

## Potential site analysis for site 605, Adjacent to the sports ground, Trefin

Associated settlement      **Trefin**  
LDP settlement tier        **Rural centres**  
Community Council area **Llanrhian**  
Site area (hectares)        **0.12**

**Site register reference(s) (if proposed as development site for LDP)** No LDP site registration

### 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.

Not within 500 metres of 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: 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	Meyrick ??		
General overview	This grassed site appears to be an extensive domestic garden. The land slopes down to the south and the boundaries are marked by stone walls, hedgerows and small trees. There is a separate storage area to the south west of the site.		
Greenfield or Brownfield/PDL	Greenfield	Estimated number of dwellings	3
Adjoining uses and access	There are tennis courts to the north, housing to the east and west and undeveloped land to the south. There is a footpath immediately outside the northern boundary of the site linking the housing estate, Cefn Galod with the chapel car park to the east. It appears that access to this site would have to be via Cefn Galod which may require alterations to the tennis courts. The only apparent means of access at present is via gates to the storage area to the south east.		
Visible constraints to development	Access to this site may be a problem. The land appears to be used as domestic garden but is extensive. It is not clear to which property to the land is connected and whether this is an extended garden area.		
Impact on National Park's Special Qualities	This site is an area of undeveloped land within the settlement of Trefin. Development will need to be compatible with the character and setting of the Conservation Area so not as to affect 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 C; no soluble rocks; shrink swell class B

## 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	1.26	Nearest doctor	7.84
Nearest pub	0.3	Nearest Dentist	11.02
Nearest primary school	2.5	Nearest secondary school	10.73
Nearest post office	0.33	Nearest petrol station	1.51
Nearest community hall	0.07	Nearest police station	11.14
Nearest letter box	0.14	Nearest library	12.36
Nearest place of worship	0.06	Nearest cash point	1.44
Nearest sports ground	5.49		

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

### Consultee responses

Consultee	Date of response	Response
Countryside Council for Wales	18/12/2007	No adverse comments
Environment Agency Wales	08/01/2008	No flooding/sewer problems.
PCC Highways	03/04/2008	Gaining access through the yard off the main village road (Ffordd yr Afon) would not be accepted due to visibility problems at the existing access. Access off Cefn Gallod can be accepted in principle. The area at the end of the road is principally a turning head, although it was built with room to park single cars alongside numbers 10 and 11. It is appreciated that more cars park here though. If the development is to go ahead therefore, minor works, such as road markings, will need to be paid for by the developer to clearly demarcate the turning head. The provision of one parking space for existing users, or general visitor or service vehicles, within the site, is a good idea and I would like to see this incorporated into a design. The available opening that can be created will be just wide enough for access to 2 or 3 dwellings. The numbers will be subject to a good provision for parking and turning within the site.
Dwr Cymru	21/07/2008	Sewerage - No problems are envisaged with the public sewerage system for foul discharge from this development.

Dyfed Archaeology	30/05/2008	Within close proximity to the possible site of the Medieval Bishops Palace. Sites with either known or highly probable survival of archaeological remains, the extent, condition and significance of which are not known. These remains are potentially of national importance and further evaluation is therefore required. Sites falling within this category may contain features, which could prevent the development of part or all of the site. Due to this potential we would recommend such sites are not allocated.
PCNPA Building Conservation Officer	28/05/2008	The setting of Bank House is important, but otherwise the site has no features highlighted in the CA Proposals document. Possibly archaeological interest given proximity of site of Bishop's Palace.
PCNPA Archaeologist	23/06/2008	This is a tricky one! Trefin has strong a Medieval core and there are, apparently, both fishponds and a Bishops Palace to be found, although the exact location is unknown. It would seem to me that pre-determination info would be required for most works in the centre of Trefin unless there are no ground breaking works to be carried out. A pre-determination condition may be recommended, and I would suggest that, in the case of a Medieval Bishops Palace, (if located!) the archaeology may be deemed sufficiently important to halt a development or to significantly alter the plans for that 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.
Dyfed Archaeology	09/09/2007	Supplementary response - No further information available. The site can be allocated and archaeological interests protected through the provisions of Welsh Office Circular 60/96

**Reasons site is suitable for development**

The land is within the built area of Trefin and suitable for development in principle. Concerns have been raised by Cambria Archaeology relating to archaeological remains, however that require further investigation. These remains are potentially of national importance and could prevent the development of part or all of the site.

