

## Potential site analysis for site 855, Ffordd Abercastell, Trefin

Associated settlement     **Trefin**  
LDP settlement tier       **Rural centres**  
Community Council area   **Llanrhian**  
Site area (hectares)       **0.35**

**Site register reference(s) (if proposed as development site for LDP)** 3422/SR157

### **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.

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: 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** Mrs Cotton

**General overview** This is a roughly triangular field located immediately to the east of Trefin.

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

**Adjoining uses and access** This site is contained by a typical Pembrokeshire bank. The northern boundary abuts Heol Abercastell which is the road into the village from the east. The southern boundary abuts further undeveloped land. The western boundary abuts the curtilages of existing properties at Cefn Gallod. The land levels within the site are higher than those in Cefn Gallod. Access into the site is currently via an agricultural gated entrance from Heol Abercastell.

### Visible constraints to development

**Impact on National Park's Special Qualities** Trefin sits within an exposed and diverse coastal landscape with extensive views along the coastline. There is a strong, long-established settled character arising from small scale settlements and scattered farmsteads within an undulating, predominately pastoral farmland landscape. The woodland and trees to the south and south-east of the village provide a well-integrated setting which contrasts strongly with the open views from the west into recent residential developments which have not been well integrated into the landform or the edge of the old village. This site is prominent in views of the village from the south and extends well beyond the boundaries of the built edge of the settlement. The trees which contribute to the setting of this side of the village would not screen development at this location which would be visually intrusive and harmful to the special qualities of the National Park.

### Landscape impact mitigation measures

### Affordable housing capacity assessment

### General notes

### 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 C; 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 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	1.28	Nearest doctor	7.9
Nearest pub	0.43	Nearest Dentist	11.16
Nearest primary school	2.63	Nearest secondary school	10.87
Nearest post office	0.45	Nearest petrol station	1.5
Nearest community hall	0.2	Nearest police station	11.29
Nearest letter box	0.27	Nearest library	12.21
Nearest place of worship	0.19	Nearest cash point	1.45
Nearest sports ground	5.63		

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

**Consultee responses**

<b>Consultee</b>	<b>Date of response</b>	<b>Response</b>
Countryside Council for Wales	01/05/2008	No adverse comments received.
PCNPA Building Conservation Officer	28/05/2008	This site is outside the CA and of no special importance to its setting apart from the traditional hedgebank which provides a strong feature at the eastern entry of the CA.
Dyfed Archaeology	30/05/2008	Site lies adjacent to the possible site of a Medieval Bishops Palace. Sites with either known or highly probable survival of archaeological remains, the extent, condition and significance of which are not known. These remains are potentially of national importance and further evaluation is therefore required. Sites falling within this category may contain features, which could prevent the development of part or all of the site. Due to this potential we would recommend such sites are not allocated.

PCNPA Archaeologist	23/06/2008	This is a tricky one! Trefin has strong a Medieval core and there are, apparently, both fishponds and a Bishops Palace to be found, although the exact location is unknown. It would seem to me that pre-determination info would be required for most works in the centre of Trefin unless there are no ground breaking works to be carried out. A pre-determination condition may be recommended, and I would suggest that, in the case of a Medieval Bishops Palace, (if located!) the archaeology may be deemed sufficiently important to halt a development or to significantly alter the plans for that development.
Dwr Cymru	21/07/2008	Sewerage - No problems are envisaged with the public sewerage system for foul discharge from this development.
Dwr Cymru	21/07/2008	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.
Dwr Cymru	21/07/2008	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.
Environment Agency	13/07/2009	No constraints.
Pembrokeshire Highway Authority	04/08/2008	There are problems with accessing this site from Cefn Gallod. Access would have to come from the main road, subject to road widening and provision of footways.

**Reasons site is suitable for development**

**Reasons site is not suitable for development**

Development of this prominent site would be visually intrusive and harmful to the special qualities of the National Park.

**Does the site pass stage two tests?**    No                      **Proposed use**