

Potential site analysis for site 760, Reservoir Site, Tenby

Associated settlement **Tenby**
LDP settlement tier **Local service and tourism centres**
Community Council area **Tenby**
Site area (hectares) **0.33**

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.

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.

Site includes 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.

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 | Unknown | | |
| General overview | The site forms the former reservoir site at the northern end of Butts field. Much of the site is wooded, there are however grassed areas. | | |
| Greenfield or Brownfield/PDL | Greenfield | Estimated number of dwellings | 12 |
| Adjoining uses and access | Adjacent uses include wooded areas, with fields to north and south. Access would be via Butts field to the south. | | |
| Visible constraints to development | A TPO covers much of the eastern part of the site. The retention of woodland would be an important consideration | | |
| 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. This site is visually well contained by landform and trees. Design will be an important consideration in its relationship with the character of Tenby and the surrounding landform and the potential contribution to special qualities. | | |
| Landscape impact mitigation measures | Retain wooded areas | | |
| 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 number of residential units may well be an over estimate and will require further investigation. The number of units here has been reduced to account for the potential for ecological connectivity. | | |

Development planning history

Subject to objection 688D3 during UDP process

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

| Application code | Application type | Proposal | Decision | Decision date |
|------------------|------------------|--------------|----------|---------------|
| 544/93 | UN | Leisure Park | APP | 26-Jan-1994 |
| 98/444 | OL | Leisure Park | APP | 01-Nov-1999 |

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 | 0.97 | Nearest doctor | 0.42 |
| Nearest pub | 0.58 | Nearest Dentist | 0.86 |
| Nearest primary school | 0.65 | Nearest secondary school | 0.99 |
| Nearest post office | 0.81 | Nearest petrol station | 0.68 |
| Nearest community hall | 0.72 | Nearest police station | 0.88 |
| Nearest letter box | 0.21 | Nearest library | 0.72 |
| Nearest place of worship | 0.79 | Nearest cash point | 0.61 |
| Nearest sports ground | 0.87 | | |

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

Consultee responses

| Consultee | Date of response | Response |
|-------------------------------|-------------------------|--|
| Countryside Council for Wales | 29/11/2007 | We note that this appears to be quite well wooded, and provides a good corridor linking the wooded area at the Butts Field, which you refer to in site ref 752. We suggest that any development here should be designed to take account of ecological connectivity that exists at present. |
| Dwr Cymru | 08/10/2008 | No objection to this site |
| Environment Agency Wales | 08/10/2008 | Concerns about possible large allocation for town - implication actions for settlement infrastructure. EAW consider that SUDS will be necessary for Tenby. Possible surface water problems at this site. |
| PCC Highways | 03/04/2008 | I am aware that there have been proposals in the past for a small tourist attraction on this site, which may well have had consent but not implemented. Subject to potential development of part of the Butts Field car park going ahead, then there should be infrastructure such as a dedicated access road and proper footways installed. There may then be opportunity, subject to the correct rights of access over PCC land being agreed, to extend this infrastructure to serve housing development in the Reservoir site. At present the route through the car park is not suitable. Any access off Slippery Back would not be accepted. |

Dyfed Archaeology 30/05/2008 On the site of a post-medieval reservoir. Sites including either known or probable remains, which should be preserved and incorporated into, appropriate development designs. Sites within this category are unlikely to prevent development, however any impact upon archaeological remains will require appropriate mitigation. This is likely to include the retention of features where possible, and the investigation, recording and analysis of all threatened remains.

Pembrokeshire County Council Drainage 26/01/2009 There would appear to be an ordinary watercourse within the proposed development site. The layout of any development would need to take account of this watercourse in order that access can be maintained for maintenance purposes. We do not have any information as to whether the proposed site suffers flooding from this watercourse. 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 This site is well contained and there is potential for part of the site to come forward for development, provided it retains a role as a green corridor for this area. The potential access opportunities to this site rely on the development of Butts Field to the south. This site is more likely to come forward during the later stages of the plan. Environment Agency Wales also identify possible surface water problems at the site. Dyfed Archaeology indicate using a desk study that there may be archaeological remains at the site.

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 former reservoir site and is not used for agriculture |
| 2 | ++ | This site is within walking distance of a range of services at Tenby |

| | | |
|----|----|---|
| 3 | + | The site is well screened, and development would have a minimal impact on landscape. Well designed and located development within the site will be required to ensure that townscape and landscape is enhanced |
| 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 | + | The site is not within an area liable to flooding. Development should incorporate energy efficiency and sustainable design principles. |
| 7 | + | Housing will be build 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 is a relatively small site which will not individually affect the culture of Tenby. Large developments are also proposed at Tenby, and phasing will be required to ensure that the culture of the community is not threatened. 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 | + | There may be opportunities for habitat enhancement as part of the development of this site. |
| 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

The biodiversity value of the site should be fully taken into account, and only part should be developed. 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? | Yes. |
| Is the proposed use listed as appropriate for the centre? | Yes. |
| Is the provision consistent with the scale of development proposed for | 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 provision meeting an identified need in the centre? | Yes but see previous comment. |
| If greenfield, are there sufficient brownfield sites to avoid choosing this one? | See comment regarding slight overprovision above. |

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

This site is approximately 1km away from Beech Cottage Waterwynch SSSI, which is a Lesser Horseshoe Bat maternity roost site which forms part of the Pembrokeshire Bat Sites and Bosherton Lakes SAC. Potential effects of this allocation on the Greater Horseshoe Bats include increased disturbance, especially during construction, which can cause an increase in noise, fumes and lights. There is also the potential for increased levels of traffic along the A478. The Pembrokeshire Bat Sites and Bosherton Lakes SAC Management Plan⁶ indicates that within 1km of roosts it is vital to retain wooded areas and vegetation cover (including scrub), and habitat links i.e. woodland, tree lines, hedgerows and even limited sections of walls and fences.

Potential effects:

Increased Disturbance to the Lesser Horseshoe Bat its feeding grounds;

Loss of Foraging Habitat - Lesser Horseshoe Bat.

The Appropriate Assessment concluded no adverse effect on site integrity as the development

proposed in the LDP is within existing settlement boundaries and the current condition status of the greater and lesser horseshoe bats is favourable: maintained.