

Potential site analysis for site 812, Land to south of Coppett Hall, Saundersfoot

Associated settlement **Saundersfoot**
LDP settlement tier **Local centres**
Community Council area **Saundersfoot**
Site area (hectares) **1.55**

Site register reference(s) (if proposed as development site for LDP) 3319/SR111

Relationship to designated areas

Partly within 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 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.

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.

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 Hean Castle Estate

General overview This site comprises a field at the northern edge of Saundersfoot and is on land which rises above the Coppet Hall car park. The site is improved grassland and has trees at the northern edge as well as a stand of deciduous trees on a knoll within the site. The boundaries are hedged, and the eastern edge of the site extends to the coast.

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

Adjoining uses and access The coast lies to the east, and car park to the north. The site adjoins residential development to the south, and a caravan park and agricultural land to the west. Existing access is a field gate to the south west of the site.

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. There is a distinctive estate landscape character locally around Hean Castle and Coppet Hall. The development of this site, which is visually prominent in the approach to northern Saundersfoot along the coast, extends beyond the natural visual limit of the existing settlement and would negatively impact upon the special qualities of this part of Saundersfoot.

Landscape impact mitigation measures

Affordable housing capacity assessment

General notes The former railway tunnel, now part of the Coast Path runs underneath this site.

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)

Partly within TAN 15 Zone B

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	0.44	Nearest doctor	0.63
Nearest pub	0.36	Nearest Dentist	4.82
Nearest primary school	0.38	Nearest secondary school	4.84
Nearest post office	0.65	Nearest petrol station	2.44
Nearest community hall	2.47	Nearest police station	0.3
Nearest letter box	0.19	Nearest library	0.65
Nearest place of worship	0.42	Nearest cash point	0.23
Nearest sports ground	0.79		

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

Consultee responses

Consultee	Date of response	Response
Countryside Council for Wales	01/04/2008	This site lies partly within the Saundersfoot to Telpyn Coast SSSI, and the Carmarthen Bay and Estuaries SAC. This designated site itself should be excluded from any development proposals, and any plans to develop the area adjacent needs to take full account of the requirements of the site.
Pembrokeshire County Council Highways	03/04/2008	There is a private service road parallel to Frances Road which serves 8 of 9 luxury dwellings. It does not appear that this can be extended into the site. A new access could be created onto level ground at the western corner of the site, but this will require visibility over third party land. There are strong concerns that the site will not connect to a footway.
Dyfed Archaeology	30/05/2008	Within immediate proximity to an historic Tramway tunnel. Sites with known evidence suggesting surviving significant archaeological remains. These areas require further assessment such as a desk – top exercise and site visit to clarify if any areas should be excluded from or retained within the development.
Environment Agency Wales	30/05/2008	Parts of the site are in Zone C2 and Zone B. Site level survey required initially to determine need for flood consequence assessment. Culverted watercourse runs underneath this site. There is also unpredictable geology within the site and mining adits. Check with Dwr Cymru regarding foul drainage direction. EA would be concerned if the site drains to the north.

Dwr Cymru	21/07/2008	<p>Sewerage – Parts of the public sewerage network suffer from hydraulic overloading. No Regulatory improvements are planned under Dwr Cymru Welsh Water’s current 5 year Capital Investment Programme. Should this site be developed in advance of any Regulatory improvements, developers may be required to fund the essential improvements.</p> <p>The site is crossed by public sewer(s) which may restrict the density of the development proposed. Under the Water Industry Act 1991, DCWW has statutory rights of access to its apparatus at all times. Protective measures or a diversion of these assets may be required prior to the development proceeding.</p>
Dwr Cymru	21/07/2008	<p>Sewage Treatment – We have numerous Waste Water Treatment Works within the County which are designed to treat foul effluent from residential and commercial/industrial premises. The discharges from each of the Works are licensed by the Environment Agency to meet European Directives. Dependant on the scale of development identified within your proposed Local Development Plan the associated sewerage catchment may need to be upgraded as required to accommodate future growth.</p>
Dwr Cymru	21/07/2008	<p>Water Supply – Pembrokeshire Coast National Park is fed from strategic Water Treatment Works in the County. These water treatment works are important assets for Dwr Cymru/Welsh Water (DCWW) in delivering potable water to customers, Commercial, Health & Education premises. DCWW are developing a 25 year water resource plan to meet projected future demands for the County. Based on future demands already shared with us we do not foresee any problems at present in meeting the anticipated domestic demands during the life of the Local Development Plan. Water is a precious resource and in line with Government objectives on sustainable development we would look to promoters of developments to have considered and included where feasible, water efficient devices within buildings and sustainable drainage measures.</p>

Reasons site is suitable for development

Reasons site is not suitable for development

Development at this site would extend into the countryside in a location which is visually prominent, with access constraints. The site lies partly within the Saundersfoot to Telpyn Coast SSSI, and the Carmarthen Bay and Estuaries SAC.

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