

Potential site analysis for site 586, Adjacent The Incline Saundersfoot

Associated settlement **Saundersfoot**
LDP settlement tier **Local centres**
Community Council area **Saundersfoot**
Site area (hectares) **1.02**

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.

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.

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	Land forms fields with tree and hedged boundaries. The site has areas of less steeply sloping land to the north and south, but is generally very steeply sloping.		
Greenfield or Brownfield/PDL	Greenfield	Estimated number of dwellings	0
Adjoining uses and access	A stream runs along the southern boundary, otherwise the site is surrounded by residential development, with a housing allocation to the west (SF1 of the JUDP for 35 units). Access potential very limited. May have potential to serve some of the site, via the Riverside property garden to the south, Westfield Court or housing allocation to the west.		
Visible constraints to development	Potential access points seem very limited, and may rely on access via the housing allocation at the Incline for even part of the site to come forward. Steeply sloping areas not suitable for development. Access from the south would require access via road which falls within flood zone B, and crosses a stream (would be likely to require culverting), and relies on the willingness of local home owner to gain suitable access.		
Impact on National Park's Special Qualities	The development of the lower parts of this site will not adversely impact on the special qualities of Saundersfoot, including the lower lying open land which contributes to the character of Saundersfoot, or the old core of the village. Nor will it impact on the character of the wider area, including its woodland patches, or extend development beyond the natural visual limit of the settlement.		
Landscape impact mitigation measures	Retain trees as far as possible, development at the bottom end of the site would be less visually intrusive and avoid sloping land.		
Affordable housing capacity assessment	A mix of 2 one bed flats (1 social rent, 1 LCHO), 3 two bed terrace (2 social rent, 1 LCHO) and 1 three bed terrace (LCHO) gives a residual of £12,000 with grant and -£166,000 without grant. Changing the mix to 2 one bed flats (1 social rent, 1 LCHO), 3 two bed terrace (1 social rent, 2 market) and 1 three bed terrace (LCHO) gives £198,000 with grant and £87,000 without. A mix of 2 one bed flats (1 social rent, 1 market), 3 two bed terrace (1 social rent, 2 market) and 1 three bed terrace (LCHO) gives £241,000 with grant and £130,000 without.		
General notes	There may be issues associated with former coal mining in the area. There are also slope instability issues on the site, or on adjacent land which will need to be considered. Housing numbers estimate is conservative and based on a small part of the site coming forward. [The site lies within Saundersfoot, and whilst a		

public right of way crosses the site north south, development of the southern part of the site would not be visually intrusive. The number of units will need to reflect potential access constraints. Access is preferred from the Ridgeway].

Development planning history

Subject to objection 926D187 during UDP process ----- Partly in or adjacent to area designated as Residential Allocation in JUDP

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

Application code	Application type	Proposal	Decision	Decision date
525/97	FULL	2 sheds	APP	01-Apr-1998
00/408	FULL	Residential dwelling	APP	19-Nov-2000
00/467	FULL	Garage	APP	11-Dec-2000
01/018	OL	Residential development	APP	26-Jun-2001
01/546	FULL	Dwelling	APP	25-Mar-2002
03/455	RM	Residential development, roads, foul & surface water drainage and plot layout	APP	09-Jan-2004
04/151	FULL	Amendment to planning consent NP/03/455 - alterations of road layout at junction with The Ridgeway	WD	17-Jun-2004
04/311	FULL	Residential development (ROC)	WD	01-Dec-2004
04/333	RM	Amendment to planning consent NP/03/455 new visibility set back of 2.4 metres	APP	11-May-2005
06/261	FULL	Extension	APP	07-Jul-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 D; 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	0.63	Nearest doctor	0.41
Nearest pub	0.59	Nearest Dentist	4.5
Nearest primary school	0.48	Nearest secondary school	4.44
Nearest post office	0.61	Nearest petrol station	1.73
Nearest community hall	2.18	Nearest police station	0.65
Nearest letter box	0.23	Nearest library	0.48
Nearest place of worship	0.35	Nearest cash point	0.55
Nearest sports ground	0.43		

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

Consultee responses

Consultee	Date of response	Response
Dwr Cymru	29/11/2007	No objections.
PCC Highways		Preference would be given to access from The Ridgeway. Access could be taken from Westfield Court if other option not possible, but this will restrict numbers of units.
Countryside Council for Wales		No response received
Environment Agency Wales	08/01/2008	Historical problematic site - surface water problems - need Pembrokeshire engineering advice. Concerns about loss of habitat. Further comment 8/10/08 - this site would need SUDS
Pembrokeshire County Council Drainage	07/04/2008	We do not have any information as to whether the proposed site suffers flooding from the adjacent watercourse. It would be preferable if surface water was disposed to soakaways/SUDS in order not to increase the risk of flooding in the downstream catchment. If ground conditions are not suitable for soakaways/SUDS, any discharges to watercourses in this catchment should be restricted to at least greenfield runoff rates. For your information, 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 263(1) Public Health Act 1936.
Dyfed Archaeology	30/05/2008	Adjacent to a Nationally Important Scheduled monument (PE479). 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.

Reasons site is suitable for development

Reasons site is not suitable for development

Consultation on this site has raised issues in relation to the potential loss of habitat, and historical surface water problems. Permissions would be required for culverting the stream at the southern boundary of the site. Further, there is the potential for archaeological remains of national importance. In relation to the matters raised, the development of the site is no longer certain, but could proceed as windfall provided these issues could be overcome.

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

