

Potential site analysis for site 816, Site at Griffithston Hill, Saundersfoot

Associated settlement	Saundersfoot
LDP settlement tier	Local centres
Community Council area	Saundersfoot
Site area (hectares)	1.83

Site register reference(s) (if proposed as development site for LDP) 3321/SR115

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: 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

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 Zarya Ltd

General overview This site is largely agricultural, but also contains an area of static caravans and a separate residential property within its own curtilage. The site generally slopes down away from Sandy Hill Road.

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

Adjoining uses and access The very south eastern edge of the site abuts two residential properties at Sandy Hill. The remainder adjoins agricultural land or scrub. Existing access serves the residential property and caravans.

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. The development of this site 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 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	1.01	Nearest doctor	0.79
Nearest pub	0.85	Nearest Dentist	3.74
Nearest primary school	1.07	Nearest secondary school	3.66
Nearest post office	0.82	Nearest petrol station	2.04
Nearest community hall	1.42	Nearest police station	1.13
Nearest letter box	0.11	Nearest library	0.77
Nearest place of worship	0.83	Nearest cash point	0.86
Nearest sports ground	0.63		

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

Consultee responses

Consultee	Date of response	Response
Pembrokeshire County Council Highways	03/04/2008	There is a footpath to the extent of the existing dwellings. There is potential for road widening to help extend the existing footpath network. Vehicular access is possible at the northern end of the site.
Countryside Council for Wales	01/04/2008	No adverse comments received.
Dwr Cymru	21/07/2008	<p>Sewerage – Within this catchment the public sewerage system is performing satisfactorily in accordance with its designed parameters and can accommodate the potential domestic foul flows from the UDP allocations already identified. To ensure the integrity of this system, we would expect the domestic surface water to be discharged to a separate system and controlled planning.</p> <p>Where new additional allocations are promoted through the Local Development Plan, Dwr Cymru Welsh Water will assess the impact of these demands to establish if available capacity exists. Should all the proposed developments proceed at the same time then the available 'headroom' would be eroded and improvements to our systems would be required. This being the case, certain developments may need to be phased for release in the latter part of the LDP to allow us the time to deliver these 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>

