

Potential site analysis for site 587, Windsor Terrace, Saundersfoot

Associated settlement **Saundersfoot**
LDP settlement tier **Local centres**
Community Council area **Saundersfoot**
Site area (hectares) **0.06**

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

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.

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: 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	1 Windsor terrace		
General overview	Site forms rear garden area to the rear of terraced property at Windsor terrace, with pedestrian access serving this and several other gardens off the Ridgeway.		
Greenfield or Brownfield/PDL	Brownfield/PDL	Estimated number of dwellings	0
Adjoining uses and access	Residential development or garden space to east, north and west, Ridgeway road to south. Access would need to come off the Ridgeway, linked to existing access into adjacent development, with difficulties due to levels and mature boundary trees.		
Visible constraints to development	Change in levels and mature boundary trees		
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 is not likely to adversely impact on these special qualities or extend development beyond the natural visual limit of the settlement. The site is not wooded and while woodland patches characterise and contribute to the special qualities of the wider area, this site does not contribute to this quality in Saundersfoot.		

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)

Application code	Application type	Proposal	Decision	Decision date
07/226	FULL	Garage & sun room extension & new entrance gate to site	APP	29-Jun-2007

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	0.43	Nearest doctor	0.25
Nearest pub	0.38	Nearest Dentist	4.53
Nearest primary school	0.26	Nearest secondary school	4.49
Nearest post office	0.46	Nearest petrol station	1.93
Nearest community hall	2.22	Nearest police station	0.43
Nearest letter box	0.4	Nearest library	0.33
Nearest place of worship	0.15	Nearest cash point	0.38
Nearest sports ground	0.35		

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

Consultee responses

Consultee	Date of response	Response
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 Long narrow gardens are a feature of this row of properties. Development within the rear garden of a single property would adversely affect the character here, and would be difficult to achieve a suitable design solution.

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