

Potential site analysis for site 862, Opp Broadlands A487, Nr Llandruidion and Nine wells, St Davids

Associated settlement **Countryside**
LDP settlement tier **Smaller settlements**
Community Council area **St. David`s and the Cathedral Close**
Site area (hectares) **0.31**

Site register reference(s) (if proposed as development site for LDP) 2910/SR152

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.

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: 3 (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

Not known

General overview

This area of land is located approximately a mile and half to the east of St Davids and immediately south of the south-eastern corner of the former St Davids airfield. There has been development of some business units at this location which occupy land to the east of the minor road leading to Whitchurch. It has been suggested that this use could be extended to occupy land to the west of the road.

Greenfield or Brownfield/PDL

Greenfield

Estimated number of dwellings

Adjoining uses and access

Visible constraints to development

Impact on National Park's Special Qualities

This landscape is comprised of a typical west Pembrokeshire landscape, featuring gently undulating farmland with an open character.

Landscape impact mitigation measures

Affordable housing capacity assessment

General notes

The promoter of this site did not suggest a specific area but referred to the general area where some business units have already been created.

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 B; no soluble rocks; shrink swell class A

Summary of flood risk (from TAN 15)

Not within a TAN 15 zone

Public transport service

Distance from potential sites to selected services in kilometres

Nearest shop	1.65	Nearest doctor	1.83
Nearest pub	2.42	Nearest Dentist	2.83
Nearest primary school	1.64	Nearest secondary school	2.38
Nearest post office	1.9	Nearest petrol station	1.97
Nearest community hall	2.95	Nearest police station	2.86
Nearest letter box	0.47	Nearest library	19.36
Nearest place of worship	1.6	Nearest cash point	2.43
Nearest sports ground	1.66		

* 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	Within the area of St Davids airfield and may have an impact upon a registered historic landscape. 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	There is no public sewerage system in this area. Any new development will require the provision of satisfactory alternative facilities for sewage disposal.
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. The proposed development is crossed by a trunk/distribution watermain. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times. It may be possible for this watermain to be diverted under Section 185 of the Water Industry Act 1991, the cost of which will be recharged to the developer.

Pembrokeshire Highway Authority 04/08/2008 Access would need to be created via the land to the north of the site area indicated.

Reasons site is suitable for development

Reasons site is not suitable for development

Although a small business park has been established at this location it was originally based on businesses linked to agriculture and needing to be in this location. Further development at this location would create incongruous development in the countryside.

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