

Potential site analysis for site 755, Land at Brynhir, A478 Narberth Road, Tenby

Associated settlement **Tenby**
LDP settlement tier **Local service and tourism centres**
Community Council area **Tenby**
Site area (hectares) **2.96**

Site register reference(s) (if proposed as development site for LDP) 3247/SR61

Relationship to designated areas

Not 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.

Not 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.

Site includes a Tree Protection Order.

Within 100 metres of ancient or semi-natural woodland.

Underlying Agricultural Land Classification: 3 (1 is Agriculturally most valuable, 5 is least valuable).

Not within a quarry buffer zone.

No safeguarded route for roads or cycleways.

Site includes 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

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

Adjoining uses and access

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 site is visually prominent and beyond the existing well defined edge of the town in this location. Development would therefore adversely affect the setting of Tenby and the special qualities of the National Park.

Landscape impact mitigation measures

Affordable housing capacity assessment Site not assessed for affordable housing capacity.

General notes

Development planning history

Partly in or adjacent to area designated as Residential Allocation in JUDP

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

| Application code | Application type | Proposal | Decision | Decision date |
|------------------|------------------|---|----------|---------------|
| 04/695 | FULL | Alterations and Extensions to Guest House | APP | 07-Feb-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 C; no soluble rocks; 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 | 1.44 | Nearest doctor | 0.99 |
| Nearest pub | 1 | Nearest Dentist | 1.28 |
| Nearest primary school | 0.89 | Nearest secondary school | 1.11 |
| Nearest post office | 1.33 | Nearest petrol station | 1.01 |
| Nearest community hall | 1.18 | Nearest police station | 1.38 |
| Nearest letter box | 0.26 | Nearest library | 1.18 |
| Nearest place of worship | 0.75 | Nearest cash point | 0.95 |
| Nearest sports ground | 1.04 | | |

* 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 land rises sharply above the road and would be visually imposing. The site is visually prominent and beyond the existing well defined edge of the town in this location. Development would therefore adversely affect the setting of Tenby and the special qualities of the National Park.

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