

Potential site analysis for site 625, North of Tenby Cemetery

Associated settlement **Tenby**
LDP settlement tier **Local service and tourism centres**
Community Council area **Tenby**
Site area (hectares) **0**

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.

Partly within 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.

Site includes 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.

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	Grassed area to the north of existing cemetery at Slippery Back. It is a relatively level triangle of land with mature trees bounding two sides, and intermittent hedge / small trees to the southern boundary		
Greenfield or Brownfield/PDL	Greenfield	Estimated number of dwellings	0
Adjoining uses and access	Vehicular access would have to be via Slippery Back and would alter the character of this part of the narrow lane which runs north towards Brynhir. There is residential development to the west, with a JUDP housing allocation, (undeveloped) to the north. The cemetery lies to the south, with wooded reservoir to the east.		
Visible constraints to development	Close relationship with cemetery. Change in character to Slippery Back lane which becomes more wooded and rural in character, and is not suited to more than light traffic movements.		
Impact on National Park's Special Qualities	The special qualities of Tenby emanate from its traditional urban character, typified by the Georgian architecture, old town walls and castle, all of which contribute to its very strong sense of place. There is a distinctive coastal typography with an intimate association between the town and the shore. Preservation of the traditional coastal town character is key and containment of this site by vegetation may help to ensure that the special qualities of Tenby are not impacted upon.		
Landscape impact mitigation measures			
Affordable housing capacity assessment	Site not assessed for affordable housing capacity.		
General notes	Whilst Tenby Town Council have indicated that they do not expect to extend the cemetery for the next 30 years. It is separated from the Brynhir area by mature hedges which are TPO'd. Access opportunities from Slippery Back are limited to a narrow lane alteration to which would significantly alter the character of this part of Tenby.		
Development planning history	Subject to objection 926D215 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)			

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 A

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	1.03	Nearest doctor	0.53
Nearest pub	0.59	Nearest Dentist	0.89
Nearest primary school	0.72	Nearest secondary school	0.88
Nearest post office	0.9	Nearest petrol station	0.65
Nearest community hall	0.77	Nearest police station	0.96
Nearest letter box	0.24	Nearest library	0.77
Nearest place of worship	0.87	Nearest cash point	0.58
Nearest sports ground	0.79		

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

Consultee responses

Consultee	Date of response	Response
Countryside Council for Wales		Not consulted - response to 377 is relevant to this site
Environment Agency Wales		Not consulted - response to 377 is relevant to this site
PCC Highways		Not consulted - response to 377 is relevant to this site
Dwr Cymru		Not consulted - response to 377 is relevant to this site
Pembrokeshire County Council	26/01/2009	There would appear to be an ordinary watercourse on the western side of the proposed development site. The layout of any development may need to take account of this watercourse in order that access can be maintained for maintenance purposes. We do not have any information as to whether the proposed site suffers flooding from this watercourse.

Reasons site is suitable for development

This site can form an extension to the Bryn Hir development site, provided TPO trees are unaffected. It may be best suited, because of limited access opportunities to provide open space. This however is a matter of detail. The overall number of units at Bryn Hir is however, unaffected. Further consultation will also be required to establish the suitability of the site at Deposit stage.

Reasons site is not suitable for development

Does the site pass stage two tests? Yes

Proposed use Housing

Stage three: Sustainability Appraisal

Sustainability Objective	Summary	Commentary
1	+	This site is not part of an agricultural or forestry holding
2	++	The site is well located in relation to existing services at Tenby which are generally within walking distance.
3	+	High standards of design and layout are needed for this site which is at the edge of Tenby
4	0	Though the development will increase the population and therefore the pool of residents that could be taking part in physical recreation, the Sustainability Objective seeks a change in behaviour such that a greater proportion of residents and non-residents are taking part in physical recreation in the Park, and therefore enjoying the health benefits.
5	0	The development will not achieve this aim
6	+	This site is not within an area liable to flooding. Sustainable Urban Drainage will help to reduce the drainage impact of the development. Design should incorporate energy efficiency and sustainable design principles.
7	+	Housing will be build according to the sustainable design policies of the Plan requiring the highest standards for energy efficiency.
8	++	The site can be used to accommodate a range of housing, including, when needed, as much affordadale housing that can be achieved. Development will also help to sustain services locally.
9	+	The site can be used to accommodate identified need for affordable housing.
10	+	A significant number of dwellings can be accommodated within this site. Phasing will be needed to ensure the impact on the community and culture is protected. A positive outcome is dependent on a large proportion of the housing being available at an affordable rate to people from within the community.
11	0	Development of an individual site is irrelevant to this Sustainability Objective, as its goal is to avoid 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 inevitable and the only way to avoid this would be to have no development and no increase in population (in or outside the 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	+	There may be opportunities to enhance biodiversity as part of the development of this site.
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

See assessment of site 377

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? See site 377 for detailed assessment

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

See assessment of site 377

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

See site 377