

Potential site analysis for site 723, former cottage Hospital Site, Tenby

Associated settlement **Tenby**
LDP settlement tier **Local service and tourism centres**
Community Council area **Tenby**
Site area (hectares) **0.17**

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.

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	Pembrokeshire County Council		
General overview	The site is currently being used as a pay and display car park, the hospital having been demolished. The surface is part tarmac, part compacted ground.		
Greenfield or Brownfield/PDL	Brownfield/PDL	Estimated number of dwellings	10
Adjoining uses and access	The site is mostly surrounded by residential terraces (rear gardens), with land to the west adjoining car parking in part. Access would be via Trafalgar Road		
Visible constraints to development			
Impact on National Park's Special Qualities	The traditional urban character of Tenby is typified by the Georgian architecture, medieval old town walls and castle, which provide a very strong sense of place. These are surrounded by a compact spread of terraced and modern buildings and infrastructure. The development of this site, in a way which helps to preserve the traditional coastal town character will help to re-enforce the special qualities of Tenby created through its built form and coastal character.		
Landscape impact mitigation measures	Retain / improve boundary treatment with existing properties around this site.		
Affordable housing capacity assessment	See the Housing Background Paper, Appendices 1, 2, and 3, for an evaluation of the affordable housing potential for this site.		
General notes	The density of surrounding properties, would suggest that more than 5 properties could be included within the site. Potential 8-10 possibly. The site is recorded as contaminated land. The development potential will be dependent on the need to access development at Rectory Car park via this site.		

Development planning history

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

Application code	Application type	Proposal	Decision	Decision date
98/355	FULL	Chiropody Clinic - ROC	APP	10-Oct-1998
99/363	FULL	Outpatients clinic	APP	27-Sep-1999
01/534	FULL	Chiropody Clinic (ROC)	APP	20-Dec-2001

02/485	FULL	Outpatients clinic (ROC)	APP	28-Nov-2002
05/561	FULL	Extension & alterations	APP	19-Dec-2005

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	0.15	Nearest doctor	0.68
Nearest pub	0.2	Nearest Dentist	0.32
Nearest primary school	0.46	Nearest secondary school	0.78
Nearest post office	0.29	Nearest petrol station	0.61
Nearest community hall	0.41	Nearest police station	0.22
Nearest letter box	0.08	Nearest library	0.41
Nearest place of worship	0.13	Nearest cash point	0.27
Nearest sports ground	0.67		

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

Consultee responses

Consultee	Date of response	Response
Dwr Cymru	29/11/2007	No objections. Possible to increase the number of units.
PCC Highways	20/11/2007	May be need to retain access to Rectory car park site through this site. Access from Trafalgar Road. In principle this site would be appropriate for development subject to a satisfactory access being developed.
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. EAW consider that a SUDS approach is necessary for Tenby. Infill - recycling on site waste materials and possible contaminated site. General concerns about sewer system capacity/flows - advice from Dwr Cymru needed.
PCNPA Building Conservation Officer		I have no comment to make on this, given its location well away from the C.A. boundary.
Dyfed Archaeology	30/05/2008	On the site of the former Cottage Hospital for Tenby. Sites with known evidence suggesting surviving significant archaeological remains. These areas require further assessment such as a desk – top exercise and site visit to clarify if any areas should be excluded from or retained within the development.

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 sits within a predominantly residential area. A replacement hospital has been provided at Butts Field and this site is no longer required for that purpose. The character of the surrounding area would suggest that residential development is an appropriate re-use of the site, although it may be that this site is required to form an access point for the rectory car park site. Contamination at the site is also a consideration as is the potential for archaeological remains.

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 is a previously developed site within the urban area of Tenby.
2	++	The site is well located for access to a full range of services within Tenby.
3	++	Redevelopment of the site has the potential to enhance the townscape of this part 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 .Development should incorporate energy efficiency and sustainable design principles.
7	+	Housing will be built 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 site would not threaten the cultural distinctiveness of the community. There are other, larger sites identified for development within Tenby, and phasing will be required. 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	++	This is a previously developed site, and there may be opportunity for habitat creation within the site through the planning process
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

This site is within walking distance of a good range of services within Tenby. 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? In terms of housing provision, overall the provision levels are within the Welsh Assembly Government projection figures. When looking at each tier:

For Tenby (Tier 2 - Local Service and Tourism Centre there is a slight over provision when the projection figures are used for comparison (521 = household growth between 2001 and 2021 versus 537 provision plus completions since 2001). This could provide the Authority with an opportunity to reduce the provision, for example, by taking out, for example, the Reservoir Site (Ref 760) or West of Narberth Road (Site Ref 727) if the remaining provision can be carried forward into the Deposit Plan.

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 to meet the Welsh Assembly Government household projections for the area.

If greenfield, are there sufficient brownfield sites to avoid choosing this one?

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. Tenby's opportunities for growth have become increasingly limited and the completion rates have reduced over recent years. Given the scale of the existing settlement this level of growth could be absorbed without detriment. To assist with this absorption Brynhir has been phased – see Table 8 Deposit Plan. Infrastructural costs will need to be taken into account. Other sites are either small in number or would be difficult to phase, for example Butts Field car park. There is an over provision when the 2003 based projection figures are used for comparison (521 = household growth between 2001 and 2021 versus 697 provision plus completions since 2001). Given the difficulties in finding suitable sites in Saundersfoot this should help compensate.

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

The site is within 500m of Carmarthen Bay and Estuaries SAC. Given the size of the allocation 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.

Dwr Cymru's (29/11/07) has no objections to the site and states that it is "possible to increase the number of units".