

Potential site analysis for site 708, Picton Road, Tenby

Associated settlement **Tenby**
LDP settlement tier **Local service and tourism centres**
Community Council area **Tenby**
Site area (hectares) **0.05**

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.

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 site comprises two rows of garages at the north and southern boundary of the site, and pedestrian access to the single storey property which lies to the west of the site, and is separated from the garage area by a hedge. The garages, for the most part appear to be in use, judging by their condition.		
Greenfield or Brownfield/PDL	Brownfield/PDL	Estimated number of dwellings	0
Adjoining uses and access	Access would be off Picton Road. Adjoining uses are residential.		
Visible constraints to development	Maintaining suitable access to the property to the rear, as well as car parking for this property. Any redevelopment of the site would need to ensure that essential car parking requirements are maintained for the site / surrounding properties.		
Impact on National Park's Special Qualities	This site is located within the terraced development which surrounds the historic core of Tenby. Redevelopment which is sympathetic to this context is unlikely to impact upon the special qualities of Tenby.		
Landscape impact mitigation measures	To be acceptable, development would need to account for the single storey property to the rear regarding overlooking.		
Affordable housing capacity assessment	Site not assessed for affordable housing capacity.		
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
08/514	FULL	Construction of extension at ground floor level over existing lower ground floor structure, thus adding storey to existing structure	APP	16-Jan-2009

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	0.18	Nearest doctor	0.66
Nearest pub	0.13	Nearest Dentist	0.35
Nearest primary school	0.46	Nearest secondary school	0.83
Nearest post office	0.28	Nearest petrol station	0.63
Nearest community hall	0.42	Nearest police station	0.22
Nearest letter box	0.13	Nearest library	0.42
Nearest place of worship	0.07	Nearest cash point	0.21
Nearest sports ground	0.71		

* 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 Garaging in this part of Tenby is at a premium. The loss of these garages, which appear to be in use would increase pressure for on road parking, exacerbating existing pressures. There could also be difficulties retaining the access to the residential property to the rear, and issues of amenity.

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