

Potential site analysis for site 791, Bwlch Carte, Waun Fawr, 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) **2**

Site register reference(s) (if proposed as development site for LDP) 3300/SR91

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.

Site includes 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 Stephen Lawton		
General overview	This is a large, flat area of land lying to the north of the A487 St Davids to Fishguard road, and to the north of the City of St Davids. It is divided into 2 separate areas by the driveway/access to a property known as Bwlch Carte.		
Greenfield or Brownfield/PDL	Greenfield	Estimated number of dwellings	0
Adjoining uses and access	To the west, the site abuts the St Davids rugby pitch and to the east is agricultural land. The southern boundary of the site abuts the A487 trunk road running between St Davids and Fishguard. To the north is open moorland known as Waun Fawr. Access to the site would be taken directly from the A487.		
Visible constraints to development	This site lies well beyond the built area of the City in open moorland with extensive views.		
Impact on National Park's Special Qualities	This is a lowland area of slightly undulating open farmland containing a scattering of farmsteads. It is an exposed and open character and the scattered farmsteads with their distinctive architectural signature contribute to the strong sense of place. Development of this site, beyond the City of St Davids would intrude into this open and distinct landscape and cause widespread visual intrusion.		

Landscape impact mitigation measures

Affordable housing capacity assessment

General notes

Development planning history

Subject to objection 90D1 during UDP 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	0.6	Nearest doctor	0.7
Nearest pub	0.54	Nearest Dentist	0.68
Nearest primary school	0.72	Nearest secondary school	0.55
Nearest post office	0.82	Nearest petrol station	0.82
Nearest community hall	0.91	Nearest police station	0.82
Nearest letter box	0.58	Nearest library	21.69
Nearest place of worship	0.64	Nearest cash point	0.6
Nearest sports ground	0.17		

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

Consultee responses

Consultee	Date of response	Response
Countyrside Council for Wales	01/04/2008	although not designated this sites adjacent to North Pembrokeshire Commons SAC/Waun Fawr Tyddewi SSSI. Any development of these plots needs to ensure that this site is not compromised in any way, including in terms of water quality. Indeed, any opportunities to improve the condition of this internationally important site by changes in the management of these plots should be explored.
Pembrokeshire County Council Highways	03/04/2008	Vehicular access to this site could be created subject to the loss of a significant length of hedgebank. It appears that satisfactory pedestrian access could not be achieved.
Dyfed Archaeology	30/05/2008	Lies within close proximity to several sites of archaeological and historical inteest including the possible sites of a Bronze Age Standing Stone and Bronze Age barrow. 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.
Dwr Cymru	21/07/2008	Sewerage – Parts of the public sewerage network suffer from hydraulic overloading. No Regulatory improvements are planned under Dwr Cymru Welsh Water’s current 5 year Capital Investment Programme. Should this site be developed in advance of any Regulatory improvements, developers may be required to fund the essential improvements.

