

Potential site analysis for site 885, Parc-Bach, Rhodiad-y-Brenin

Associated settlement	Countryside
LDP settlement tier	Smaller settlements
Community Council area	St. David`s and the Cathedral Close
Site area (hectares)	0.5

Site register reference(s) (if proposed as development site for LDP) 3377/SR196

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.

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 Mr and Mrs Davies

General overview This is a roughly diamond-shaped flat site within a field to the south of the small settlement of Rhodiad-y Brenin.

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

Adjoining uses and access The north-eastern boundary of the site abuts a lane leading from the road to a farm and is marked by a stone wall. The south-eastern boundary abuts the road running from St Davids to Rhodiad-y-Brenin and is marked by a hedgebank. The remaining boundaries are also marked by hedgebanks and form the remaining field boundaries with extensive undeveloped land beyond. Access into the site is via an agricultural gated access in the eastern boundary of the site.

Visible constraints to development

Impact on National Park's Special Qualities This part of the St Davids Peninsula features undulating farmland with an open character. Higher ground affords views across the area and the distinctive Carn Llidi hills and distant buildings of St Davids add to the sense of place. It is a peaceful and open environment. Whilst re-use of historic farm buildings should be encouraged, some farm units have recent agricultural buildings which are incongruous within this landscape. Development in this location would be visually intrusive in this open landscape and would impact significantly on the small, linear settlement of Rhodiad-y-Brenin. It would therefore harm 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	1.89	Nearest doctor	2.02
Nearest pub	1.85	Nearest Dentist	2
Nearest primary school	1.96	Nearest secondary school	1.87
Nearest post office	2.13	Nearest petrol station	1.95
Nearest community hall	2.23	Nearest police station	2.15
Nearest letter box	0.14	Nearest library	21.32
Nearest place of worship	1.94	Nearest cash point	1.89
Nearest sports ground	1.38		

* 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 – 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 to the site is achievable.

**Reasons site is
suitable for
development**

**Reasons site is not
suitable for
development** Development here would be visually intrusive and harmful to the special
qualities of the National Park.

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