

## Potential site analysis for site 582, Land at B4316, Saundersfoot

Associated settlement     **Saundersfoot**  
LDP settlement tier       **Local centres**  
Community Council area   **St. Mary Out Liberty**  
Site area (hectares)       **0.1**

**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.

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.

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: non-agr (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

<b>Ownership</b>	unknown		
<b>General overview</b>	This site forms part of the wooded verge fronting the road in this area of Saundersfoot. The site is strongly undulating and dips down from the road.		
<b>Greenfield or Brownfield/PDL</b>	Greenfield	<b>Estimated number of dwellings</b>	0
<b>Adjoining uses and access</b>	Whilst there is residential development around this site, it forms part of a ribbon of tree / woodland which traverses Saundersfoot east west (Dungeon Wood).		
<b>Visible constraints to development</b>	Development would require the loss of mature trees		
<b>Impact on National Park's Special Qualities</b>	This site contributes to the semi-natural habitats of Saundersfoot, and to the village character. Development here would be an incremental erosion of the amenity spaces of Saundersfoot which help to form its character, and contributes to the sense of place at Saundersfoot. Woodland patches characterise and contribute to the special qualities of the wider area and this wooded area helps to bring this quality to Saundersfoot.		
<b>Landscape impact mitigation measures</b>			
<b>Affordable housing capacity assessment</b>			
<b>General notes</b>			
<b>Development planning history</b>			
<b>Planning application history (planning applications within, overlapping or adjacent to the potential site)</b>			
<b>Summary of geological risk (class A is lowest risk, class E is highest risk)</b>	Running sand class A; compressible ground class A; landslide class B; no soluble rocks; shrink swell class B		
<b>Summary of flood risk (from TAN 15)</b>	Not within a TAN 15 zone		
<b>Public transport service</b>	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	0.94	Nearest doctor	0.84
Nearest pub	0.73	Nearest Dentist	3.49
Nearest primary school	1.12	Nearest secondary school	3.48
Nearest post office	0.73	Nearest petrol station	2.55
Nearest community hall	1.21	Nearest police station	1.09
Nearest letter box	0.31	Nearest library	0.78
Nearest place of worship	0.92	Nearest cash point	0.82
Nearest sports ground	0.69		

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

**Consultee responses**

<b>Consultee</b>	<b>Date of response</b>	<b>Response</b>
Countryside Council for Wales		Not consulted
Environment Agency Wales		Not consulted
PCC Highways		Not consulted
Dwr Cymru		Not consulted

**Reasons site is suitable for development****Reasons site is not suitable for development**

Whilst elements of the wider area of woodland have undoubtedly been previously built on, or lost to road development, the continuity is maintained by this relatively small but important section of wooded area within the otherwise built up frontage. Loss of this woodland would have an adverse effect on this part of Saundersfoot.

**Does the site pass stage two tests?** No

**Proposed use**