

## Potential site analysis for site 705, Land at Pennant Avenue, Saundersfoot

Associated settlement	<b>Saundersfoot</b>
LDP settlement tier	<b>Local centres</b>
Community Council area	<b>Saundersfoot</b>
Site area (hectares)	<b>0.05</b>

**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: 4 (1 is Agriculturally most valuable, 5 is least valuable).

Not within a quarry buffer zone.

No 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>	Pembrokeshire County Council (1996)		
<b>General overview</b>	Site forms grassed area off Pennant Avenue		
<b>Greenfield or Brownfield/PDL</b>	Brownfield/PDL	<b>Estimated number of dwellings</b>	0
<b>Adjoining uses and access</b>	Site is surrounded by residential development , access could be off the existing hammerhead at Pennant Avenue		
<b>Visible constraints to development</b>	Existing development at Pennant Ave have relatively small courtyards facing this green area. Any proposed development would need to be set back from these dwellings, with gardens intervening. Existing garage and car parking area may be fully allocated, which could affect the number of dwellings this site could physically accommodate. The site also has open space and amenity value for this area.		
<b>Impact on National Park's Special Qualities</b>	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 town 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. It does not make a contribution to the woodland patches which contribute to the special qualities of this area.		
<b>Landscape impact mitigation measures</b>			
<b>Affordable housing capacity assessment</b>			
<b>General notes</b>	This site has a role as open space. Recreational uses may also take place here.		
<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 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	0.48	Nearest doctor	0.26
Nearest pub	0.44	Nearest Dentist	4.46
Nearest primary school	0.35	Nearest secondary school	4.42
Nearest post office	0.47	Nearest petrol station	1.89
Nearest community hall	2.15	Nearest police station	0.5
Nearest letter box	0.36	Nearest library	0.33
Nearest place of worship	0.2	Nearest cash point	0.4
Nearest sports ground	0.32		

\* 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

Site is too small to accommodate more than a single dwelling at the densities envisaged within the Local Development Plan. Whilst no activity was going on when the site was visited [day time school term], its use as recreational open space cannot be established. The site also performs a role as public open space. There is very limited alternative open space within the local area, and the loss of this site is not supported.

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

**Proposed use**