

Potential site analysis for site 751, The Salterns, Tenby

Associated settlement	Tenby
LDP settlement tier	Local service and tourism centres
Community Council area	Tenby
Site area (hectares)	0.75

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	PCC			
General overview	This site is currently tarmaced and used as an overflow car park. Whilst being generally level, it narrows towards the south and is wedge shaped.			
Greenfield or Brownfield/PDL	Brownfield/PDL	Estimated number of dwellings	0	
Adjoining uses and access	The eastern side of the site is bounded by railway line, whilst to the west, the site abuts the Kiln Park caravan site. The site narrows towards the south where it is bordered by vegetation and the existing Salterns and access point are located to the north. Access will be via the existing access to the site at its northern end.			
Visible constraints to development				
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 for employment uses, would be well contained by existing development, and not impact upon the special qualities of the town.			
Landscape impact mitigation measures				
Affordable housing capacity assessment	Site not assessed for affordable housing capacity.			
General notes				
Development planning history	Subject to objection 611D6 during UDP process ----- Wholly within area designated as NewEmployment in JUDP			
Planning application history (planning applications within, overlapping or adjacent to the potential site)				
Application code	Application type	Proposal	Decision	Decision date
03/527	FULL	Bus Depot. Erection of building & boundary fence to accommodate bus bay ancillary station, WC and storage	REF	30-Mar-2004

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

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

Summary of flood risk (from TAN 15)

Wholly within TAN 15 Zone C2

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	0.36	Nearest doctor	0.8
Nearest pub	0.52	Nearest Dentist	0.34
Nearest primary school	0.57	Nearest secondary school	0.48
Nearest post office	0.51	Nearest petrol station	0.52
Nearest community hall	0.48	Nearest police station	0.46
Nearest letter box	0.32	Nearest library	0.48
Nearest place of worship	0.4	Nearest cash point	0.59
Nearest sports ground	0.45		

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

Consultee responses

Consultee	Date of response	Response
Dwr Cymru	29/11/2007	No objections.
Countryside Council for Wales		No response received
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. Problem site - historical flooding issues. 8/10/08 EA advise that this site is within a C2 zone and that a Flood Consequence Assessment would be required for this site to be allocated. The issues of flooding here are very complex arising from fluvial and coastal flooding.
PCC Highways	03/04/2008	This is currently a useful car park that is opened in the summer time for park and ride. Subject to alternative car parking being brought online and working, I see no reason why new industrial units cannot be accessed here.

Pembrokeshire County Council Drainage

26/01/2009 The development of this site would appear not to affect ordinary watercourses. However, this site falls in a C2 area as defined by the TAN15 Development Advice Maps and may require a Flood Consequence Assessment. 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

Reasons site is not suitable for development

The site is well located to existing employment uses at the Salterns, and the use as an over flow car park must be viewed within the context of the shortage of suitable employment sites. The site lies within the C2 flood zone (coastal and fluvial flooding) and a flood consequence assessment is required prior to the allocation of the site. In the light of this, the site is no longer allocated within the LDP, but remains suitable for employment use development subject to a satisfactory outcome from the Flood Consequence Assessment. Development of this site will need to ensure a minimum car parking provision is retained for interim park and ride services.

Does the site pass stage two tests? No

Proposed use Employment