

Potential site analysis for site 583, land to the rear of Kilmory, Sandy Hill rd, Saundersfoot

Associated settlement **Saundersfoot**
LDP settlement tier **Local centres**
Community Council area **Saundersfoot**
Site area (hectares) **0.24**

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: 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 Evans		
General overview	Site is not visible to the rear of Kilmory property, views from Sandyhill Park obscured by mature trees. Aerial photography indicates some trees , but also an open area within this site.		
Greenfield or Brownfield/PDL	Brownfield/PDL	Estimated number of dwellings	0
Adjoining uses and access	The site sits behind existing development on all sides. Access may be possible from adjacent to Kilmory property or, by negotiation with landowners, via Sandy Hill Park (looks like two land ownerships would be crossed).		
Visible constraints to development	Retain mature trees, the canopy of which appears to cover approximately the southern half of the site (from aerial photo)		
Impact on National Park's Special Qualities	The two main areas of Saundersfoot are separated by an area of lower lying open land which contributes to the character and allows views down to the sea from inland areas. This separation and the old core of the village fronting the small harbour contribute towards the special qualities of Saundersfoot, as do the comparatively rare surviving elements of local extractive industries. The development of this site will not adversely impact on these special qualities or extend development beyond the natural visual limit of the settlement. Woodland patches however, characterise and contribute to the special qualities of the wider area and retention of the trees within this site would help to maintain this quality in Saundersfoot.		
Landscape impact mitigation measures	Not possible to fully assess site, however limiting the number of dwellings to 2, would ensure that mature trees within the site are retained and therefore any impact due to their loss removed / reduced.		
Affordable housing capacity assessment			
General notes	Establishing whether this site has true potential would require access into the site, and discussion with owners.		

Development planning history

Planning application history (planning applications within, overlapping or adjacent to the potential site)

Application code	Application type	Proposal	Decision	Decision date
01/610	FULL	Removal of caravan to be replace with	APP	11-Feb-2002

shed; summerhouse
 06/293 FULL Conservatory APP 02-Aug-2006

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	0.8	Nearest doctor	0.61
Nearest pub	0.62	Nearest Dentist	3.78
Nearest primary school	0.9	Nearest secondary school	3.73
Nearest post office	0.59	Nearest petrol station	2.19
Nearest community hall	1.46	Nearest police station	0.93
Nearest letter box	0.27	Nearest library	0.57
Nearest place of worship	0.69	Nearest cash point	0.65
Nearest sports ground	0.44		

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

Consultee responses

Consultee	Date of response	Response
Dwr Cymru	29/11/2007	No objections.
Countryside Council for Wales		No response received
Environment Agency Wales	08/10/2008	Infill. SUDs needed
PCC Highways		Gap from Sandy Hill Road 11m and is adequate to create access. May be issues with visibility looking east. Access from Sandy Hill Park would be obvious extension of existing road into site, although there may be 3rd party land ownership issues to overcome. Pedestrian link to Sandy Hill Road would be requested.

Reasons site is suitable for development

Reasons site is not suitable for development The landowner has indicated their unwillingness to permit development on this small site within an existing garden area.

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