

## Potential site analysis for site 901, Site B off Glasfryn Lane, 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>0.74</b>

**Site register reference(s) (if proposed as development site for LDP)** 3603/SR208

### **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** Mr Beynon

**General overview** This is a flat field to the east of Glasfryn Road and the St Davids Assemblies building.

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

**Adjoining uses and access** The site is within the original field boundaries which are marked by banks/hedgebanks. The northern boundary of the site abuts the A487 St Davids to Fishguard road. The western boundary abuts the car parking area of the St Davids Assemblies factory which has a significant, undeveloped area between the hard car parking surfaced area and the boundary of this site. The southern and eastern boundaries of the site abut further undeveloped fields. It is not clear how the site would be accessed at present.

**Visible constraints to development** Access into the site is not currently available. Glasfryn Road needs to be upgraded to take 2-way traffic along its entire length before development of the site could take place. The site is visually very prominent when viewed from the road to the road just south of Rhodiad-y-Brenin.

**Impact on National Park's Special Qualities** St Davids has a strong sense of place emanating from its historic and continuing supreme cultural significance in Wales and is set within a historical landscape of outstanding value. Recent development around the northern and eastern edges of the City are frequently hard, however, and have a poor visual relationship to the landscape beyond through the unsympathetic form, siting and layout of some of the residential areas. A positive change in the local character emanates from the Visitor centre. This site provides part of a wider opportunity to rehabilitate the eastern edge of the City so as to be more sympathetic to the surrounding Landscape of Outstanding Historic Interest with emphasis on achieving a smooth transition from the urban edge to the open countryside. The St Davids Assemblies building is prominent on the skyline but potential development sites between it and existing housing could help to soften this edge of the City. This could become more muted with additional local planting. Development of the sites to the east of the St Davids Assemblies would extend the hard edge beyond the current extent of the City and encroach into the countryside beyond thereby harming 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** 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	0.63	Nearest doctor	0.71
Nearest pub	0.56	Nearest Dentist	0.68
Nearest primary school	0.77	Nearest secondary school	0.46
Nearest post office	0.82	Nearest petrol station	0.68
Nearest community hall	0.9	Nearest police station	0.8
Nearest letter box	0.6	Nearest library	21.56
Nearest place of worship	0.66	Nearest cash point	0.63
Nearest sports ground	0.27		

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

### Consultee responses

#### Reasons site is suitable for development

**Reasons site is not suitable for development** Development would create an extensive 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** Employment