

## Potential site analysis for site 897, Formerly known as St Davids Farm Park

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

**Site register reference(s) (if proposed as development site for LDP)** 2910/SR204

### **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.

Within 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: 4 (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** Not known

**General overview** This site comprises a group of agricultural buildings on a site formerly used as a farm park. Some of the buildings are currently being utilised for a vehicle repair business without planning permission.

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

**Adjoining uses and access** This is a close-knit group of agricultural buildings on a working farm. The buildings are a mixture of traditional outbuildings and large, modern sheds. It is situated within the surrounding fields to the north-east of St Davids, off the road leading to Rhodiad-y-Brenin. The surrounding landscape is flat and exposed and the collection of farm buildings are visible from various vantage points in the area, particularly from the north and west where it is viewed as a large farm. It is accessed by an unmetalled track leading from the country road. This track is also used to access the touring caravan site located on the farm.

**Visible constraints to development** The site is well outside the City of St Davids and is located in the countryside.

**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.

**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	0.89	Nearest doctor	1.03
Nearest pub	0.87	Nearest Dentist	1.03
Nearest primary school	0.93	Nearest secondary school	1.06
Nearest post office	1.14	Nearest petrol station	1.35
Nearest community hall	1.25	Nearest police station	1.19
Nearest letter box	0.89	Nearest library	22.09
Nearest place of worship	0.94	Nearest cash point	0.89
Nearest sports ground	0.44		

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

### Consultee responses

Consultee	Date of response	Response
Pembrokeshire County Council Drainage	26/01/2009	<p>The development of this site would appear not to affect ordinary watercourses. It would be preferable if surface water was disposed to soakaways/SUDS in order not to increase the risk of flooding or exacerbate existing flooding in downstream catchments. If, however, ground conditions are not suitable for the use of soakaways/SUDS or positive drainage systems are required for adoption purposes, then any conventional drainage system discharging to watercourse either directly or indirectly, should include measures to improve the status quo.</p> <p>It should be noted that ordinary watercourses must not be filled in, culverted, or the flow impeded in any manner, without the prior written consent of the Environment Agency under Section 23 Land drainage Act 1991. Approval of Pembrokeshire County Council is also required to culvert a watercourse under Section 265(1) Public Health Act 1936.</p>

#### Reasons site is suitable for development

There may be opportunities for re-use of traditional buildings in this complex through a farm-diversification scheme. Any large, modern buildings should be removed once redundant as they are incongruous within the landscape.

#### Reasons site is not suitable for development

Does the site pass stage two tests? Yes                      Proposed use    Employment

## Stage three: Sustainability Appraisal

Sustainability Objective	Summary	Commentary
1	++	This would use existing buildings within the farm complex and reduce the need to develop on agricultural land. Diversification may also help to support the farm business.
2	--	The site is outside a settlement but close to a seasonal bus service route. As the site is considered for employment use use of the bus service is unlikely to be a feasible travel option. Development of this site would not meet this criterion.
3	++	The site would use existing buildings within the farm complex and reduce the need for new buildings.
4	0	The development will not achieve this aim.
5	0	The development will not achieve this aim.
6	+	This site is not within an area liable to flood. Development should incorporate energy efficiency and principles of sustainable design.
7	+	Provision of local employment, using energy efficient principles can help to minimise the contribution to climate change
8	+	Development will also help to sustain services locally, as well as providing employment within the area.
9	?	It is uncertain is this aim can be achieved as it will depend on the type of business.
10	0	The development will not achieve this aim.
11	0	Development of an individual site is irrelevant to this Sustainability Objective, as its goal is to avoid the 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 is inevitable and the only way to avoid this would be to have no development and no increase in population (in or outside the National 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. No needs other than those identified by statutory consultees are currently apparent.
14	?	It is unknown if this aim can be achieved as the potential for habitat creation within the site will depend on the type of business.
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

This offers an opportunity for reuse of existing buildings and therefore reduces the need for greenfield development. The extent to which the development is compatible with the sustainability appraisal depends on the type of business that would be operated here. It will, however help to provide employment land in this community.

**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?

Is the proposed use listed as appropriate for the centre?

Is the provision consistent with the scale of development proposed for

Is the provision meeting an identified need in the centre?

If greenfield, are there sufficient brownfield sites to avoid choosing this one?

Overall stage 4 assessment

The Strategy of the Plan would allow conversion in the countryside. However, accessibility impacts on the character of the building, etc will be important considerations (see Policy 6d of the Deposit Plan).

**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