

## Potential site analysis for site 827, Braysmoor, Saundersfoot - East

Associated settlement	<b>Saundersfoot</b>
LDP settlement tier	<b>Local centres</b>
Community Council area	<b>Saundersfoot</b>
Site area (hectares)	<b>1.34</b>

**Site register reference(s) (if proposed as development site for LDP)** No LDP site registration

### **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

<b>Ownership</b>	Mr A J Merriman		
<b>General overview</b>	This site forms several fields to the south of residential development at Saundersfoot. The site is generally level and has hedged boundaries.		
<b>Greenfield or Brownfield/PDL</b>	Greenfield	<b>Estimated number of dwellings</b>	0
<b>Adjoining uses and access</b>	There is residential development to part of the eastern edge of the site. It is otherwise surrounded by agricultural land. There is a field gate access to the southern end of the site.		
<b>Visible constraints to development</b>			
<b>Impact on National Park's Special Qualities</b>	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.		
<b>Landscape impact mitigation measures</b>			
<b>Affordable housing capacity assessment</b>			
<b>General notes</b>			
<b>Development planning history</b>	Subject to objection 894D1 during UDP process		
<b>Planning application history (planning applications within, overlapping or adjacent to the potential site)</b>			
<b>Summary of geological risk (class A is lowest risk, class E is highest risk)</b>	Running sand class A; compressible ground class A; landslide class B; no soluble rocks; shrink swell class B		
<b>Summary of flood risk (from TAN 15)</b>	Not within a TAN 15 zone		
<b>Public transport service</b>	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	1.21	Nearest doctor	1.02
Nearest pub	1	Nearest Dentist	3.45
Nearest primary school	1.31	Nearest secondary school	3.37
Nearest post office	1.01	Nearest petrol station	2.25
Nearest community hall	1.14	Nearest police station	1.35
Nearest letter box	0.18	Nearest library	0.99
Nearest place of worship	0.76	Nearest cash point	1
Nearest sports ground	0.86		

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

#### Consultee responses

Consultee	Date of response	Response
Countryside Council for Wales	01/05/2008	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>
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, and may need to be upgraded as required to accommodate future growth.</p>

Dwr Cymru	21/07/2008	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.
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Pembrokeshire Highway Authority	04/08/2008	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.
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**Reasons site is suitable for development**

**Reasons site is not suitable for development**

This site is not well related to Saundersfoot and would extend development into the countryside. Suitable highway access cannot be achieved.

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