

## Potential site analysis for site 884, Land off Ffordd Caerfai, St Davids

Associated settlement	<b>St David's</b>
LDP settlement tier	<b>Local centres</b>
Community Council area	<b>St. David`s and the Cathedral Close</b>
Site area (hectares)	<b>0.56</b>

**Site register reference(s) (if proposed as development site for LDP)** 3436/SR186

### **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.

Within 50 metres of a Listed Building.

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: urban (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** Dr JM Beer

**General overview** This is a flat site at the south-eastern edge of St Davids.

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

**Adjoining uses and access** The north-western boundary of the site abuts the unclassified road running from St Davids to Caerfai and is marked by a traditional Pembrokeshire hedgebank and topped by mature but stunted trees. The north-western boundary of the site abuts another unclassified and narrow lane leading to a property to the east. This boundary is marked by a traditional hedgebank topped by a post and wire fence. The south-western boundary is the field boundary with undeveloped land beyond. The south-eastern boundary abuts the curtilage of the Twr-y-Felin Study Centre. Access to the site is currently via the northern-most corner of the site from Caerfai Road.

**Visible constraints to development**

**Impact on National Park's Special Qualities**

**Landscape impact mitigation measures**

**Affordable housing capacity assessment**

**General notes**

**Development planning history**

Subject to an objection during the Local Plan process

**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** 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	0.51	Nearest doctor	0.4
Nearest pub	0.34	Nearest Dentist	0.37
Nearest primary school	0.62	Nearest secondary school	0.38
Nearest post office	0.38	Nearest petrol station	0.71
Nearest community hall	0.32	Nearest police station	0.27
Nearest letter box	0.2	Nearest library	21.61
Nearest place of worship	0.48	Nearest cash point	0.37
Nearest sports ground	0.45		

\* 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.
Dwr Cymru	21/07/2008	Sewerage - No problems are envisaged with the public sewerage system for foul discharge from this development.
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 can be achieved from Ffordd Caerfai, subject to tree loss along the western boundary of the site.

### Reasons site is suitable for development

**Reasons site is not suitable for development**

Feidr Pant-y-Bryn provides a definite edge to St Davids in this area, with the buildings at Twr y Felin reading as an isolated group in the countryside. The character to the south of Feidr Pant-y-Bryn and to the east of Caerfai Road is distinctly rural in character and markedly different from that to the west and north. Development at this location would create an incursion into the countryside and be harmful to the special qualities of the National Park.

**Does the site pass stage two tests?** No

**Proposed use** Housing