

## Potential site analysis for site 883, Land at Llandruidion north of A487 (Site B)

Associated settlement     **Countryside**  
LDP settlement tier       **Smaller settlements**  
Community Council area **St. David`s and the Cathedral Close**  
Site area (hectares)      **1.6**

**Site register reference(s) (if proposed as development site for LDP)** 3438/SR189

### **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.

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

<b>Ownership</b>	Mrs M Evans, Mrs E Cormack and Miss E Evans		
<b>General overview</b>	This site comprises a series of fields running along the northern side of the A487 Haverfordwest to St Davids road, approximately a mile and half to the east of St Davids.		
<b>Greenfield or Brownfield/PDL</b>	Greenfield	<b>Estimated number of dwellings</b>	0
<b>Adjoining uses and access</b>	The southern boundary of the site abuts the A487 and is marked by a hedgebank. The short eastern boundary of the site abuts a minor road running from the A487 to Whitchurch. The northern and western boundaries abut further undeveloped land, in agricultural use. Access to the site is currently via an agricultural gated access at the eastern end of the site.		
<b>Visible constraints to development</b>	This site is remotely located.		
<b>Impact on National Park's Special Qualities</b>	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.		
<b>Landscape impact mitigation measures</b>			
<b>Affordable housing capacity assessment</b>			
<b>General notes</b>	The landowners have also asked for the 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	1.66	Nearest doctor	1.85
Nearest pub	2.47	Nearest Dentist	2.73
Nearest primary school	1.67	Nearest secondary school	2.28
Nearest post office	1.92	Nearest petrol station	1.86
Nearest community hall	2.85	Nearest police station	2.76
Nearest letter box	0.34	Nearest library	19.37
Nearest place of worship	1.72	Nearest cash point	2.47
Nearest sports ground	1.67		

\* 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	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.
Environment Agency Wales		No mains sewer available. Private treatment works would be required. Discharge consent required but there is no guarantee that this would be forthcoming. Individual septic tanks would not be permitted.
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	Access would have to be taken from the A487. Required visibility for traffic speeds along this road cannot be achieved due to bends and brows. The lay-by is not available for public access.

**Reasons site is suitable for development**

<b>Reasons site is not suitable for development</b>	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.
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**Does the site pass stage two tests?**    No                      **Proposed use**    Housing