

Potential site analysis for site 756, Land opp Park House Hotel, New Hedges

Associated settlement **New Hedges**
LDP settlement tier **Rural centres**
Community Council area **Tenby**
Site area (hectares) **6.54**

Site register reference(s) (if proposed as development site for LDP) 3247/SR62

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.

Not within 50 metres of Contaminated Land.

Not within airfield safeguarding zones for buildings under 15m high.

Partly 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: 3 (1 is Agriculturally most valuable, 5 is least valuable).

Not within a quarry buffer zone.

Not within 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	This is agricultural land to the east of Narberth Road, and to the south of existing caravan park development at the southern edge of New Hedges. These gently rolling fields, slope to the east towards the coast. A lane through the site provides access to Waterwynch hunting lodge to the east.		
Greenfield or Brownfield/PDL	Greenfield	Estimated number of dwellings	0
Adjoining uses and access	A caravan park is located to the north, to the south agricultural buildings are accessed off slippery back, with adjacent fields bounding the site, with woodland and fields to the east. The Narberth Road is located immediately to the west. The point of access would also need to be to the west, but may be able to use existing access points.		
Visible constraints to development	The site is part of a wider area of rolling landscape, parts of which would present challenges in relation to steepness and incline.		
Impact on National Park's Special Qualities	New Hedges lies within a wider area, which although substantially settled, contains some attractive farmland and woodland patches which intersperse the smaller settlements and farmsteads. There is a coastal feel with an open nature and attractive views along the coast. At New Hedges however, there is no tangible sense of place and the character has been much modified by the extensive caravan parks all along its western side and to the east and south east. At the eastern edge of the village, there are limited views towards the coast. This site lies to the south of the village, where a steeply sloping valley reaches the road, from Waterwynch Bay at the coast. Preservation of the agricultural and woodland mosaic character of this valley, which makes a significant contribution to the special qualities of this visually sensitive location would not be possible with the development of this site, which would adversely affect the character and qualities of this area.		
Landscape impact mitigation measures			
Affordable housing capacity assessment			
General notes	The site is a green wedge within the Joint Unitary Development Plan.		
Development planning history			
Planning application history (planning applications within, overlapping or adjacent to the potential site)			

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 B

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	1.79	Nearest doctor	1.25
Nearest pub	0.79	Nearest Dentist	1.67
Nearest primary school	1.47	Nearest secondary school	1.65
Nearest post office	1.64	Nearest petrol station	1.44
Nearest community hall	0.65	Nearest police station	1.71
Nearest letter box	0.61	Nearest library	1.54
Nearest place of worship	0.23	Nearest cash point	0.61
Nearest sports ground	1.57		

* 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 site proposed for caravan and camping use would provide a significant visual intrusion in an area of attractive countryside, at a location which is otherwise well served by existing caravan and camping developments.

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