

Potential site analysis for site 882, Land at Llandruidion south of A487 (Site A)

Associated settlement	Countryside
LDP settlement tier	Smaller settlements
Community Council area	St. David`s and the Cathedral Close
Site area (hectares)	0.47

Site register reference(s) (if proposed as development site for LDP) 3438/SR187

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.

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 M Evans, Mrs E Cormack and Miss E Evans	
General overview	This site is part of a larger field to the south the A487 Haverfordwest to St Davids road. It is on flat ground and the eastern portion of the site contains an underground reservoir.	
Greenfield or Brownfield/PDL	Greenfield	Estimated number of dwellings
Adjoining uses and access	The northern boundary of the site is the A487 which is marked by a hedgebank. The remaining boundaries of the site abut undeveloped land.	
Visible constraints to development	This site is remotely situated.	
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. Residential development at this location would be visually intrusive in the open landscape and out of character with the agricultural character. It would therefore be harmful to the special qualities of the National Park.	
Landscape impact mitigation measures		
Affordable housing capacity assessment		
General notes	The landowners have also asked for this site to be considered for renewable energy.	
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	1.78	Nearest doctor	1.96
Nearest pub	2.55	Nearest Dentist	2.58
Nearest primary school	1.8	Nearest secondary school	2.13
Nearest post office	2.04	Nearest petrol station	1.7
Nearest community hall	2.69	Nearest police station	2.6
Nearest letter box	0.19	Nearest library	19.48
Nearest place of worship	1.89	Nearest cash point	2.6
Nearest sports ground	1.78		

* 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	Contains Remains associated St Davids airfield. Sites with known visible features, which need to be either excluded or retained within any development proposal. Further assessment or evaluation is required to define areas of surviving associated archaeological remains prior to allocation. Any further remains would potentially also need to be retained but may not extend across the whole site. Parts of these areas may therefore need to be excluded from any allocation.
Environment Agency	13/07/2009	We would highlight the fact that the site is located on a covered reservoir.
Environment Agency Wales		There is a covered resevoir at this site. Consult Dwr Cymru.
Dwr Cymru	21/07/2008	Sewerage – 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.

Pembrokeshire Highway Authority 04/08/2008 It may be possible to provide the required visibility splays for a single dwelling only.

Reasons site is suitable for development

Reasons site is not suitable for development Residential development at this location would be visually intrusive and out of character, and therefore harmful to the special qualities of the National Park. Development at this location would not accord with the strategy of the plan which is to strictly control development outside the identified areas.

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