

Potential site analysis for site 777, Rear of Cambrian Hotel, Saundersfoot

Associated settlement **Saundersfoot**
LDP settlement tier **Local centres**
Community Council area **Saundersfoot**
Site area (hectares) **0.3**

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.

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.

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.

Site includes a Tree Protection Order.

Not within 100 metres of ancient or semi-natural woodland.

Underlying Agricultural Land Classification: 4 (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

Already granted planning permission (06/389)

Does the site pass stage one site criteria tests? **Yes**

Stage two evaluation

Ownership The Cambrian Hotel

General overview The site is currently the existing car park to the rear of the Cambrian Hotel which is generally bounded by trees, which provides screening from adjacent developments. There is a proposed development, which has planning permission, utilises the sloping site by providing an area of semi-underground parking and comprises a mixture of two and a half, three and four storey buildings, depending on the ground levels.

Greenfield or Brownfield/PDL Brownfield/PDL **Estimated number of dwellings** 37

Adjoining uses and access Access and Parking - The proposal includes the closure of the existing entrance to the car park and the provision of a new access adjacent to the Argosy Fish and Chip shop.

Visible constraints to development

Impact on National Park's Special Qualities This site was granted planning permission (06/389) after the 31st March 07. The impact on the special qualities of the National Park are not therefore examined here.

Landscape impact mitigation measures A landscaping scheme has been submitted and is considered to provide a high standard of landscaping that would serve to enhance the character and appearance of both this proposed development and the overall Conservation Area.

Affordable housing capacity assessment

General notes Consent for 37 units (includes 7 affordable) and 5 shops

Development planning history

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

Application code	Application type	Proposal	Decision	Decision date
00/076	FULL	Replace flat roof incorporating 1st floor extension & new shop front; new boundary wall to rear	APP	25-Apr-2000
00/137	FULL	Shop front and pitch roof to replace flat roof	APP	11-May-2000
02/112	FULL	Extension - amendment to approved plan	APP	22-Apr-2002
04/112	LB	Removal of streetside railings & wall, deck over existing cellar bar access	CAN	30-Mar-2004

04/111	FULL	Removal of streetside railings & wall, deck over cellar bar access	CAN	30-Mar-2004
04/109	LB	Alterations & extension to existing bar/restaurant including part change of use residential to commercial	WD	30-Mar-2004
04/108	FULL	Alterations & extension to existing bar/restaurant including part change of use residential to commercial	WD	30-May-2004
04/402	FULL	Change of use to 16 apartments	APP	10-Dec-2004
04/565	FULL	Wooden decking to rear to accommodate change of use to waiting area in conjunction with restaurant - retrospective	REF	29-Nov-2004
05/349	FULL	Erection of decking & enclosing fence (retrospective)	APP	23-Nov-2005
05/477	LB	Change of use to mixed residential/commercial	APP	21-Feb-2006
05/476	FULL	Change of use to mixed residential/commercial	APP	30-Jan-2006
05/508	FULL	Mixed commercial/residential development (5 shops, 4 maisonnettes & 39 Flats)	REF	24-Jul-2006
06/166	FULL	Amendment to consent NP/05/476, to create 2 mews cottages in lieu of one	APP	04-Dec-2006
06/389	FULL	Mixed commercial residential development 33 flats, 4 maisonnettes & 5 shops	APP	12-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 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	0.11	Nearest doctor	0.15
Nearest pub	0.08	Nearest Dentist	4.36
Nearest primary school	0.25	Nearest secondary school	4.36
Nearest post office	0.17	Nearest petrol station	2.27
Nearest community hall	2.09	Nearest police station	0.22
Nearest letter box	0.11	Nearest library	0.14
Nearest place of worship	0.07	Nearest cash point	0.07
Nearest sports ground	0.29		

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

Consultee responses

Consultee	Date of response	Response
Countryside Council for Wales		Not consulted
Environment Agency Wales	08/10/2008	A FCA has been completed for the land at the rear of the Cambrian and there are no outstanding issues.
PCC Highways		Not consulted
Dwr Cymru		Not consulted
Dyfed Archaeology	30/05/2008	No adverse objections reported.
Pembrokeshire County Council Drainage	26/01/2009	The development of this site would appear not to affect ordinary watercourses. 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 was granted planning permission (06/389) after the 31st March 07. Sites granted permission after this date, are included as potential sites.

Reasons site is not suitable for development

Does the site pass stage two tests? Yes **Proposed use** Mixed

Stage three: Sustainability Appraisal

Sustainability Objective	Summary	Commentary
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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

Already granted planning permission (06/389) and an appraisal is not required.

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 Yes the provision will help meet the household projection needs of the Centre. It also retains commercial uses on the ground floor which is in keeping with its location. It should assist in regenerating this part of Saundersfoot.

Is the provision meeting an identified need in the centre? Yes see above.

If greenfield, are there sufficient brownfield sites to avoid choosing this one? It is a brownfield site.

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.
The proposed use accords with the type of use considered appropriate for the various centres. A residential, retail and A3 Pub use is proposed (already benefitting from planning permission). The proposal is for the redevelopment of a brownfield site.

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

The site is within 500m of Carmarthen Bay and Estuaries SAC and Carmarthen Bay SPA. Given the size of the allocation and location of the site - in Saundersfoot centre - it is unlikely that there will be any significant effects arising as a result of this allocation.