, additional landscaping within the site will be required and this will reduce the number of units it is possible to develop here.

Development planning history

Subject to an objection during the Local Plan process

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	0.11	Nearest doctor	0.2
Nearest pub	0.17	Nearest Dentist	0.22
Nearest primary school	0.06	Nearest secondary school	0.62
Nearest post office	0.27	Nearest petrol station	1.07
Nearest community hall	0.38	Nearest police station	0.36
Nearest letter box	0.15	Nearest library	22.09
Nearest place of worship	0.12	Nearest cash point	0.11
Nearest sports ground	0.5		

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

Consultee responses

Consultee	Date of response	Response
Pembrokeshire County Council	03/04/2008	Access to this site is acceptable for a maximum of 20 units if adoptable highway into the site is provided.
Countryside Council for Wales	01/04/2008	No adverse comments received.
Dyfed Archaeology	30/05/2008	Within the historic ecclesiastical centre of St Davids. Potential for archaeology relating to the medieval occupation of the town, particularly within the street frontage. 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.

Dwr Cymru	21/07/2008	<p>Sewerage – Within this catchment the public sewerage system is performing satisfactorily in accordance with its designed parameters and can accommodate the potential domestic foul flows from the UDP allocations already identified. To ensure the integrity of this system, we would expect the domestic surface water to be discharged to a separate system and controlled planning.</p> <p>Where new additional allocations are promoted through the Local Development Plan, Dwr Cymru Welsh Water will assess the impact of these demands to establish if available capacity exists. Should all the proposed developments proceed at the same time then the available 'headroom' would be eroded and improvements to our systems would be required. This being the case, certain developments may need to be phased for release in the latter part of the LDP to allow us the time to deliver these essential improvements.</p>
Dwr Cymru	21/07/2008	<p>Sewage Treatment - We have numerous Waste Water Treatment Works within the County which are designed to treat foul effluent from residential and commercial/industrial premises. The discharges from each of the Works are licensed by the Environment Agency to meet European Directives. Dependant on the scale of development identified within your proposed Local Development Plan the associated sewerage catchment, and may need to be upgraded as required to accommodate future growth.</p>
Dwr Cymru	21/07/2008	<p>Water Supply – Pembrokeshire Coast National Park is fed from strategic Water Treatment Works in the County. These water treatment works are important assets for Dwr Cymru/Welsh Water (DCWW) in delivering potable water to customers, Commercial, Health & Education premises. DCWW are developing a 25 year water resource plan to meet projected future demands for the County. 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. Water is a precious resource and in line with Government objectives on sustainable development we would look to promoters of developments to have considered and included where feasible, water efficient devices within buildings and sustainable drainage measures.</p>
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 within the built area of the City. A sensitively designed development with additional landscaping along the western boundaries could be accommodated here without damaging the special qualities of the National Park.

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		
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 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		

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. No needs other than those identified by statutory consultees are currently apparent.
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 contained within the built area of St Davids and the site is within walking distance of the good range of facilities and services within the City. There is a regular bus service to Haverfordwest and Fishguard which reduces the need to use the car. 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 provision 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 the household projection figures for these Centres.
If greenfield, are there sufficient brownfield sites to avoid choosing this one?	This 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 rate of development proposed is different than has been experienced historically. The City is capable of absorbing additional development. Development is however concentrated in one area around Glasfryn Lane and opportunities for phasing should be explored. As with Brynhir

road infrastructure costs may temper the Authority's ability to do this.

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

Dwr Cymru's response (21/07/08) to the site allocations consultation identified that within the catchment "the public sewerage system is performing satisfactorily".