

Potential site analysis for site 770, Tenby TIC

Associated settlement	Tenby
LDP settlement tier	Local service and tourism centres
Community Council area	Tenby
Site area (hectares)	0.05

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.

Within 100 metres of a Scheduled Ancient Monument.

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.

Not within 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 Tenby Ex Servicemans Club

General overview This building fronts onto Florence Parade and is currently used for the National Park information centre.

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

Adjoining uses and access Pedestrian access only is available to the front of the building. Adjacent uses are commercial. The building is opposite the listed Tenby town walls. Vehicular access may be possible via the lane to the rear of the property.

Visible constraints to development

Impact on National Park's Special Qualities Redevelopment of the site, which respects the historic character of the old town of Tenby is not likely to impact upon the special qualities of the National Park.

Landscape impact mitigation measures

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

General notes The shape of the building may constrain development opportunities. This assessment is in relation to residential development only. Separate access is available to upper floors.

Development planning history

Partly in or adjacent to area designated as TownCentre in JUDP

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

Application code	Application type	Proposal	Decision	Decision date
98/212	FULL	Change of use to job centre	APP	23-Jul-1998
02/509	OL	2 town houses	WD	15-Nov-2002
03/103	OL	Two flats	WD	30-Apr-2003
07/457	FULL	Change of Use to Class C1 - 12 en-suite bedrooms, bar and restaurant, hotel. Demolition of shed for parking	APP	05-Dec-2007

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	0.2	Nearest doctor	0.61
Nearest pub	0.05	Nearest Dentist	0.36
Nearest primary school	0.42	Nearest secondary school	0.86
Nearest post office	0.24	Nearest petrol station	0.63
Nearest community hall	0.4	Nearest police station	0.19
Nearest letter box	0.11	Nearest library	0.4
Nearest place of worship	0.03	Nearest cash point	0.12
Nearest sports ground	0.73		

* 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 This site lies within the commercial core area for Tenby, and whilst the change of use to another commercial development is acceptable, residential development should not take place at the front of the building on the ground floor as this would reduce opportunities for commercial uses at Tenby and could adversely affect the vitality and viability of an important gateway to the centre.

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