

Potential site analysis for site 706, Upper Park Road, Tenby

Associated settlement	Tenby
LDP settlement tier	Local service and tourism centres
Community Council area	Tenby
Site area (hectares)	0.01

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.

Within 100 metres of a Scheduled Ancient Monument.

Within 50 metres of a Listed Building.

Not within 500 metres of a Historic Landscape Area.

Not within 100 metres of a Historic Garden.

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: urban (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

Ownership	Unknown		
General overview	The area currently comprises 2 occupied shop units selling beach / tourist goods and pet goods. A third unit is vacant. All upper floor space appears to be vacant. There is no external space to the front of the units.		
Greenfield or Brownfield/PDL	Brownfield/PDL	Estimated number of dwellings	4
Adjoining uses and access	Land use adjacent and to the south is three storey flats / holiday apartments, land use to the north appears to be residential / holiday apartments at first floor level. The road fronting the site serves the multi storey and Somerfield store, and also serves as a main car exit point for Tenby.		
Visible constraints to development	There is no visible amenity area with the units. Car parking, if required would need to be at the multi storey.		
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 can be achieved through developments which are in keeping with the character of the traditional built form. The development of this site has the potential to be significant contribution to the special qualities of Tenby, particularly at this gateway to the historic core of the town, and particular attention must be paid to the design of the development.		
Landscape impact mitigation measures	Redevelopment of this site with sympathetic residential use would provide a visual improvement on this thoroughfare.		
Affordable housing capacity assessment	Site not assessed for affordable housing capacity.		
General notes	Site size 0.01 Ha. Number of units a general estimate. The site forms part of a larger redevelopment site for the South Parade area. A total of 22 units are proposed in the pre-application scheme, which also includes retail development. Site may need to be amended if alternative application is submitted. Part of this site lies within the application boundaries for 98/184 and 03/319 for various commercial developments, including arcade with shops and restaurant		
Development planning history	Wholly within area designated as TownCentre in JUDP		

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

Application code	Application type	Proposal	Decision	Decision date
98/184	FULL	Landscaped arcade development with lock-up shop units & restaurant with take-away facilities	APP	30-Jun-1998
03/319	FULL	Landscaped arcade development with lock-up shop units & restaurant with take-away facilities	APP	01-Sep-2003
08/016	FULL	Demolition of former hotel & associated buildings & construction of self-contained apartments at 1st, 2nd, 3rd & part 4th floor with retail development at ground floor	WD	05-Feb-2009
08/488	FULL	Demolition of all existing buildings on site & construction of 16 self-contained apartments on 1st, 2nd & part 3rd floor, with 4 commercial units at ground floor	CAN	22-Jan-2009
09/042	FULL	Demolition of all existing buildings on site & construction of 16 self-contained apartments on 1st, 2nd & part of 3rd floor, with 4 commercial units at ground floor		

Summary of geological risk (class A is lowest risk, class E is highest risk)

Running sand class A; compressible ground class A; landslide class B; soluble rock class D; 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	0.13	Nearest doctor	0.53
Nearest pub	0.09	Nearest Dentist	0.27
Nearest primary school	0.33	Nearest secondary school	0.78
Nearest post office	0.15	Nearest petrol station	0.54
Nearest community hall	0.31	Nearest police station	0.1
Nearest letter box	0.19	Nearest library	0.31
Nearest place of worship	0.1	Nearest cash point	0.13
Nearest sports ground	0.65		

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

Consultee responses

Consultee	Date of response	Response
Dwr Cymru	29/11/2007	No objections.

PCC Highways	15/11/2007	General principle that development would not require additional parking in this location.
Countryside Council for Wales	26/11/2007	No adverse comments
Environment Agency Wales	08/01/2008	Concerns about possible large allocation for town - implication actions for settlement infrastructure. General concerns about sewer system capacity/flows - advice from Dwr Cymru needed. Infill - recycling on site waste materials.
PCNPA Building Conservation Officer	15/05/2008	No impact on the Conservation Area itself. Redevelopment would be welcome in principle, improving one of the key routes into the town and C.A.
Dyfed Archaeology	30/05/2008	Just outside the Medieval town walls of Tenby. Potential evidence for extra mural archaeology and potential evidence relating to the 17 century civil war defences. Sites with no known surviving archaeological remains but high archaeological potential.
Pembrokeshire County Council Drainage	26/01/2009	The development of this site would appear not to affect ordinary watercourses. It would be preferable if surface water was disposed to soakaways/SUDS in order not to increase the risk of flooding or exacerbate existing flooding in downstream catchments. If, however, ground conditions are not suitable for the use of soakaways/SUDS or positive drainage systems are required for adoption purposes, then any conventional drainage system discharging to watercourse either directly or indirectly, should include measures to improve the status quo. It should be noted that 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 265(1) Public Health Act 1936.

Reasons site is suitable for development

The site, whilst in retail use, and within the Joint Unitary Development Plan town centre, is within a mixed use frontage and suffering from lack of investment. The redevelopment of upper floors of the retail units here would not harm the retail function of the town centre and has the potential to bring significant improvement to the street scene. Additional car parking would not be required as part of this scheme. There is also a possibility of high archaeological potential which will be a consideration.

Reasons site is not suitable for development

Does the site pass stage two tests? Yes **Proposed use** Mixed

Stage three: Sustainability Appraisal

Sustainability Objective Summary Commentary

1	++	This is a site with existing development on it within Tenby
2	++	This site is within walking distance of a good range of facilities within Tenby
3	++	The sensitive redevelopment of this site can make a significant contribution to the townscape 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 a flood zone. Development should incorporate energy efficiency and sustainable development proposals
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 affordable 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	+	This is a small site, but other sites have also been identified for development within Tenby. Phasing will be required to protect the culture of the community. 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	0	This site is urban and without any habitat attached to it. It is likely that any measures which can be incorporated will be minimal
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

Redevelopment of this site has the potential to significantly improve the townscape of this part of Tenby and provide facilities to support services at the Centre. Plan policy to secure as much affordable housing as can be achieved and is needed will help ensure development meets the needs of local communities and offers the opportunity to live in the National Park to as wide a section of the population as possible. The housing built will meet the highest standards for energy efficiency due to the sustainable design policies of the Plan.

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? Yes

Is the proposed use listed as appropriate for the centre? Yes

Is the provision consistent with the scale of development proposed for Yes

Is the provision meeting an identified need in the centre? Yes it is helping provide for the housing needs of the Centre. It also provides an opportunity to regenerate this part of the town.

If greenfield, are there sufficient brownfield sites to avoid choosing this one? It is a brownfield site.

Overall stage 4 assessment

The site is within or adjacent to named centre in the Strategy. A use is proposed which is considered appropriate as per the Strategy. The mixed use proposals are for the redevelopment of brownfield sites of a scale and type compatible with the previous use of the site.

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

Given the scale of proposed development and location of the site - situated within Tenby Centre - it is unlikely that there will be any significant effects arising as a result of this allocation.