

Potential site analysis for site 874, Land at Carnhedryn, Solva

Associated settlement	Countryside
LDP settlement tier	Smaller settlements
Community Council area	St. David`s and the Cathedral Close
Site area (hectares)	2.76

Site register reference(s) (if proposed as development site for LDP) 3434/SR178

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.

Partly within 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.

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 S Cromwell and Mrs S Jenkins

General overview This is a large field to the south of the A487 St Davids to Fishguard road at the small settlement of Carnhedryn.

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

Adjoining uses and access The northern boundary of the site abuts the rear curtilages of a line of properties along the road frontage with the A487. The remaining boundaries of the site follow the field boundaries. The eastern boundary runs along a minor road from Carnhedryn towards Middle Mill. The southern and western boundaries have further undeveloped land beyond them. Access to the site is currently via an agricultural gated access in the south-east corner of the field.

Visible constraints to development

Impact on National Park's Special Qualities This is an inland area of and open, exposed and slightly undulating open farmland landscape. Development of this site would be visually intrusive within this landscape and dominate the small settlement of Carnhedryn. Even a partial development of this site would constitute an incursion into the countryside and be damaging 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 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	3.34	Nearest doctor	3.4
Nearest pub	3.27	Nearest Dentist	5.13
Nearest primary school	3.2	Nearest secondary school	4.78
Nearest post office	3.43	Nearest petrol station	4.51
Nearest community hall	5.34	Nearest police station	5.24
Nearest letter box	0.16	Nearest library	17.95
Nearest place of worship	1.01	Nearest cash point	3.41
Nearest sports ground	1.86		

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

Consultee responses

Consultee	Date of response	Response
Countryside Council for Wales	02/05/2008	No adverse comments received.
Dyfed Archaeology	30/05/2008	No known archaeology but 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.
Environment Agency Wales		The is no main sewer at this location. A private treatment plant would be required to serve the development. Individual septic tanks would not be acceptable. A discharge consent would be required but there is no guarantee that this would be forthcoming. A maintenance agreement would have to be in place for the upkeep of the treatment plant.
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	The junction to the north-east of the site is not suitable for additional traffic.

Reasons site is suitable for development

Reasons site is not suitable for development	Development of this site would be visually intrusive within this landscape and dominate Carnhedryn. Even a partial development of this site would constitute an incursion into the countryside and be damaging to the special qualities of the National Park.
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Does the site pass stage two tests? No **Proposed use** Housing