

Potential site analysis for site 719, Brewery Court Car Park, Saundersfoot

Associated settlement	Saundersfoot
LDP settlement tier	Local centres
Community Council area	Saundersfoot
Site area (hectares)	0.46

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.

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.

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

Ownership PCNPA

General overview This site is a pay and display car park within Saundersfoot. The spaces are set out using the whole car park.

Greenfield or Brownfield/PDL Brownfield/PDL **Estimated number of dwellings** 0

Adjoining uses and access The Brewery car park sits behind commercial development along the front of Saundersfoot. Regency hall, Library, Bowling green and associated facilities are located behind the car park, to the west, where an overspill car park is also located.

Visible constraints to development The site is well used and is one of two car parks serving Saundersfoot. The potential for access is restricted to the existing access to the north of the site.

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 has the potential to contribute in design and character to the old village and enhance the special qualities of this part of Saundersfoot.

Landscape impact mitigation measures

Affordable housing capacity assessment

General notes Northern half of site forms Zone B flood area, across which access would need to cross.

Development planning history

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

Application code	Application type	Proposal	Decision	Decision date
02/184	FULL	Extensions & improvements	APP	24-Jul-2002
04/269	OL	Residential and Commercial Use	WD	12-Sep-2004
04/352	FULL	Conversion of hotel to 9 self-catering holiday flats	APP	14-Oct-2004

06/365	FULL	Lift condition 6 on NP/04/352 to allow 12 months trading	WD	18-Dec-2006
06/399	FULL	Beer garden linked to existing club	FDO	01-Apr-2008
07/342	FULL	Extensions & refurbishment of existing building	APP	14-Feb-2008

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

Running sand class C; compressible ground class D; landslide class B; no soluble rocks; shrink swell class B

Summary of flood risk (from TAN 15)

Partly within TAN 15 Zone B

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	0.21	Nearest doctor	0.14
Nearest pub	0.12	Nearest Dentist	4.24
Nearest primary school	0.36	Nearest secondary school	4.23
Nearest post office	0.07	Nearest petrol station	2.28
Nearest community hall	1.96	Nearest police station	0.34
Nearest letter box	0.13	Nearest library	0.07
Nearest place of worship	0.19	Nearest cash point	0.06
Nearest sports ground	0.2		

* 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 The car park is required to serve the needs of Saundersfoot. The potential for development whilst retaining car parking is limited by the flood zone area which runs through the centre of the site.

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