

Potential site analysis for site 781, Braysmoor, Saundersfoot - West

Associated settlement **Saundersfoot**
LDP settlement tier **Local centres**
Community Council area **Saundersfoot**
Site area (hectares) **1.72**

Site register reference(s) (if proposed as development site for LDP) 3284/SR81

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.

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.

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	Mr A J Merriman	
General overview	This site is a number of agricultural fields to the west of Sandy Hill Road. The fields are bounded by hedges, and gently undulating.	
Greenfield or Brownfield/PDL	Greenfield	Estimated number of dwellings
Adjoining uses and access	The site surrounds, but excludes a residential property along Sandy Hill Road. The site is otherwise surrounded by agricultural land and scrub.	
Visible constraints to development		
Impact on National Park's Special Qualities	The two main areas of Saundersfoot are separated by an area of lower lying open land which contributes to the character and allows views down to the sea from inland areas. This separation and the old core of the town fronting the small harbour contribute towards the special qualities of Saundersfoot, as do the comparatively rare surviving elements of local extractive industries. This site is away from the settlement and development would extend beyond the natural visual limit of the settlement. It has the potential to impact negatively upon the special qualities of Saundersfoot.	
Landscape impact mitigation measures		
Affordable housing capacity assessment		
General notes		
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 B; 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	1.23	Nearest doctor	1.01
Nearest pub	1.06	Nearest Dentist	3.56
Nearest primary school	1.29	Nearest secondary school	3.46
Nearest post office	1.03	Nearest petrol station	2.1
Nearest community hall	1.25	Nearest police station	1.35
Nearest letter box	0.16	Nearest library	0.99
Nearest place of worship	0.65	Nearest cash point	1.08
Nearest sports ground	0.85		

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

Consultee responses

Consultee	Date of response	Response
Pembrokeshire County Council Highways	03/04/2008	This site is not appropriate for estate development and the highway would not be technically feasible to provide adequate visibility. Issues regarding access for all modes of transport as the lane is narrow and has alignment issues.
Countryside Council for Wales	01/04/2008	No adverse comments received.

Reasons site is suitable for development

Reasons site is not suitable for development This site is within the countryside and would be visually prominent. Adequate visibility is not technically feasible for estate development, and there are issues associated with the lane width and alignment

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