

Potential site analysis for site 856, Heol Crwys, Trefin

Associated settlement **Trefin**
LDP settlement tier **Rural centres**
Community Council area **Llanrhian**
Site area (hectares) **1.56**

Site register reference(s) (if proposed as development site for LDP) 3422/SR158

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: 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 Mrs Cotton

General overview This is an extensive site situated on undulating agricultural land to the north of Trefin.

Greenfield or Brownfield/PDL Greenfield **Estimated number of dwellings** 0

Adjoining uses and access The boundaries of this field are marked by a post and wire fence. The western boundary runs along a public right of way leading to the coast. The southern boundary abuts the rear curtilages of exiting properties at Heol Crwys. The northern and eastern boundaries of the site have further undeveloped land beyond them. Access is currently via Heol Crwys and through an agricultural gated access from the public right of way in the south-western corner of the site.

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. The site extends well beyond the extent of the settlement to the north and would constitute a significant encroachment into the open and exposed countryside to the north, especially when viewed from the west. Development of this site would therefore be 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	1.56	Nearest doctor	8.06
Nearest pub	0.18	Nearest Dentist	10.91
Nearest primary school	2.52	Nearest secondary school	10.64
Nearest post office	0.15	Nearest petrol station	1.84
Nearest community hall	0.29	Nearest police station	11.04
Nearest letter box	0.22	Nearest library	12.57
Nearest place of worship	0.15	Nearest cash point	1.76
Nearest sports ground	5.35		

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

Consultee responses

Consultee	Date of response	Response
Countryside Council for Wales	01/05/2008	No adverse comments received.
Dyfed Archaeology	30/05/2008	Site lies within close proximity to the possible site of a Medieval Chapel. 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.
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.

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.

Pembrokeshire Highway Authority 04/08/2008 Access would need to be taken from Heol Crwys. Numbers of units would be restricted due to the constraints of the highway network.

Reasons site is suitable for development

Reasons site is not suitable for development

The site extends well beyond the extent of the settlement to the north and would constitute a significant encroachment into the open and exposed countryside to the north, especially when viewed from the west. Development of this site would therefore be harmful to the special qualities of the National Park.

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