**Reasons site is not suitable for development**

**Does the site pass stage two tests?** Yes

**Proposed use** Housing

**Stage three: Sustainability Appraisal**

**Sustainability Objective**

**Summary**

**Commentary**

1	++	This site appears to be used as an extended curtilage within the centre of Trefin village.
2	++	The site is within walking distance of the limited range of services available in Trefin. The village has regular bus links to St Davids and Fishguard which have a full range of services.
3	++	The site is well screened and in the centre of the village. Particular attention to design is needed as the site is within a Conservation Area.
4	0	Though the development will increase the population and therefore the pool of residents that could be taking part in physical recreation, the Sustainability Objective seeks a change in behaviour such that a greater proportion of residents and non-residents are taking part in physical recreation in the Park, and therefore enjoying the health benefits.
5	0	The development will not achieve this aim.
6		The site is not within an area liable to flooding. Development should incorporate energy efficiency and sustainable design principles.
7	+	Housing will be built according to the sustainable design policies of the Plan requiring the highest standards for energy efficiency.
8	++	The site can be used to accommodate a range of housing, including, identified need for affordable housing. Development will also help to sustain services locally.
9	+	The site can be used to accommodate identified need for affordable housing.
10	+	This is a small site, although other larger sites have been identified for development in Trefin. Phasing will be required to protect the culture of this community. A positive outcome is dependent on a large proportion of the housing being available at an affordable rate to people from within the community.
11	0	Development of an individual site is irrelevant to this Sustainability Objective, as its goal is to avoid negative effects of minerals acquisition wherever and whatever the use of those mineral products.
12	0	Development here is likely to marginally increase waste, though this inevitable and the only way to avoid this would be to have no development and no increase in population (in or outside the Park, as

		displacement of the waste generation would not eliminate its harmful effects).
13	+	The Authority does not have SPG in place on developer contributions which would help inform this element of the appraisal. No needs other than those identified by statutory consultees are currently apparent apart from affordable housing.
14	+	There may be opportunity for habitat enhancement within this site through the planning process.
15		Policy 17, Sustainable Design aims to make efficient use of water resources. Issues relating to water quality are addressed at Stage 2 and through the Habitats Regulation Screening and Assessment at Stage 5.

### Overall Sustainability Appraisal

The site is within walking distance to the limited range of services in Trefin but on a regular bus route to Fishguard and St Davids. Plan policy to secure as much affordable housing as can be achieved and is needed as opposed to general needs housing will help ensure development aims to meet the needs of local communities. The housing built will meet the highest standards for energy efficiency due to the sustainable design policies of the Plan.

**Is the site acceptable for development after Sustainability Appraisal** Yes

### Stage four: compatibility with the Preferred Strategy

Is site within or adjacent to named centre? Yes

Is the proposed use listed as appropriate for the centre? Yes

Is the provision consistent with the scale of development proposed for Trefin is a Tier 4 Rural Centre. For Tier 4 Rural Centres & Tier 5 Countryside a figure of 67% of what would be anticipated if projection figures were achieved is identified (1,141 versus 763). The focus of development has been placed on the Rural Centres which are more sustainable locations for development.

Is the provision meeting an identified need in the centre? The needs of Tier 4 Centres are considered together in the previous response.

If greenfield, are there sufficient brownfield sites to avoid choosing this one? This site is a greenfield site. There are insufficient brownfield sites.

Overall stage 4 assessment

The site is within or adjacent to named centre in the Strategy. A use is proposed which is considered appropriate as per the Strategy.  
The level of provision is higher than might be expected to be achieved using Welsh Assembly Government population projections. A greater focus has been placed on Rural Centres which are more sustainable locations for development than the wider countryside.  
This supply for Trefin includes a development for 15 dwellings and some phasing constraint should aid absorption of the development into the village – see Table 8 Phasing.

**Is the site compatible with the preferred strategy?** Yes

### Stage Five: Habitat Regulations Assessment

For more information see the Habitats Regulations Screening and Appropriate Assessment reports

The site has not been screened for Likely Significant Effect on Natura 2000 sites as it is not allocated in the Local Development Plan