

Potential site analysis for site 903, Land west of A478 at Crymych

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|------------------------|----------------------|
| Associated settlement | Crymych |
| LDP settlement tier | Local centres |
| Community Council area | Crymych |
| Site area (hectares) | 1.42 |

Site register reference(s) (if proposed as development site for LDP) 2708/SR210

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.

Not within 50 metres of a Listed Building.

Not within 500 metres of a Historic Landscape Area.

Not within 100 metres of a Historic Garden.

Partly within 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: 4 (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

Ownership Unknown

General overview This is a relatively flat site rising gently to the south and east on land raised approximately half metre above the road level. The site extends from the southern edge of the settlement southwards along the roadside and is currently used for agricultural purposes.

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

Adjoining uses and access The eastern boundary of the site abuts the A478 and is marked by a post and wire fence. The western boundary abuts further agricultural land. The southern boundary is marked by a track leading to a farm and the northern boundary by the curtilages of existing development. Access into the site is currently via an entrance from the farm track.

Visible constraints to development

Impact on National Park's Special Qualities Crymych is located at the eastern edge of the Preseli Hills characterised by a pervading sense of remoteness and wildness. The village grew up during the 19th Century around the former Cardi Bach Railway. Welsh culture is strong in the area and the Welsh language is the first language of many residents. The site is to the south of Crymych and forms part of the landscape to south west. The land to the south and east of the site rises forming a green backdrop to the village. Additional planting within this site would help to better screen the rear of the properties along the southern edge of Crymych and enhance 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 times suitable for travel to and from work, schools, morning and afternoon shopping, generally a minimum of 5 journeys a day – the minimum level considered necessary to be able to have a reasonable degree of mobility without private transport.

Distance from potential sites to selected services in kilometres

| | | | |
|--------------------------|-------|--------------------------|-------|
| Nearest shop | 3.82 | Nearest doctor | 0.79 |
| Nearest pub | 0.88 | Nearest Dentist | 12.94 |
| Nearest primary school | 0.47 | Nearest secondary school | 0.47 |
| Nearest post office | 11.22 | Nearest petrol station | 0.48 |
| Nearest community hall | 10.83 | Nearest police station | 0.51 |
| Nearest letter box | 0.5 | Nearest library | 13.02 |
| Nearest place of worship | 0.45 | Nearest cash point | 0.51 |
| Nearest sports ground | 0.71 | | |

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

Consultee responses

Reasons site is suitable for development

Reasons site is not suitable for development

This site extends southwards from the edge of Crymych into the surrounding countryside. It is prominent when entering the village from the south along the A478 and looking south from within the village it reads as part of the countryside around the village.

Does the site pass stage two tests? No

Proposed use Housing